



THE CITY OF DAWSON

COUNCIL MEETING #C18-31

AGENDA

TUESDAY, SEPTEMBER 18, 2018

7:00 p.m.

Council Chambers, City of Dawson Office

1. **CALL TO ORDER**
2. **ACCEPTANCE OF ADDENDUM AND ADOPTION OF THE AGENDA**
 - a) Council Meeting Agenda #C18-30
3. **DELEGATIONS AND GUESTS**
4. **BUSINESS ARISING FROM DELEGATIONS**
5. **ADOPTION OF THE MINUTES**
 - a) Council Meeting Minutes #C18-27 of August 28, 2018
 - b) Special Council Meeting Minutes #C 18-28 of September 4, 2018
 - c) Special Council Meeting Minutes #C18-29 of September 10, 2018
6. **BUSINESS ARISING FROM MINUTES**
 - a) Council Meeting Minutes #C18-27 of August 28, 2018
 - b) Special Council Meeting Minutes #C 18-28 of September 4, 2018
 - c) Special Council Meeting Minutes #C18-29 of September 10, 2018
7. **FINANCIAL AND BUDGET REPORTS**
 - a) 2018 Accounts Payable Report RE: Cheque Run #52710 to 52777
 - b) 2018 Accounts Payable Report RE: Cheque Run #52778 to 52832
8. **SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
 - a) Request for Decision RE: Recreation Board Appointments
 - b) Request for Decision RE: Solid Waste Management Program Design Assessment
 - c) Request for Decision RE: Subdivision Application #18-075: Lot 1 & Pt Lot 2, Block LG, Ladue Estate
 - d) Request for Decision RE: Subdivision Application #18-068: Pt Lot 6 & Lot 7, Block 13, Government Reserve
 - e) Request for Direction RE: KDO Multi Year Funding Agreement
 - f) Request for Direction RE: Sewer Cleaning Truck Purchase
9. **BYLAWS AND POLICIES**
 - a) *Sale of Municipal Lands Policy #2018-03*
 - b) *2018 Permanent Road Closure No. 2 Bylaw #2018-12*
RE: Section of alley bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate
 - i. Second Reading
 - ii. Third and Final Reading
 - c) *2018 Land Sale No. 3 Bylaw #2018-15*
RE: Section of alley bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate
 - i. Second Reading
 - ii. Third and Final Reading
 - d) *Auditor Appointment Bylaw #2018-13*
 - i. Second Reading
 - ii. Third and Final Reading
 - e) *KDO Guarantee and DIP Incentive Amendment No. 1 Bylaw #2018-16*
 - iii. Second Reading
 - iv. Third and Final Reading
 - f) *Waste Water Treatment Plant Service Agreement Bylaw #2017-02 - Third and Final Reading*

- g) *Official Community Plan Bylaw #2018-18* – First Reading
- h) *Zoning Bylaw #2018-19* – First Reading

10. CORRESPONDENCE

- a) RCMP, Dawson Detachment, “M” Division – August 2018 Policing Report
- b) Premier Sandy Silver RE: Carbon Levy Rebate for Municipalities
- c) Klondike National Historic Sites RE KNHS Parks Canada Advisory Committee
- d) Minister Ranj Pillai RE: Community Development Fund Annual Report
- f) Minister Pauline Frost, Minister Tracy-Anne McPhee, and Minister John Stricker
RE: *Cannabis Control and Regulation Act*
- g) Committee of Whole Meeting Minutes #CW18-23

11. PUBLIC QUESTIONS

12. INCAMERA

- a) Land Related Matter

13. ADJOURNMENT

MINUTES OF COUNCIL MEETING #C18-27 of the council of the City of Dawson held on Tuesday, August 28, 2018, 7:00 PM in the City of Dawson Council Chambers.

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

ABSENT: Councillor Jay Farr

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

Agenda Item: Call to Order

The Chair, Wayne Potoroka called council meeting #C18-27 to order at 7:00 PM.

Agenda Item: Agenda

C18-27-01 Moved by Mayor Potoroka, seconded by Councillor MacArthur that the agenda for council meeting # C18-27 of August 28, 2018 be adopted as presented.
Motion Carried 4-0

Agenda Item: Adoption of the Minutes

a) Council Meeting Minutes #C18-26 of August 14, 2018

C18-27-02 Moved by Mayor Potoroka, seconded by Councillor Johnson that the minutes of council meeting #C18-26 of August 14, 2018 be approved as presented.
Motion Carried 3-1

Agenda Item: Business Arising from Minutes

Council inquired if the requested meeting with Kevin Fisher was confirmed. The CAO informed council the request was forwarded but to date no response has been received.

Agenda Item: Special Meeting, Committee, and Departmental Reports

a) Request for Decision RE: Subdivision Application #18-063, Lots 1199 & 1212 Quad 116 B/03

C18-27-03 Moved by Councillor Kendrick, seconded by Mayor Potoroka that council move to the committee of the whole for the purposes of holding a discussion.
Motion Carried 4-0

C18-27-04 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole revert to council to proceed with the agenda.
Motion Carried 4-0

C18-27-05 Moved by Councillor Kendrick, seconded by Mayor Potoroka that council approve Subdivision Application #18-063, subject to the conditions as presented in request for decision.
Motion Carried 3-1

b) Rewrite of the Yukon Motor Vehicles Act

C18-27-06 Moved by Mayor Potoroka, seconded by Councillor Kendrick that council move to cow for the purposes of discussing letter from Jaime Pitfield.
Motion Carried 4-0

Council requested a letter of response be forwarded to Mr. Jaime Pitfield inviting him and/or his team to meet with council.

C18-27-07 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole revert to council to proceed with the agenda.
Motion Carried 4-0

Agenda Item: Bylaws and Policies

a) Asset Management Policy #2018-04

C18-27-08 Moved by Mayor Potoroka, seconded by Councillor MacArthur that council adopt the Asset Management Policy #2018-04.

C18-27-09 Moved by Councillor Johnson, seconded by Mayor Potoroka that council move to cow.
Carried 4-0

C18-27-10 Moved by Mayor Potoroka, seconded by Councillor Johnson that CoW revert to council to proceed with agenda.
Carried 4-0

Section 9.01 Council raised concern with the 5-year review date, and a suggestion was raised that the review be every 3 years with council's term of office.

Section 8.06(b) Council inquired if this section was in keeping with staff's understanding of their role?

Section 5.01 Council inquired if there was a better way of expressing the term "all City of Dawson activities?"

Section 2.01(f) Council requested the formatting of the word "to" be corrected.

C18-27-11 Moved by Mayor Potoroka, seconded by Councillor Johnson to table Asset Management Policy to September 4th.
Motion Carried 4-0

Agenda Item: Correspondence

C18-27-12 Moved by Mayor Potoroka, seconded by Councillor Kendrick that council acknowledge receipt of the following correspondence:
- RCMP, Dawson Detachment, "M" Division – July 2018 Policing Report,
For informational purposes.
Motion Carried 4-0

Agenda Item: Public Questions

- C18-27-13** Moved by Mayor Potoroka, seconded by Councillor Kendrick that council move into committee of the whole for the purposes of question period.
Motion Carried 4-0
- C18-27-14** Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole revert to council to proceed with the agenda.
Motion Carried 4-0
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Agenda Item: In Camera Session

- C18-27-15** Moved by Mayor Potoroka, seconded by Councillor Johnson that council move into a closed session of committee of the whole, as authorized by Section 213(3) of the Municipal Act, for the purposes of discussing land and legal related matters.
Motion Carried 4-0

Councillor MacArthur departed the council meeting.

- C18-27-16** Moved by Mayor Potoroka, seconded by Councillor Johnson that council revert to an open session of council.
Motion Carried 3-0

Extend Meeting:

- C18-27-17** Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole meeting C18-27 be extended one hour.
Motion Carried 3-0

In Camera Session:

- C18-27-18** Moved by Councillor Johnson, seconded by Mayor Potoroka that council move back to in camera.
Motion Carried 3-0
- C18-27-19** Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole revert to open session of council.
Motion Carried 3-0

Reports:

- C18-27-20** Moved by Mayor Potoroka, seconded by Councillor Johnson that Council approve the reallocation of expenditures in the capital budget from Recreation Seismic Upgrades to Zamboni Room Structural Repairs; and that Council direct administration to procure necessary contractors to complete the work required in a cost effective and timely manner by way of Request for Quotations; and that Council waive the procurement methodology described in section 4.1(b).
Motion Carried 3-0
- C18-27-21** Moved by Councillor Johnson, seconded by Councillor Kendrick that Council direct administration to purchase a 2019 Chevrolet van for Recreation with additional remote start if not already included.
Motion Carried 3-0

C18-27-22 Moved by Mayor Potoroka, seconded by Councillor Johnson that Council not approve the request to close and purchase the alley bounded by Lots 10 and 11 Block L Ladue Estate, as per the briefing note and staff recommendation.
Motion Carried 3-0

C18-27-22 Moved by Councillor Johnson, seconded by Mayor Potoroka that Council direct administration to advise the applicant that a permit cannot be issued, and require the structure be moved back to its previous location or moved out of the Historic Townsite as per the options presented by staff.
Motion Carried 3-0

Reduced Quorum:

C18-27-23 Moved by Councillor Johnson, seconded by Mayor Potoroka that Council goes down to two members due to conflict of interest.
Motion Carried 3-0

Councillor Kendrick departed the council meeting.

As per the Yukon Municipal Act: "Reduced quorum due to conflict of interest 208.02 If, due to a pecuniary interest of a member of council in relation to a matter, only two members of council are entitled to vote on the matter, those two members constitute a quorum for the matter. S.Y. 2015, c.12, s.67."

In Camera:

C18-27-24 Moved by Mayor Potoroka, seconded by Councillor Johnson that council moves back in camera.
Motion Carried 2-0

C18-27-25 Moved by Mayor Potoroka, seconded by Councillor Johnson that council moves out of camera to proceed with the agenda.
Motion Carried 2-0

Agenda Item: Adjournment

C18-27-26 Moved by Mayor Potoroka, seconded by Councillor Johnson that council meeting #C18-26 be adjourned at 10:46p.m. with the next regular council meeting being September 18, 2018.
Motion Carried 2-0

THE MINUTES OF COUNCIL MEETING C18-27 WERE APPROVED BY COUNCIL RESOLUTION #C18-31-__ AT COUNCIL MEETING #C18-31 OF SEPTEMBER 18, 2018.

Wayne Potoroka, Mayor

Cory Bellmore, CAO

MINUTES OF SPECIAL COUNCIL MEETING #C18-28 of the council of the City of Dawson held on Tuesday, September 4, 2018, 7:00 PM in the City of Dawson Council Chambers.

PRESENT: Mayor Wayne Potoroka
Councillor Stephen Johnson
Councillor Bill Kendrick

ABSENT: Councillor Jay Farr
Councillor Kyla MacArthur

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

Agenda Item: Call to Order

The Chair, Wayne Potoroka called council meeting #C18-28 to order at 7:00 PM.

Agenda Item: Agenda

C18-28-01 Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for special council meeting # C18-28 of September 4, 2018 be adopted as presented.
Motion Carried 3-0

Agenda Item: Discussion Items for Committee of the Whole & Business Arising

a) Request for Decision RE: KVA's Request to Reconsider Community Grants Committee Decision

C18-28-02 Moved by Mayor Potoroka, seconded by Councillor Kendrick that council give KVA their money and recommend Administration review administrative practices and the Community Grants Policy to ensure the objectives are still relevant and are being met.
Motion Carried 2-1

b) Request for Decision RE: Development Permit #18-098 Dawson Hardware Demolition

C18-28-03 Moved by Councillor Johnson, seconded by Councillor Kendrick that council approve Development Permit #18-098, subject to the following conditions:
1. A security of \$1.00 per square foot of the lot under consideration will be posted to ensure that the intended re-development proceeds, and
2. A development permit for the reconstruction is submitted and approved by September 28, 2018 that complies with the Standards and Guidelines for the Conservation of Historic Places in Canada and the Design Guidelines for Historic Dawson.

C18-28-04 Moved by Mayor Potoroka, seconded by Councillor Kendrick that council move into the committee of the whole for the purposes of discussing matter with Clarissa. Carried 3-0

C18-28-05 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole revert to council. Carried 3-0
Main Motion Carried 3-0

c) Request for Decision RE: Development Permit #18-081 Klondike Kate's Garage Demolition

- C18-28-06** Moved by Councillor Kendrick, seconded by Councillor Johnson that Council recommend approval of Development Permit #18-081, subject to the following conditions:
1. A security of \$1.00 per square foot of the lot under consideration will be posted to ensure that the intended re-development proceeds, and
2. Demolition is permitted for the garage only, not the Lucky Inn Café building.
- C18-28-07** Moved by Mayor Potoroka, seconded by Councillor Kendrick that council move into the committee of the whole for the purposes of talking with Clarissa. Carried 3-0
- C18-28-08** Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole revert to council. Carried 3-0
Main Motion Carried 3-0

d) Request for Decision RE: Generator Install

- C18-28-09** Moved by Mayor Potoroka, seconded by Councillor Kendrick that council move to the committee of the whole for the purposes of holding discussion.
Motion Carried 2-1
- C18-28-10** Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole revert to council to proceed with the agenda.
Motion Carried 3-0
- C18-28-11** Moved by Mayor Potoroka, seconded by Councillor Kendrick that council approves amending the 2018 capital budget for the Installation of Generator from \$125,000 to \$70,000 and changing the funding source to reserves.
Motion Carried 3-0
- C18-28-12** Moved by Mayor Potoroka, seconded by Councillor Kendrick that Council approve the installation of the EOC back-up generator and award the contract to Dynamic Systems to meet National Fire Protection Association (NFPA) regulations.
Motion Carried 3-0

e) Request for Decision RE: Recreation Grants

- C18-28-13** Moved by Councillor Johnson, seconded by Councillor Kendrick that Council approve the Recreation Grants, as recommended by the Recreation Board in the amount of \$981.50.
Motion Carried 3-0

Agenda Item: Bylaw Readings

- a) *2018 Land Sales No. 2 Bylaw #2018-11 – Second Reading*
RE: Lot Southern ½ of 12 & Lot 13, Block I, Ladue Estate, Plan #8338A

- C18-28-14** Moved by Councillor Kendrick, seconded by Councillor Johnson that bylaw #2018-11 being the 2018 Land Sales No. 2 Bylaw be given second reading.
Motion Carried 3-0

- b) *2018 Land Sales No. 2 Bylaw #2018-11 – Third and Final Reading*
RE: Lot Southern ½ of 12 & Lot 13, Block I, Ladue Estate, Plan #8338A

- C18-28-15** Moved by Mayor Potoroka, seconded by Councillor Kendrick that bylaw #2018-11 being the 2018 Land Sales No. 2 Bylaw be given third and final reading.
Motion Carried 3-0
- c) *2018 Permanent Road Closure No. 2 Bylaw #2018-12* RE: – First Reading
RE: Section of alley bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate
- C18-28-16** Moved by Councillor Kendrick, seconded by Councillor Johnson that bylaw #2018-12 being the 2018 Permanent Road Closure No. 2 Bylaw be given first reading.
Motion Carried 3-0
- d) *2018 Land Sale No. 3 Bylaw #2018-15* – First Reading
RE: Section of alley bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate
- C18-28-17** Moved by Councillor Kendrick, seconded by Mayor Potoroka that bylaw #2018-15 being the 2018 Land Sales No. 3 Bylaw be given first reading.
- C18-28-18** Moved by Councillor Johnson, seconded by Mayor Potoroka that council revert to a closed session of committee of the whole. Carried 3-0
- C18-28-19** Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole revert to an open session of council. Carried 3-0
Main Motion 2-1

Council requested the Draft *Municipal Sale of Land Policy* be brought forward for review prior to second reading of *2018 Land Sale No. 3 Bylaw #2018-15*.

- e) *KDO Guarantee and DIP Incentive Amendment No. 1 Bylaw #2018-16* – First Reading

Council requested further details regarding what happens in the event of a default?

Council inquired if the Request for Proposals was well advertised?

Council requested the *KDO Guarantee and DIP Incentive Amendment No. 1 Bylaw #2018-16* be brought forward at a Committee of Whole Meeting.

- C18-28-20** Moved by Councillor Kendrick, seconded by Councillor Johnson that bylaw #2018-16 being the KDO Guarantee and DIP Incentive Amendment No. 1 Bylaw be given first reading.
- C18-20-21** Moved by Mayor Potoroka, seconded by Councillor Johnson that council move to a closed session of committee of whole. Carried 3-0
- C18-20-22** Moved by Councillor Johnson, seconded by Mayor Potoroka that Council that committee of the whole revert to council. 3-0
Main Motion 3-0

Agenda Item: Public Questions

- C18-28-23** Moved by Councillor Johnson, seconded by Councillor Kendrick that council move into committee of the whole for the purposes of question period.
Motion Carried 3-0
- C18-28-24** Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole revert to council to proceed with the agenda.
Motion Carried 3-0

Agenda Item: In Camera Session

C18-28-25 Moved by Mayor Potoroka, seconded by Councillor Johnson that council move into a closed session of committee of the whole, as authorized by Section 213(3) of the Municipal Act, for the purposes of discussing land and legal related matters.
Motion Carried 3-0

a) Land and Legal Related Matters

C18-28-26 Moved by Mayor Potoroka, seconded by Councillor Johnson that council revert to an open session of council to proceed with the agenda.
Motion Carried 3-0

Agenda Item: Adjournment

C18-28-27 Moved by Councillor Kendrick, seconded by Councillor Johnson that council meeting #C18-28 be adjourned at 8:52 p.m. with the next regular council meeting being September 18, 2018.
Motion Carried 3-0

THE MINUTES OF COUNCIL MEETING C18-28 WERE APPROVED BY COUNCIL RESOLUTION #C18-__-__ AT COUNCIL MEETING #C18-__ OF SEPTEMBER 18, 2018.

Wayne Potoroka, Mayor

Cory Bellmore, CAO

MINUTES OF SPECIAL COUNCIL MEETING #C18-29 of the council of the City of Dawson held on Monday, September 10, 2018 at 12:00 PM in the City of Dawson Council Chambers.

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

ABSENT: Councillor Jay Farr

ALSO PRESENT: CAO Cory Bellmore
CDO Clarissa Huffman

Agenda Item: Call to Order

The Chair, Wayne Potoroka called special council meeting #C18-29 to order at 12:00 p.m.

Agenda Item: Agenda

C18-29-01 Moved by Mayor Potoroka, seconded by Councillor Kendrick that the agenda for special council meeting # C18-29 of September 10, 2018 be adopted as presented.
Motion Carried 4-0

Agenda Item: In Camera Session

C18-29-02 Moved by Mayor Potoroka, seconded by Councillor MacArthur that council move into a closed session of committee of the whole, as authorized by Section 213(3) of the Municipal Act, for the purposes of discussing a land and legal related matter.
Motion Carried 4-0

C18-29-03 Moved by Mayor Potoroka, seconded by Councillor Johnson that council revert to an open session of council to proceed with the agenda.
Motion Carried 4-0

Agenda Item: Adjournment

C18-29-04 Moved by Mayor Potoroka, seconded by Councillor Johnson that council meeting #C18-29 be adjourned at 1:01 p.m. with the next regular council meeting being September 18, 2018.
Motion Carried 4-0

THE MINUTES OF SPECIAL COUNCIL MEETING C18-29 WERE APPROVED BY COUNCIL RESOLUTION #C18-31-__ AT COUNCIL MEETING #C18-31 OF SEPTEMBER 18, 2018.

Wayne Potoroka, Mayor

Cory Bellmore, CAO

The City of Dawson
 Cheque Run #18-16
 8/15/2018

Cheque #	Vendor Name	Cheque Amount	Distribution	Detail
52710	Advance North Mechanical	\$391.39	\$391.39	PW - Vehicle R&M
52711	Air North	\$857.28	\$857.28	PW - Freight
52712	Arctic Inland Resources Ltd.	\$15,535.53	\$749.91	PS - Contracted Services
			\$3,026.36	PW - Sidewalk Materials
			\$89.72	PW - Operating Supplies
			\$55.74	REC - Door Paint Front St.
			\$3,126.72	REC - FC. Doors
			\$8,444.62	REC - Front St. Washrooms
			\$42.46	PW - Tools
			\$15,535.53	
52713	Arctic Star Printing Inc.	\$39.90	\$39.90	PW - Office Supplies
52714	Bellmore, Cory	\$567.00	\$567.00	REC - Safety
52715	Bishop Plumbing, Heating and Refrigeration	\$798.00	\$798.00	REC - Minto Plumbing
52716	Bonanza Market	\$303.97	\$245.73	ADM - Office Supplies
			\$25.98	REC - Office Supplies
			\$32.26	REC - Pool Programming
			\$303.97	
52717	BorGale Explorers Inc	\$4,435.00	\$4,435.00	REC - Biking Camp
52718	Chief Isaac Incorporated	\$2,367.11	\$283.51	REC - Safety Supplies
			\$78.74	PW - Safety Supplies
			\$1,638.01	REC - Janitorial
			\$273.00	ADM - Janitorial
			\$42.66	PS - Janitorial
			\$51.19	PW - Janitorial
			\$2,367.11	
52719	Chin, Chris	\$796.90	\$796.90	REC - Travel Accom & Meals
52720	Dawson City Arts Society	\$392.50	\$392.50	REC - Rental b/c Minto Broken
52721	Dawson City General Store	\$610.80	\$35.98	PW - Special Events
			\$30.75	PW - Operating Supplies
			\$212.40	REC - Program Snacks
			\$37.66	REC - Pride Swim
			\$82.44	REC - Swim to Survive
			\$68.41	REC - Movie Night
			\$37.71	REC - Snacks
			\$49.06	REC - Supplies
			\$56.39	REC - Swim Club
			\$610.80	
52722	Dawson City Minor Soccer	\$1,354.66	\$1,354.66	REC - Minor Soccer Grant
52723	Dell Engineering Services	\$1,610.43	\$1,310.43	PS - Generator/Tower Work
			\$300.00	PS - Generator Work
			\$1,610.43	
52724	Diamond Municipal Solutions	\$3,047.63	\$3,047.63	ADM - Training
52725	Do-Dat Construction	\$3,045.00	\$2,100.00	REC - Building R&M
			\$945.00	ADM - 8th Ave R&M
			\$3,045.00	
52726	Edmunds, Angela	\$1,646.13	\$1,320.00	REC - Instructor
			\$326.13	REC - Supplies YLAP
			\$1,646.13	
52727	Ed Repair & Services	\$42,829.50	\$514.50	PW - Contract Service Roads
			\$42,315.00	PW - Waste Collection
			\$42,829.50	
52728	Franks, Terry	\$33.00	\$33.00	PW - Tacoma Registration
52729	Gammie Trucking Ltd.	\$367.50	\$367.50	REC - Gravel Mix - Trails
52730	Grenon Enterprises Ltd.	\$25,994.09	\$157.50	PW - Septic - Landfill
			\$13,825.88	PW - Contract Services Roads
			\$189.00	PW - Contract Service Landfill
			\$472.50	PW - Contract Service Sewer
			\$2,094.76	PS - Contracted Services
			\$8,650.70	PW - Dome Water Delivery
			\$157.50	PW - Quigley Outhouse
			\$131.25	REC - Minto Plumbing Issues
			\$157.50	REC - Outhouse Trail Crew
			\$157.50	REC - Trails - Screened 3/4
			\$25,994.09	

52731	Groundswell Industries Inc.	\$20,720.76	\$20,720.76	REC - Contracted Services
52732	Hawktree Solutions	\$225.69	\$225.69	REC - Pool
52733	Huffman, Clarissa	\$4,152.00	\$3,763.92	CDO - Tuition
			\$388.08	DCO - Education Travel
			\$4,152.00	
52734	Inkspirationz	\$818.93	\$818.93	PS - Advertising
52735	Joe's Wood-Fired Pizza	\$100.80	\$100.80	REC - Operating Supplies
52736	Jon T Schmidt Cost Consulting	\$2,283.75	\$2,283.75	REC - Cost Consulting
52737	Kitchen, Jennifer	\$40.00	\$40.00	REC - FOB
52738	Klondike Business Solutions	\$49.75	\$24.23	PW - Photocopier
			\$25.52	REC - Photocopier
			\$49.75	
52739	Klondike Crane Inspection Ltd.	\$4,984.12	\$1,023.75	REC - Building R&M
			\$3,960.37	REC - Safety Supplies
			\$4,984.12	
52740	Klondike Sun Newspaper	\$645.75	\$645.75	ADM - Advertising
52741	Klondyke Cream & Candy	\$55.00	\$55.00	PW - Promotional
52742	Kluane Freightlines Ltd	\$270.86	\$192.18	REC - Freight
			\$78.68	REC - Pool window Freight
			\$270.86	
52743	Lawson Lundell LLP	\$4,782.55	\$4,782.55	ADM - Legal
52744	Lifesaving Society	\$191.25	\$191.25	REC - NL Courses
52745	Lockhart, Serena	\$40.00	\$40.00	REC - FOB
52746	Massey, Bruce	\$12.00	\$12.00	REC - Swim Club Expenditures
52747	Maxxam Analytics	\$164.85	\$164.85	PW - Sampling
52748	McGeachy, Brian	\$40.00	\$40.00	REC - FOB
52749	Morrison Hershield	\$26,250.00	\$26,250.00	PW - Solid Waste Management
52750	North 60 Petro	\$2,508.25	\$822.08	REC - Building Heating
			\$1,270.02	PW - Vehicle Fuel
			\$338.63	REC - Vehicle Fuel
			\$77.52	PS - Vehicle Fuel
			\$2,508.25	
52751	Northern Industrial Sales	\$1,907.76	\$857.19	PW - Safety Supplies
			\$435.25	PW - Operating Supplies
			\$34.45	PW - Tools
			\$578.10	REC - Janitorial
			\$2.77	REC - Safety Glasses
			\$1,907.76	
52752	Northern Superior Mechanical	\$335.46	\$11.75	PW - Building R&M
			\$190.12	PW - System R&M
			\$78.69	PW - Operating Supplies
			\$19.38	REC - Mower Oil
			\$32.41	REC - Equipment Repair
			\$3.11	REC - Pool Lights
			\$335.46	
52753	Old Man General Contracting	\$3,068.63	\$3,068.63	PS - Contracted Services
52754	Paolini, Ryan	\$796.60	\$796.60	REC - Travel Accom & Meals
52755	Pop Stop Etc.	\$74.00	\$74.00	ADM - Office Supplies
52756	Profire Emergency Equipment	\$6,516.46	\$6,516.46	PS - Heavy Equipment R&M
52757	Raven's Nook	\$231.00	\$231.00	PW - Safety Supplies
52758	A Ray of Sunshine	\$311.43	\$72.02	REC - Arena O/M
			\$35.26	REC - Programming Supplies
			\$16.06	REC - Office Supplies
			\$82.37	REC - Pool Merch Exp
			\$105.72	REC - 1st Aid Supplies
			\$311.43	
52759	Run Dawson	\$3,000.00	\$1,500.00	ADM - Community Grants
			\$1,500.00	REC - Grant
			\$3,000.00	
52760	Scott, Kaleigh	\$40.00	\$40.00	REC - FOB
52761	Shore, Molly	\$120.00	\$120.00	REC - FOB
52762	Soucy, Matt	\$40.00	\$40.00	REC - FOB
52763	Staples #251 Whitehorse	\$536.49	\$49.50	PW - Office Supplies
			\$136.44	ADM - Office Supplies
			\$350.55	PS - Office Supplies
			\$536.49	
52764	Chickweeders	\$4,623.67	\$4,623.67	REC - Contracted Services
52765	The Klondike Experience	\$74.55	\$74.55	REC - Freight

52766	The Monte Carlo Limited	\$206.87	\$3.20 PW - Operating Supplies \$149.92 REC - Canada Day \$21.63 REC - Art Supplies \$32.12 REC - Minto Plumbing \$206.87
52767	TNT Small Engine Repair	\$304.70	\$304.70 PW - Contract Services
52768	Total Fire Protection Services	\$3,003.02	\$410.50 PW - Operating Supplies \$2,023.88 REC - Annual Inspection \$284.32 REC - Building R&M \$284.32 PW - Safety \$3,003.02
52769	Tr'ondek Hwech'in	\$6,800.00	\$6,800.00 ADM - Senior HOG
52770	Unbeatable Printing	\$127.05	\$85.05 REC - Swim Club Ribbons \$42.00 REC - Door Signs \$127.05
52771	Van Roon, Dean	\$40.00	\$40.00 REC - FOB
52772	Western Lock & Key	\$91.35	\$91.35 PW - Keys
52773	Williams Construction	\$2,100.00	\$2,100.00 REC - Bench Repair
52774	Willow Printers Ltd.	\$115.50	\$115.50 ADM - Office Supplies
52775	Yukon Government Energy, Mines & Resources	\$157.50	\$157.50 PW - Docks Lease
52776	Yukon Highways and Public Works	\$250.00	\$250.00 PW - Training
52777	Dawson Hardware Ltd	\$1,711.99	\$62.70 PW - Recycle Bins \$365.98 PS - Operating Supplies \$191.95 PW - Tools \$41.57 PW - Pumphouse Tools \$101.56 PW - Pumphouse R&M \$107.69 PW - Safety Supplies \$18.43 REC - Front St. Washrooms \$108.42 REC - Janitorial \$33.06 REC - Fan \$27.39 REC - Clock \$34.94 REC - Community Garden \$18.56 REC - Pool \$70.73 REC - Minto \$186.69 REC - Crocus Bathroom \$37.31 REC - Pruners \$49.58 REC - Greenspace \$23.25 REC - Minto Garbage Bin \$11.33 REC - Batteries \$4.53 REC - Bench Repair \$64.22 REC - Farm Camp \$39.21 REC - Front St. \$48.43 REC - Garbage Bin \$38.89 REC - Minto DCMF Repairs \$25.57 REC - Sink Fix \$1,711.99
EFT	Ceridian	\$117,230.98	\$24,103.06 ADM - Management Payroll \$93,127.92 ADM - Union Payroll \$117,230.98
TOTAL		\$329,174.64	

The City of Dawson
 Cheque Run #18-17
 8/29/2018



Cheque #	Vendor Name	Cheque Amount	Distribution	Detail
52778	535596 Yukon Inc	\$3,300.00	\$3,300.00	ADM - Property Taxes
52779	Amendola, Peggy	\$250.00	\$250.00	REC - Parade Prize for VIC
52780	Assante In Trust	\$1,000.00	\$1,000.00	ADM - RRSP Payable
52781	Becker, Nicole	\$450.00	\$450.00	ADM - HOG
52782	Besette, Lilianne	\$40.00	\$40.00	REC - FOB
52783	BHB Mini Storage	\$105.00	\$105.00	ADM - Office Supplies
52784	Big B Contracting	\$34,650.00	\$34,650.00	REC - Building R&M
52785	Boddie, James	\$450.00	\$450.00	ADM - HOG
52786	Bonanza Market	\$215.66	\$63.45	ADM - Office Supplies
			\$40.25	REC - Snacks
			\$111.96	REC - Staff Meeting
			\$215.66	
52787	Brown, Shelley	\$159.98	\$159.98	REC - Parade-Disco Days Candy
52788	Chartrand, Kelly	\$181.12	\$181.12	REC - Fermenting Supplies
52789	Chief Isaac Incorporated	\$383.91	\$383.91	REC - Janitorial
52790	Christopher, Nathaniel	\$40.00	\$40.00	REC - FOB
52791	Clere, Kip Fraser Yeshe	\$40.00	\$40.00	REC - FOB
52792	Dawson City General Store	\$350.48	\$134.51	ADM - Office Supplies
			\$32.36	REC - Discovery Day
			\$121.24	REC - Programming Snacks
			\$62.37	REC - Movie Night
			\$350.48	
52793	Dawson Hardware Ltd	183.26	\$30.23	ADM - Building R&M
			\$35.89	ADM - Office Supplies
			\$68.02	ADM - Janitorial
			\$49.12	REC - Minto
			\$183.26	
52794	Endurance Automotive	\$275.00	\$275.00	REC - Trailer Repair
52795	GMP Securities	\$1,188.40	\$1,188.40	ADM - RRSP Payable
52796	Grenon Enterprises Ltd.	\$420.00	\$420.00	PS - Contracted Services
52797	Hakonsen, Greg	\$650.00	\$200.00	ADM - City HOG
			\$450.00	ADM - HOG
			\$650.00	
52798	Havemann, Miriam	\$40.00	\$40.00	REC - FOB
52799	Hebert, Mary Rose Anne	\$650.00	\$200.00	ADM - City HOG
			\$450.00	ADM - HOG
			\$650.00	
52800	Hnetka, Lochlan	\$207.40	\$207.40	REC - Travel Meals
52801	Hunter, Nancy & Gregory	\$450.00	\$450.00	ADM - HOG
52802	Investors Group Financial Services Inc	\$1,625.64	\$1,625.64	ADM - RRSP Payable
52803	ivari	\$910.12	\$910.12	ADM - RRSP Payable
52804	Jones, Erika	\$40.00	\$40.00	REC - FOB
52805	Lulu Keating	\$578.59	\$78.59	ADM - City HOG
			\$500.00	ADM - HOG
			\$578.59	
52806	Klondike Business Solutions	\$60.69	\$60.69	ADM - Photocopier
52807	Klondike Development Organization	\$3,000.00	\$3,000.00	ADM - Dawson Ski Hill / READI
52808	Klondike Sun Newspaper	\$792.75	\$582.75	ADM - Advertising
			\$210.00	CABLE - Advertising
			\$792.75	
52809	Kluane Freightlines Ltd	\$49.01	\$31.04	ADM - Freight
			\$17.97	REC - Freight
			\$49.01	
52810	Lawson Lundell LLP	\$378.00	\$378.00	ADM - Legal
52811	Manulife Financial	\$760.06	\$760.06	ADM - RRSP Payable

52812	Massey, Bruce	\$207.40	\$207.40	REC - Travel Meals
52813	Menzis, Allyson	\$150.00	\$150.00	REC - Parade Prize
52814	Morin, Joy	\$207.40	\$207.40	REC - Travel Meals
52815	North 60 Petro	\$2,250.27	\$2,250.27	REC - Building Heating
52816	Northern Industrial Sales	\$40.47	\$40.47	REC - Trimmer Repairs
52817	Northwestel Inc	\$3,975.83	\$915.14	ADM - Telephone and Fax
52817	Northwestel Inc		\$1,126.06	PS - Telephone and Fax
52817	Northwestel Inc		\$269.40	CABLE - Telephone and Fax
52817	Northwestel Inc		\$988.82	PW - Telephone and Fax
52817	Northwestel Inc		\$560.96	REC - Telephone and Fax
52817	Northwestel Inc		\$115.45	REC - Contracted Services
			\$3,975.83	
52818	Orr, Lauren Alexandra	\$40.00	\$40.00	REC - FOB
52819	Pitney Bowes	\$576.17	\$576.17	ADM - Postage
52820	Pitney Works	\$3,000.00	\$3,000.00	ADM - Postage
52821	Public Service Alliance of Canada	\$2,791.29	\$2,791.29	ADM - Union Dues Payable
52822	Quadrus Investment Services	\$1,045.16	\$1,045.16	ADM - RRSP Payable
52823	Royal Bank - Whitehorse Branch	\$204.36	\$204.36	ADM - RRSP Payable
52824	Scotia Securities	\$2,856.04	\$2,856.04	ADM - RRSP Payable
52825	Stantec Architecture Ltd.	\$11,418.10	\$11,418.10	CDO - Professional Fees
52826	The Monte Carlo Limited	\$190.61	\$190.61	REC - Discovery Day
52827	Total North Communications Ltd	\$577.50	\$179.02	ADM - Telephone & Fax
			\$34.65	CABLE - Telephone & Fax
			\$69.30	PS - Telephone & Fax
			\$144.38	PW - Telephone & Fax
			\$150.15	REC - Telephone & Fax
			\$577.50	
52828	Trinus Technologies Inc.	\$1,252.13	\$1,252.13	ADM - Maintenance
52829	Westmark Inn Dawson	\$369.00	\$369.00	REC - Discovery Day
52830	WSP Canada Inc	\$2,029.13	\$2,029.13	REC - AMFRC Structural Mon.
52831	Yukon Energy Corporation	\$15,582.41	\$2,726.56	PW - Street Lights
			\$163.85	ADM - 8th Ave Residence
			\$63.76	ADM - 6th Ave Rental
			\$1,103.08	ADM - Electrical
			\$6,137.45	PW - Electrical
			\$1,112.88	CABLE - Electrical
			\$455.20	PS - Electrical
			\$3,819.63	REC - Electrical
			\$15,582.41	
52832	Energy North Construction Inc.	\$13,703.50	\$13,703.50	ADM - CBC Building
EFT	Canadian Cable System Alliance	\$11,465.59	\$11,465.59	CABLE - TV Stations Trans Fees
EFT	Ceridian	113137.64	\$24,108.33	ADM - Management Payroll
			\$89,029.31	
			\$113,137.64	
EFT	CIBC Group Investment Services	\$8,405.82	\$8,405.82	ADM - RRSP Payable
Total		\$249,350.89		

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

AGENDA ITEM:	Recreation Board Appointments	
PREPARED BY:	Marta Selassie Recreation Manager	ATTACHMENTS: ▪
DATE:	September 14, 2018	
RELEVANT BYLAWS / POLICY / LEGISLATION:	▪ Bylaw #01-02	

RECOMMENDATION

THAT Council appoint Paul Robitaille and J.P. Hawkins to the Recreation Board with a term expiring October 31, 2020 and Gwyneth Williams to the Recreation Board as the Tr'ondëk Hwëch'in member with a term expiring October 31, 2020.

ISSUE / PURPOSE

The Recreation Board is an advisory board to council and is responsible for recommending the distribution of the Community Lottery Program funding.

BACKGROUND SUMMARY

City of Dawson Bylaw 01-02 states:

2.01 the Recreation Board shall have six regular members appointed by resolution of Council and may have such other members as provided for under this bylaw. Regular and other members may serve consecutive or succeeding terms.

2.02 Unless otherwise stipulated, appointments shall be for two-year terms with 3 members expiring Oct 31 of even numbered years and 3 members' terms expiring Oct 31 of odd numbered years.

3.01 Council may appoint one or more honorary members to the Recreation Board for terms ranging from one year to life at the discretion of council.

3.02 Honorary members appointed under this part shall have all the rights and privileges of a regular member.

4.02 Upon the request of the Recreation Board, the Tr'ondëk Hwëch'in may appoint a member to the Board.

4.03 A member appointed under this part shall be appointed for two years, with the appointment terminating on the October 31st nearest to the end of the two-year period.

Members may serve consecutive or succeeding terms.

ANALYSIS / DISCUSSION

Paul Robitaille, J.P. Hawkins and Gwyneth Williams are all currently members of the Recreation Board with a term expiring October 31, 2018.

APPROVAL

NAME:	Cory Bellmore, CAO	SIGNATURE:
DATE:		

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

SUBJECT:	Subdivision Application #18-075: Lot 1 & Pt Lot 2, Block LG, Ladue Estate	
PREPARED BY:	Clarissa Huffman, CDO	ATTACHMENTS: 1. Subdivision Application #18-075 2. Map of Proposed Subdivision
DATE:	Aug 30, 2018	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Official Community Plan Zoning Bylaw Subdivision Bylaw		

RECOMMENDATION

1. That Council approve Subdivision Application #18-075, subject to the following conditions:
 - 1.1. The application successfully passes through a public hearing.
 - 1.2. The applicant submit a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
 - 1.3. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 - 1.4. 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.

ISSUE

Subdivision Application #18-075 was received on July 11, 2018. The applicant is requesting to consolidate the two portions of the lot to legitimize a legally non-conforming use.

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Comments

The application was also circulated to every property owner in a 1km radius of this property, inviting comments and questions. No comments in opposition to this application were received at the time of writing this report.

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 Analysis/Discussion section of this report is intended to discuss the proposal's conformity with the provisions outlined in the relevant legislation, policies, and plans.

Municipal Act

The Municipal Act S. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. In this case, there is no new access, and therefore this section does not apply.


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 R1 – Urban Residential. Uses associated with this designation include single detached dwellings, duplexes, secondary suites, and home occupations. Therefore, the new consolidated lot would retain the same designation. Any new use or development on the proposed lot would be required to conform to the OCP designation, or else apply for an OCP Amendment.

Zoning By-Law

The property is currently zoned R1 – Single Detached/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 medium density single-detached residential lots. 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. No zoning discrepancies were identified on this lot or as a result of this consolidation.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	September 5, 2018	



THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7434
www.cityofdawson.ca

PAID
JUL 11 2018
29836

OFFICE USE ONLY	
APPLICATION FEE:	105 + GST
DATE PAID:	
PERMIT #:	18-075

Public Hearing Sept 11, 2018

SUBDIVISION/CONSOLIDATION APPLICATION

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

PROPOSED DEVELOPMENT

CIVIC ADDRESS: 854 7 Ave VALUE OF DEVELOPMENT: _____

EXISTING USE OF LAND / BUILDINGS: residential

PROPOSED DEVELOPMENT: Please provide a brief description of the proposed development, including the legal description (lot, block, estate, plan) of each part to be subdivided/consolidated.

Consolidate properties to legitimize legally nonconforming house

APPLICANT INFORMATION

APPLICANT NAME(S): Chris Cleland

COMPANY NAME: _____

MAILING ADDRESS: 807 Dawson City POSTAL CODE: Y0B-1G0

EMAIL: 76cleland@gmail.com FAX #: _____

PHONE #: 993-3777 ALTERNATE PHONE #: 993-5206

OWNER INFORMATION

OWNER NAME(S): same as above

MAILING ADDRESS: _____ POSTAL CODE: _____

EMAIL: _____ FAX #: _____

PHONE #: _____ 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.

FURTHER INFORMATION

ACCESS: Does the proposed development require additional access to any public road or highway? If yes, please name the road and describe the location of the proposed access.

two driveways on seventh avenue will be maintained.

WATER: 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? If yes, please name the body of water and describe the feature.

no

TOPOGRAPHY: Describe the nature of the topography of the land (flat, rolling, steep, mixed), the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., & sloughs, creeks, etc.), and the kind of soil on the land (sandy, loam, clay, etc.).

mostly flat

EXISTING BUILDINGS: Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved:

1 dwelling built 1901 approx 1900 sq. ft.
1 shed built 2014 (approx), approx 12x25 ft.

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.

11-07-18

DATE SIGNED



SIGNATURE OF APPLICANT(S)

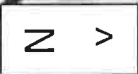
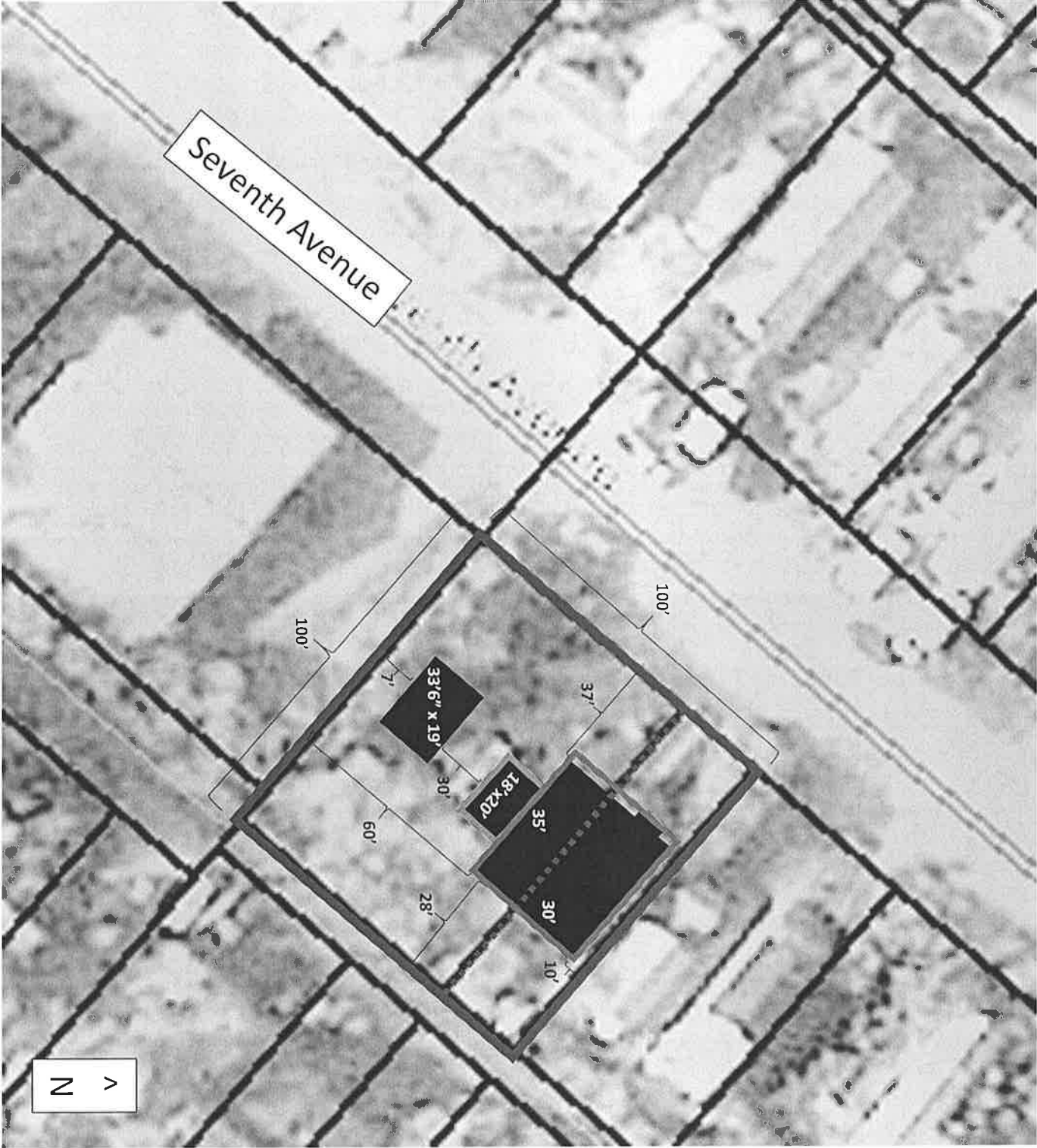
11-07-18

DATE SIGNED



SIGNATURE OF OWNER(S)

Seventh Avenue





Report to Council

For Council Decision For Council Direction For Council Information

In Camera

SUBJECT:	Subdivision Application #18-068: Pt Lot 6 & Lot 7, Block 13, Government Reserve	
PREPARED BY:	Clarissa Huffman, CDO	ATTACHMENTS: 1. Subdivision Application #18-068 2. Map of Proposed Subdivision
DATE:	Aug 30, 2018	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Official Community Plan Zoning Bylaw Subdivision Bylaw		

RECOMMENDATION

1. That Council approve Subdivision Application #18-068, subject to the following conditions:
 - 1.1. The application successfully passes through a public hearing.
 - 1.2. The applicant submit a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
 - 1.3. That the applicant provide separate water and sewer connections to each proposed lot to the satisfaction of the CDO and Public Works Superintendent.
 - 1.4. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 - 1.5. 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.

ISSUE

Subdivision Application #18-068 was received on June 28, 2018. The applicant is requesting to subdivide their residential lot into two lots to facilitate the construction of a second single-family dwelling.

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Comments

Public Works was asked to comment on this application for purposes of assessing access, lot grading, slope stability, and other operating requirements. It was identified that the utilities for Lot B would run through Lot A, and a plan for correcting this would have to be developed before this can be approved.

The application was also circulated to every property owner in a 1km radius of this property, inviting comments and questions. No comments in opposition to this application were received at the time of writing this report.

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

Analysis/Discussion section of this report is intended to discuss the proposal's conformity with the provisions outlined in the relevant legislation, policies, and plans.

Municipal Act

The Municipal Act S. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. In this case, there is no new access, and therefore this section does not apply. Parking for both lots is indicated to be off the rear alley.

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 R1 – Urban Residential. Uses associated with this designation include single detached dwellings, duplexes, secondary suites, and home occupations. Therefore, the two proposed lots 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/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 medium density single-detached residential lots. 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. Both lots would also be required to meet the minimum lot size of 232.3 square metres. The two proposed lots are 575.16 and 504.14 square metres, thus meeting the minimum requirement.

A preliminary zoning assessment identified several zoning discrepancies on this lot.

Lot A

Proposed Future House exterior side-yard setback: Required 10', Proposed 4'11"

Garage Rear-yard setback: Required 10', Actual 1'10"

Garage Exterior side-yard setback: Required 2', Actual 1'10"

Separation between Proposed Future House & Garage: Required 10', Proposed 7'


The zoning discrepancies on the proposed future house are not required to be considered for this subdivision but have been included as part of the zoning assessment as the house was shown in the plan of subdivision. Understanding the zoning discrepancies early on will assist the applicant in resolving these issues during the development permit process. The approval of this subdivision does not preclude the applicant from the requirement to have an approved development permit for the construction of the new dwelling. The garage was identified by the applicant as being built in the late 1970's and could likely be considered legally non-conforming. Recent interpretations of the Municipal Act with respect to legally non-conforming structures during subdivision indicates that lots with a pre-existing legally non-conforming use or structure may be subdivided so long as the subdivision does not increase the legally non-conforming nature of the use or structure. Therefore, it is recommended by administration that this garage does not impede the ability of Council to approve the subdivision.

Lot B

Workshop rear-yard setback: Required 10', Actual 8'3"

Workshop exterior side-yard setback: Required 10', Actual 8'6"

The applicant identified that the workshop was constructed in 2010/2011, which was confirmed as being permitted under DP#10-61. Therefore, the development would have been bound by the Zoning By-Law 09-03. The minimum rear-yard setback in this bylaw was 4'10". The side yard setback for an accessory building specifies only an interior side-yard setback of 2' and does not specify an exterior side-yard setback. Therefore, it is likely that the CDO of the time interpreted the interior and exterior side-yard setbacks to be equal, in lieu of stronger direction. In this case, given that the shop appears to meet the provisions of Zoning By-Law #09-03, it could be determined that the workshop is also legally non-conforming, and does not impede the ability of Council to approve the subdivision, similar to the assessment of the Lot A garage above.

APPROVAL	
NAME: Cory Bellmore, CAO	SIGNATURE: 
DATE: September 5, 2018	



THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7431
www.cityofdawson.ca

PAID
JUN 28 2018
29412

OFFICE USE ONLY	
APPLICATION FEE:	A250 + gst
DATE PAID:	
PERMIT #:	18-068

SUBDIVISION/CONSOLIDATION APPLICATION

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

PROPOSED DEVELOPMENT

CIVIC ADDRESS: 485 DUGAS ST. DAWSON CITY, YT VALUE OF DEVELOPMENT: _____

EXISTING USE OF LAND / BUILDINGS: Residential with home base business

PROPOSED DEVELOPMENT: Please provide a brief description of the proposed development, including the legal description (lot, block, estate, plan) of each part to be subdivided/consolidated.

Subdivide Lot 7 & Easterly 33 ft. of lot 6, Block 13, Gov't RESERVE Addition Plan 8395 to make two residential lots. Existing lot is 116' x 100', 35.41 x 30.48 meters. The proposed subdivision would be: 1 LOT-18.87 x 30.48 meters or 61.8' x 100' and the other lot-16.54m x 30.48 m or 54.2' x 100'. The proposed plan outlines the proposed new house. Any changes meet the new zoning bylaws. The existing building setbacks are consistent with properties along the same block.

APPLICANT INFORMATION

APPLICANT NAME(S): Richard and Joanne Van Nostrand

COMPANY NAME: _____

MAILING ADDRESS: Box 690, Dawson City, YT POSTAL CODE: Y0B 1G0

EMAIL: yogawithjoanne@me.com FAX #: _____

PHONE #: 867-993-5185 ALTERNATE PHONE #: 867-334-9328 (Dick's cell)

OWNER INFORMATION

OWNER NAME(S): Richard + Joanne VAN Nostrand

MAILING ADDRESS: Box 690, Dawson City, YT POSTAL CODE: Y0B 1G0

EMAIL: yogawithjoanne@me.com FAX #: _____

PHONE #: 867-993-5185 ALTERNATE PHONE #: 867-334-9328 (Dick's cell)

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.

FURTHER INFORMATION

ACCESS: Does the proposed development require additional access to any public road or highway? If yes, please name the road and describe the location of the proposed access.

No

WATER: 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? If yes, please name the body of water and describe the feature.

No

TOPOGRAPHY: Describe the nature of the topography of the land (flat, rolling, steep, mixed), the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., & sloughs, creeks, etc.), and the kind of soil on the land (sandy, loam, clay, etc.).

Developed flat residential lots with grass & gardens.

EXISTING BUILDINGS: Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved:


Currently, on lot 7 is a log house and workshop. These would remain in place. A garage is situated on lot 6. It would remain in place. Future plan is to build a house on lot 6 and Easterly part of lot 7.

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.

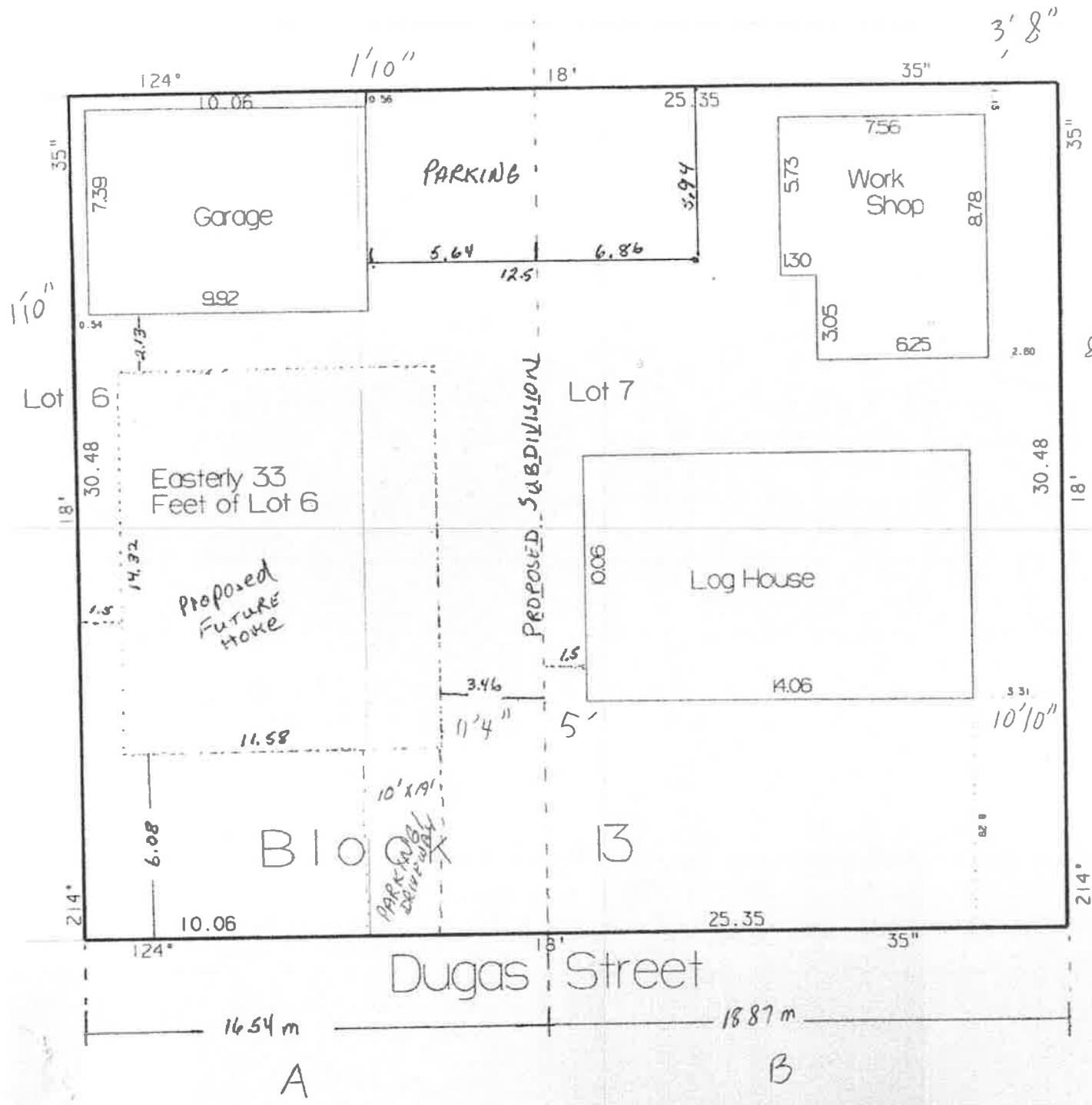
June 25/18
DATE SIGNED


SIGNATURE OF APPLICANT(S)

June 25/18
DATE SIGNED


SIGNATURE OF OWNER(S)



Sketch of Lot 7 & Easterly 33 Feet of Lot 6
 Block 13,
 Government Reserve
 Addition
 Dawson City, Yukon

- Garage = ~40 yrs
- Shop = 2010/2011



Scale: 1:125

For: J. & R. Van Nostrand
 June 21, 2018

Lamerton Land Surveys
 Dawson City, YT
 File: 18027

A

B

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

AGENDA ITEM:	KDO multi-year funding agreement	
PREPARED BY:	Cory Bellmore	ATTACHMENTS: <ul style="list-style-type: none">Proposed Community Economic Development Projects (KDO)KDO proposed multi-year budget
DATE:	August 27,	
RELEVANT BYLAWS / POLICY / LEGISLATION:	<ul style="list-style-type: none">Annual Budget bylaw appropriation	

RECOMMENDATION

It is recommended that council direct administration to enter into a multi-year funding agreement with KDO to end December 31, 2019 with the following funding allocation: 2018 - \$32,000
2019 - \$35,000

ISSUE / PURPOSE

Purpose is to request funding to continue to support the activities and projects KDO undertakes in the City of Dawson. Multi-year funding allows stability when planning multi-year projects.

BACKGROUND SUMMARY

The City of Dawson has in the past financially supported KDO annually as a non-profit organization working on economic and community development in the City of Dawson. The last agreement directly with KDO was for 2013-2015. In 2016-2017 the CoD supported this activity through READI. Earlier this summer an interim funding agreement was put in place to keep KDO active until such time as strategic planning has been completed by KDO.

The READI program has expired and the on-going discussions with TH to continue this program with a Dawson only focus has not transpired fully. TH is moving in the direction of the creation of a community development corporation at this time.

ANALYSIS / DISCUSSION

KDO has provided the outcome of their strategic planning with the attached Proposed Community Economic Development projects and is looking to continue financial support from the City of Dawson to leverage additional funding and implement the projects listed. Funding requested is the balance of the budgeted amount for economic development support in the annual City of Dawson operating budget 2018 of 32000 and 35,000 in 2019.

ALIGNMENT TO OFFICIAL COMMUNITY PLAN & STRATEGIC PRIORITIES

Official Community Plan:

3.1 Municipal Finance

f. Participate in the development and implementation of community and regional economic development strategies and initiatives as necessary.

APPROVAL

NAME: Cory Bellmore, CAO

SIGNATURE:



DATE: August, 2018



A partnership of the City of Dawson, Dawson City Chamber of Commerce, Klondike Institute of Art & Culture, Klondike Visitors Association, and Chief Isaac Incorporated

Proposed Community Economic Development Projects

Sept 1, 2018 to March 31, 2020

August 15, 2018

1. Background

Since 2009, KDO and partner stakeholders have collaborated on diversifying and strengthening the local economic base, addressing gaps in services, and leveraging Dawson's assets to foster sustainable, incremental population growth and community revitalization.

KDO recently built, and now operates an 8-unit rental apartment complex. While adding rental housing to the market remains a strong focus of the organization, KDO has a strong track record for delivering on a range of community economic development initiatives and is still highly motivated to serve our community in this way.

2. Description of Projects

Project 1: Investment Attraction

KDO continues to serve as a community-based resource facilitating investment attraction-activities that are not strictly a project but are nevertheless important from a CED perspective. This project would encompass several activities, including for example: monitoring properties for sale locally and updating the KDO website and properties tool, sharing research, information and expertise as requested on the regional economic climate, opportunities, housing demand and development, business support services, Meetings, Conferences and Incentive Travel (MCIT) support, participating in meetings and responding to investment enquiries, and other activities as required.

This could also include Investment Cooperative Support, or it could be its own small project.

Project 2: Engagement

KDO would return to hosting 'Partnership Forums'; community meetings during which a topic or issue is explored in the context of research, local knowledge and problem solving. We propose KDO hold 2 to 3 fora per year. Some of this project's budget could be used to bring a guest speaker or presenter to share their knowledge at a forum, or host or facilitate a workshop for community participants related to CED.

Sample forum topics (TBD):

- Summer worker housing: identifying possible solutions
- Local procurement- the Teslin model

KDO would participate in any regional planning led by the City, Tr'ondëk Hwëch'in, Yukon or others. Supporting and participating in planning and research led by other partner organizations.

**Project 3:
Implementation of Dome Enhancement Plan**

KDO staff would make a funding application to CDF for the landscaping contract, and prepare and submit all permits to YG highways, YESAB, YG EMR and manage the project implementation. The bulk of this project as it is a capital investment type project would most likely need to be funded through CDF. The landscaping/earthworks contract is estimated at \$38,000.

**Project 4:
Makerspace Pilot**

KDO would hire a contractor or a staff person to run a 12-month pilot project of running a makerspace out of (primarily) existing facilities such as the college, SOVA, and the school (as per Makerspace Report prepared by Crocus Bluff Consulting). This also requires a CDF funding app. KDO staff would make applications and provide oversight to the project, and support for the Makerspace staff/contractor (not operate the makerspace pilot itself).

**Project 5:
Summer Worker Housing Feasibility**

Investigate options and feasibility for summer worker housing. Initial research could be done to provide context and information at a partnership forum where the business community could provide input and ideas, contribute to solution ideas. Feasibility work and or business planning could then be done to see if the proposed solutions have viability, and/or identify steps to make them happen, and/or identify a do-able model. Possible RFEI or funding proposals to make it happen in 2019.

**Project 6:
Heritage Building Reclamation Feasibility**

- Investigate options and conduct early stage feasibility for Heritage Buildings with potential for adaptive reuse. Buildings could include the Caley Building, the Sawmill building, the old Gas Station, and Ruby's Place, and others.
- Explore mixed use (housing and other) redevelopment, the potential for revenue generation of different uses (i.e. residential, commercial, community use). Investigate feasibility of the Sawmill Building for a community use such as a makerspace. Business planning will be done for a project whose initial feasibility looks strong.
- Explore collaboration with College carpentry program.
- Explore live/work spaces

Further Projects to be Determined and Developed:

As this funding proposal spans 19 months, it is anticipated that a couple of projects additional to those outlined above will be formulated later on. These projects will be identified and outlined by KDO after March 31, 2019 and subject to funding approval by City of Dawson and REDF.

Examples of potential projects identified during KDO board planning, that require further consideration and definition include:

- **Social Enterprise Feasibility**
 - Investigate local problems that might be solved via a social enterprise model and conduct early feasibility. Examples might include a solar power pilot project,

laundromat or other. Investigate ways that the newly formed investment cooperative might provide assistance to some of these enterprises.

- Entry level home ownership research and concept development
 - Explore possible collaboration with City of Dawson planning for small homes on new lot development in the north end of town.
- Planning for development of Government owned vacant lots in Dawson
- Online resources to assist private individuals in developing granny suites and making renovations to heritage buildings.
- Downtown core revitalization and placemaking utilizing vacant commercial lots
 - Engagement with and exploration of incentives for owners/businesses to do ‘mini-park’ and other ‘greening’ and activities that would bring life to underutilized spaces.
- Feasibility of an artists’ workshop and retail space (possibly with makerspace)

3. Schedule

The timeline proposed in this application extends across two government fiscal years, from September 1, 2018 through March 31, 2020. The reason for this is that none of the projects identified above should be condensed to conclude in only 7 months, at March 31, 2019. Implementation of the Dome Enhancement Plan for example would commence immediately with permit applications, etc. however the actual contract-based work would not occur until summer 2019. The makerspace project as another example, would ideally have a 12-month period for piloting the model, growing membership, developing partnerships and forming a dedicated makerspace organization to take the project further if desired/feasible.

4. Budget

(See attached for details)

Funding sources:

Yukon Regional Economic Development Fund:	\$88,000	(2 x \$50,000 - \$12,000 received)
Yukon Community Development Fund:	\$90,000	Special project funding
City of Dawson:	\$67,000	2 x \$35,000-\$3000 received)

5. Deliverables

Reports for each project.

SUGGESTED BUDGET FROM SEPT 1 2018 to MARCH 31 2020 = 19 months

NOTE: PROJECTS STILL TO BE FINALIZED/APPROVED BY BOARD AND FUNDERS

	Investment Attraction (ex. Web, in-person), Gen. Manag't (incl. MCIT support)	Engagement (Partnership forum x3, comm & public engagement on CED)	IMPLEMENT'n of Dome Enhance Plan (incl. all permits, apps & proj mgt)	Investment Co-op Support	PILOT Maker Space	Summer Worker Housing Feasibility	Heritage Building Reclaim'n Feasibility	Social Enterprise Feasibility	OTHER PROJECTS TBD	CONTRACT TOTALs incl. GST
PROJECTED EXPENSES										
CONTRACTORS										
Contractor or Staff to Run Makerspace					27,000.00					
Business Planning						2,500.00	8,000.00	8,000.00		
Web services	1,500.00									
Landscaping Contract (Dome)			38,000.00							
Other (guest presenters, workshops, other)		4,500.00							27,500.00	
TOTAL CONTRACTS	1,500.00	4,500.00	38,000.00	-	27,000.00	2,500.00	8,000.00	8,000.00	27,500.00	117,000.00
KDO EXPENSES										
Total KDO staff and office expenses	12,000.00	16,000.00	7,500.00	2,000.00	6,000.00	10,000.00	10,000.00	8,000.00	31,500.00	103,000.00
Other Project Expenses					25,000.00					
TOTAL project expenses	13,500.00	20,500.00	45,500.00	2,000.00	58,000.00	12,500.00	18,000.00	16,000.00	59,000.00	\$ 245,000.00
PROPOSED REVENUES										
REDF										88000
City of Dawson										67000
CDF			38000		52000					90000
TOTAL REVENUES										\$ 245,000.00

36% 2 x \$50,000 REDF C/A max - \$12,000 advance
 27% 2 x \$35,000 - \$3,000 advance
 37% Special projects

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

AGENDA ITEM:	Sewer Cleaning Truck Purchase	
PREPARED BY:	Mark Dauphinee	ATTACHMENTS: <ul style="list-style-type: none">▪
DATE:	September 7, 2018	
RELEVANT BYLAWS / POLICY / LEGISLATION:	<ul style="list-style-type: none">▪ Procurement Policy #14-02	

RECOMMENDATION

That Council direct Administration to enter into an agreement with the Village of Mayo to purchase a surplus Vector sewer cleaning truck.

ISSUE / PURPOSE

Administration wishes to procure a Vector sewer cleaning truck to provide efficient and effective service.

BACKGROUND SUMMARY

The City of Dawson has had difficulty procuring contractor services for the cleaning of the City's sanitary and stormwater drains for several years. There is only one contractor in the Yukon that provides this service and it is often difficult to procure the services in a timely manner.

The Village of Mayo currently owns a sewer cleaning truck that they would consider disposing as surplus for \$30,000.00 and two dozen well aged steaks. The sewer cleaning truck is considered to be in good shape and is available for inspection.

The 2018 Capital Budget provides \$100,000.00 for the purchase of a used sewer cleaning truck. Research completed by Administration suggests that similar trucks would cost in the range of \$30,000.00 to \$60,000.00 and would require significant freight charges to relocate.

ANALYSIS / DISCUSSION

The purchase of the available sewer cleaning truck from the Village of Mayo would provide good value for the City of Dawson and allow us to provide effective and efficient service.

The cost of sewer cleaning services has been between \$35,000.00 and \$55,000.00 over the last 3 years. Additional labour and maintenance costs associated with bringing the services in house is estimated at an average of \$20,000.00 per year. A capital investment of \$30,000.00 in the purchase of the sewer cleaning truck will have an estimated payback period of 2 years.

ALIGNMENT TO OFFICIAL COMMUNITY PLAN & STRATEGIC PRIORITIES

Official Community Plan: 3.2 Municipal Infrastructure

Long-Term Goal: Ensure the provision and/or development of municipal infrastructure is effective and efficient.

APPROVAL	
NAME:	Cory Bellmore, CAO
DATE:	September 7, 2018
SIGNATURE: <i>C. Bellmore</i>	



City of Dawson

Sale of Municipal Lands Policy

2018-03

1. POLICY STATEMENT

- a) The City of Dawson wishes to ensure that all land within the municipal boundary is utilized to its full potential wherever possible. There are instances in which it may be in the public interest to consider that a given parcel could be developed to its highest and best use through municipal disposition of the land.

2. OBJECTIVES

- a) It is the purpose of this policy to:
 - i. Establish the framework for the process of disposition of municipal land.
 - ii. Replace the Sale of Municipal Lands Policy #2014-04, which shall be repealed.

3. DEFINITIONS

ADJACENT PROPERTY: an adjacent property is a property that shares a property line with the subject property. Properties that would share a property line but are bisected by an alley are considered adjacent for the purposes of this definition.

PERMANENTLY CLOSED ROADWAY: a surveyed road right-of-way in the control of the City of Dawson that has been permanently closed by by-law through the process outlined in the Maintenance of Alleys Policy.

FULL LOT: a lot that meets the minimum lot size requirement for the zone it falls within as per the Zoning By-Law designation currently in effect at the time of disposition.

PARTIAL LOT: a lot that does not meet the minimum lot size requirement for the zone it falls within as per the Zoning By-Law designation currently in effect at the time of disposition.

SUBDIVISION: for the purposes of this policy, a subdivision is the creation of a group of 3 or more lots by the municipality with the intent to develop the lots or release the lots to the public for development. Lots in a new subdivision may be newly surveyed lots or vacant lots pre-existing in the survey fabric that are municipally owned and previously undeveloped.

SURPLUS LOT: an existing lot that has been deemed as excess to the municipality's needs and is not earmarked or under consideration by any department for any future City of Dawson project or facility. A lot must be deemed a surplus lot through consultation with all City departments prior to disposition to ensure that there is no

significant municipal interest in the land.

4. CRITERIA FOR RELEASE

- a) A lot being considered for disposition must first be deemed a surplus lot through consultation with all City of Dawson departments.
- b) In accordance with s. 4(a), a lot will be deemed surplus using the following process:
 - i. Circulation of the proposal to all department heads requesting their comments on the proposal and will include a deadline for comment;
 - ii. Comments shall include:
 - 1) an indication of whether or not the land is earmarked or under consideration for future use by that department;
 - 2) Confirmation of whether or not the department would support the land being deemed surplus; and
 - 3) Any other information that the department head wishes to be considered by administration and Council during the disposition of the land.
- c) In accordance with s. 4(b) and 5(c), an assessment of whether or not the land can be deemed surplus should be included in the recommendation report to Council.
- d) Disposition of land parcels must be completed in accordance with the Procurement Policy in effect at the time of disposition.
- e) Disposition shall only occur in compliance with the title and transfer of title requirements of the Land Titles Act with respect to remainders and metes and bounds descriptions.
- f) Unserviced full lots may be released for disposition in the sole discretion of Council.

5. DISPOSITION PROCESS: GENERAL

- a) Land disposition may occur through one of the following mechanisms:
 - i. Formal request to the Chief Administrative Officer from the interested party;
 - ii. For new subdivisions and for multiple lots deemed surplus and released at the same time, a land lottery conducted by the Chief Administrative Officer or their delegate;
 - iii. For individual lots deemed surplus, either a land lottery OR an expression of interest conducted by the Chief Administrative Officer or their delegate.
- b) In the event of Subsection 4. a) i. above, Council is under no obligation to accept a request to purchase land.
- c) Land disposition shall occur through three readings of a by-law in accordance with the Municipal Act. The Chief Administrative Officer or their delegate will prepare a report to Council with a recommendation to accept or reject the proposal.

6. DISPOSITION PROCESS: FULL LOT

- a) Full lots, including lots in new subdivisions, shall only be sold under an Agreement for Sale that ensures development of the lot within a specified period of time with a permitted use for that zone as per the Zoning By-Law in effect at the time of disposition.
- i. All developments through an Agreement for Sale under this Policy are required to comply with all other municipal by-laws, including but not limited to the requirement to obtain a valid development permit.
 - ii. All developments through an Agreement for Sale under this Policy must either be connected to the municipal water and sewer system OR provide documentation of Yukon Government Environmental Health approval of a sewage disposal system prior to commencing development.
 - iii. Council may wish to develop a standardized Agreement for Sale document for consistent requirements, but at minimum the Agreement for Sale should outline the following:
 - 1) The name and full contact information of the purchaser;
 - 2) The legal description and civic address of the property under consideration;
 - 3) The sale price as determined by this policy;
 - 4) The building requirement of the lot; and
 - 5) Action to be taken in the event that any conditions are not met.
 - iv. Unless otherwise specified, all development costs shall be borne by the purchaser.
 - v. Extensions to an Agreement for Sale may only be granted in extenuating circumstances for a maximum period of one year, at the discretion of Council and at the written request of the purchaser prior to expiry of the Agreement for Sale.
 - vi. Agreements for Sale are solely intended for the listed Purchaser and may not be transferred.
 - vii. Title to the property shall remain in the possession of the City of Dawson until such time as all conditions, including the building requirement, are met.
- b) Full lots deemed surplus shall be sold at a value per square foot that is equivalent to the average assessed value per square foot of each adjacent property, based on the current Assessment Roll in effect, to a minimum of \$1.00 per square foot.
- c) Notwithstanding s. 6(b), a full lot that is determined through a municipal planning exercise to have no developable value to the City may be disposed of for \$1.00 per square foot, at the sole discretion of Council. This may require a condition in the Agreement for Sale that the purchaser acknowledge and accept liability for the reason that the lot was determined to have no developable value.
- d) Notwithstanding s. 6(b), a new subdivision created through a municipal planning exercise for the intent of release to the public may be disposed of at a rate determined by a market value assessment.

7. DISPOSITION PROCESS: PARTIAL LOT

- a) Partial lots may only be sold to the current legal owner of an adjacent property owner, and shall be subject to the following conditions:
 - i. The partial lot shall be consolidated with the adjacent lot in accordance with the policies and procedures outlined in the Municipal Act, the Zoning By-Law, and the Subdivision By-Law.
 - ii. The cost of consolidation and all associated costs, including but not limited to survey costs, shall be borne by the purchaser.
- b) Partial lots shall be sold at a value of \$1.00 per square foot.
- c) In the event that the adjacent property owner is located across an alley from the subject parcel lot, the sale shall be conditional upon the permanent closure of the alley and subsequent purchase of the portion of the alley required to consolidate.

8. DISPOSITION PROCESS: PERMANENTLY CLOSED ROADWAY

- a) Permanently closed roadways may be made available for purchase only to property owners adjacent to the subject property, and shall be subject to the following conditions:
 - i. The permanently closed roadway shall be consolidated with the adjacent lot in accordance with the policies and procedures outlined in the Municipal Act, the Zoning By-Law, and the Subdivision By-Law.
 - ii. The cost of consolidation and all associated costs, including but not limited to survey costs, shall be borne by the purchaser.
- b) Disposition of permanently closed roadways, or portions thereof, shall only occur if the disposition does not remove or restrict access to any other surveyed parcel.
- c) Permanently closed roadways shall be sold at a value of \$1.00 per square foot.

POLICY TITLE:	Sale of Municipal Lands Policy
POLICY #:	2018-03
EFFECTIVE DATE:	September 18, 2018
ADOPTED BY COUNCIL ON:	September 18, 2018
RESOLUTION #:	C18-__-__

 Wayne Potoroka, Mayor

 Cory Bellmore, CAO

 Mayor

 CAO



THE CITY OF DAWSON

Bylaw No. 2018-14

WHEREAS pursuant to the provisions of Section 272 of the Municipal Act provides for jurisdiction over all highways within the limits of the municipality;

WHEREAS Section 276 (1) of the Municipal Act makes provision to permanently close a municipal highway or any portion thereof;

WHEREAS all adjacent properties are either owned by the applicant or under consideration for sale to the applicant, thus satisfying City of Dawson Policy #3: Maintenance of Alleys;

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the “**2018 Permanent Road Closure Bylaw No. 2.**”

2.00 Purpose

2.01 The purpose of this bylaw is to close the laneway in bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate, as shown in Appendix 1 of this bylaw.



THE CITY OF DAWSON

Bylaw No. 2018-14

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THE CITY OF DAWSON

Bylaw No. 2018-14

3.00 Definitions

3.01 In this Bylaw:

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

PART II – APPLICATION

4.00 Amendment

4.01 The Laneway bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate be closed as indicated on the area map attached as “Appendix 1” to this Bylaw, subject to the following conditions:

- a. Council shall pass first reading and proceed to public consultation and public hearing phase
- b. Council shall give notice of its intention to pass this Bylaw by posting notice a reasonable amount of time ahead of the Public Hearing date scheduled to hear submissions on this Bylaw.
- c. Council shall at the end of the notice period referred to in section 3 and prior to giving third and final Reading to the Bylaw, hold a Public Hearing regarding this Bylaw.
- d. The applicant shall register at the Land Titles Office a plan that shows the closure.



THE CITY OF DAWSON

Bylaw No. 2018-14

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Enactment

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

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	September 4, 2018
PUBLIC NOTICE	August 29, 2018
PUBLIC NOTICE	September 4, 2018
PUBLIC HEARING	September 11, 2018
SECOND	
THIRD and FINAL	

Wayne Potoroka, Mayor
Presiding Officer

Cory Bellmore, CAO
Acting Chief Administrative Officer



THE CITY OF DAWSON

Bylaw No. 2018-14

PART IV – APPENDIX (APPENDICES)

Appendix 1. Location Map of Laneway bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate





THE CITY OF DAWSON

Bylaw No. 2018-15

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

WHEREAS the City of Dawson is the owner of property described as “section of alley bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate” 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 the Bunkhouse (536006 Yukon Inc.) to sell this parcel to them;

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the **2018 Land Sale Bylaw No. 3**.

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) the sale of City of Dawson land described as “section of alley bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate”.

PART II – APPLICATION

3.00 Transfer

3.01 The Chief Administrative Officer is hereby authorized on behalf of the City of Dawson to enter into an agreement with the Bunkhouse (536006 Yukon Inc.) to sell said land under the following conditions:

- (a) Purchase price to be \$2140.00, at a rate of \$1.00 per square foot.
- (b) The lots to be consolidated in accordance with Appendix A and a plan of subdivision drawn by a licensed surveyor to be submitted to the City of Dawson for approval.
- (c) Upon approval, the purchaser must take all steps necessary to register the survey in accordance with the *Land Titles Act*.



THE CITY OF DAWSON

Bylaw No. 2018-15

- (d) The Purchaser is to pay all costs associated with the survey, consolidation and transfer and to execute the documentation required for the completion of the transfer of ownership of the said land in an expeditious manner within one year of the signing of the Agreement.

PART III – FORCE AND EFFECT

4.00 Severability

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

5.00 Enactment

- 5.01 This bylaw shall come into force on the day of the passing by council of the third and final reading.

6.00 Bylaw Readings

Readings	Date of Reading
FIRST	September 4, 2018
SECOND	
THIRD and FINAL	



THE CITY OF DAWSON

Bylaw No. 2018-15

APPENDIX A



Figure 1. Approved Consolidation Configuration

Original signed by

Presiding Officer

Chief Administrative Officer



THE CITY OF DAWSON

Bylaw No. 2018-13

WHEREAS section 256(1) of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, requires that council shall by bylaw appoint as auditor one or more persons, or a firm of auditors, qualified to practice as auditors, now

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the ***Auditor Appointment Bylaw***.

2.00 Purpose

2.01 The purpose of this bylaw is to appoint an auditor for the City of Dawson.

3.00 Definitions

3.01 In this Bylaw:

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

PART II – APPLICATION

4.00 Appointment

4.01 The firm Metrix Group LLP, Chartered Professional Accountants, 10476 Mayfield Road, Edmonton, AB T5P 4P4, previously known as the firm of Hawkings Epp Dumont LLP, Chartered Accounts, Mayfield Square 1, 10476 Mayfield Road, Edmonton AB, T5P 4P4, is hereby appointed by the City of Dawson to perform the duties of auditor pursuant to section 258 of the *Municipal Act*.



THE CITY OF DAWSON

Bylaw No. 2018-13

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Bylaw Repealed

6.01 Bylaw #12-02 and its amendments are hereby repealed.

7.00 Enactment

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

8.00 Bylaw Readings

Readings	Date of Reading
FIRST	August 14, 2018
SECOND	
THIRD and FINAL	

Wayne Potoroka, Mayor
Presiding Officer

Cory Bellmore, CAO
Chief Administrative Officer



THE CITY OF DAWSON

Bylaw No. 2018-16

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

WHEREAS section 245 of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that council may pass bylaws to provide guarantees within the city's borrowing limit; and

WHEREAS Bylaw #16-09 provided a mortgage guarantee to Klondike Development Organization in the amount of \$573,000; and

WHEREAS the lender has required the guarantee be increased from \$573,000 to \$650,000 to secure both developments; and

WHEREAS the Chief Financial Officer for the City of Dawson has advised council that the granting of a guarantee in the amount of \$650,000.00 will not cause the city to exceed its borrowing limit; now

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the ***KDO Guarantee and DIP Incentive Amendment No. 1 Bylaw.***

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) an amendment to Bylaw #16-09 for the purpose of increasing the mortgage guarantee amount.
- (b) This amendment does not amend the existing Development Incentive Agreement, and any future Development Incentive Agreements will be executed as per the Development Incentive Policy.



THE CITY OF DAWSON

Bylaw No. 2018-16

3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act (RSY 2002, c. 125)* shall apply;
- (b) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (c) "city" means the City of Dawson;
- (d) "council" means the council of the City of Dawson.

PART II – APPLICATION

4.00 Amendment

4.01 Replace s. 3 with the following:

"The city enter into a guarantee with the Canadian Imperial Bank of Commerce (the "Bank"), guaranteeing the repayment of up to \$650,000.00 of the indebtedness owed to the Bank by the Klondike Development Organization, and secured by way of mortgage to the Bank on the Land, the guarantee being in substantially the form of guarantee attached to this bylaw as Appendix "A" (the "Guarantee")."

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Enactment

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



THE CITY OF DAWSON

Bylaw No. 2018-16

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	September 4, 2018
SECOND	
THIRD and FINAL	

Wayne Potoroka, Mayor
Presiding Officer

Cory Bellmore
Chief Administrative Officer



THE CITY OF DAWSON

Bylaw No. 2018-16

PART IV – APPENDIX (APPENDICES)

APPENDIX A: CIBC Credit Facilities



THE CITY OF DAWSON

Bylaw No. 2017-02

WHEREAS section 230(1) of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that council may, by bylaw, authorize its municipality to enter into an agreement with the Government of Yukon for the purpose of collectively providing a municipal service within the boundaries of the municipality or within the area over which the Government of Yukon has jurisdiction; and

WHEREAS the City of Dawson and the Government of Yukon have negotiated a Service Agreement to have the Government of Yukon operate and maintain the Dawson Waste Water Treatment Plant; now

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the ***Waste Water Treatment Plant Service Agreement Bylaw.***

2.00 Purpose

2.01 The purpose of this bylaw is to approve the City of Dawson entering into a Service Agreement with Government of Yukon regarding the Dawson Waste Water Treatment Plant.

3.00 Definitions

3.01 In this Bylaw:

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



THE CITY OF DAWSON

Bylaw No. 2017-02

PART II – APPLICATION

4.00 Agreement

4.01 The City of Dawson is hereby authorized to enter into a Service Agreement with the Government of Yukon with respect to operation and maintenance of the Dawson Waste Water Treatment Plant.

4.02 The Mayor and CAO are hereby authorized to execute the Service Agreement identified in section 2.01 of this bylaw on behalf of the City of Dawson.

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Enactment

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

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	February 16, 2017
SECOND	June 26, 2018
THIRD and FINAL	

Wayne Potoroka, Mayor

Presiding Officer

Cory Bellmore, CAO

Chief Administrative Officer



THE CITY OF DAWSON

Bylaw No. 2018-18

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

WHEREAS section 278 of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that a council may adopt or amend by bylaw an official community plan.

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the **2018 Official Community Plan By-Law**.

2.00 Purpose

2.01 As per section 279(1) of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, the purpose of this bylaw is to provide for

- (a) the future development and use of land in the municipality;
- (b) the provision of municipal services;
- (c) environmental matters in the municipality;
- (d) the development of public utility and public transportation systems; and
- (e) provisions for the regular review of the official community plan and zoning bylaw with each review to be held within a reasonable period of time.



THE CITY OF DAWSON

Bylaw No. 2018-18

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THE CITY OF DAWSON

Bylaw No. 2018-18

3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act (RSY 2002, c. 125)* shall apply;
- (b) " Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
- (c) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (d) "city" means the City of Dawson;
- (e) "council" means the council of the City of Dawson.

PART II – APPLICATION

4.00 Official Community Plan

- 4.01 The following schedules attached hereto are hereby made a part of this by-law and form the components of the Official Community Plan:
 - (a) Schedule A: Official Community Plan Text
 - (b) Schedule B: Land Use Map (Valley, Confluence and Bowl)
 - (c) Schedule C: Land Use Map (Historic Townsite)



THE CITY OF DAWSON

Bylaw No. 2018-18

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Bylaw Repealed

6.01 Bylaw 12-23 and its amendments (14-19, 14-20, 15-11, 15-12, 16-07, 2018-01) are hereby repealed.

7.00 Enactment

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

8.00 Bylaw Readings

Readings	Date of Reading
FIRST	
SECOND	
THIRD and FINAL	

Original signed by _____

Wayne Potoroka, Mayor

Presiding Officer

Cory Bellmore, CAO

Chief Administrative Officer



THE CITY OF DAWSON

Bylaw No. 2018-18

PART IV – APPENDIX (APPENDICES)

- (a) Schedule A: Official Community Plan Text
- (b) Schedule B: Land Use Map (Valley, Confluence and Bowl)
- (c) Schedule C: Land Use Map (Historic Townsite)



Official Community Plan

Bylaw No. 2018-18



SCHEDULE A

Official Community Plan Text

This is Schedule A of the
City of Dawson Official Community Plan

BYLAW NO 2018-18

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OFFICIAL COMMUNITY PLAN



1.0 INTRODUCTION

This Official Community Plan (OCP) bylaw is the main policy document for the City of Dawson. It outlines the goals and policies that are used to guide decision making on planning and land use management.

1.1 Purpose of the Official Community Plan

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

Yukon Government Review Process

The Yukon Government is involved in the OCP process and reviews each OCP to ensure that the bylaw meets minimum statutory requirements for content, was prepared and passed by correct procedure including public hearing and does not conflict with the *Municipal Act* or any other Act.

1.2 Relation to Other Plans

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

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

1.3 Considerations

In addition to ensuring compliance with current legislation, this OCP:

Enables the community to identify key characteristics that the community wants to preserve or enhance, as well as those it wants to see changed.

Provides an opportunity for the community to develop and communicate a shared vision for Dawson’s future.

Provides Council and staff with direction and a framework for the implementation of other plans and policies.

Provides land use related information to developers, senior government and their agencies, industry, business, First Nations, and others.

2.0 COMMUNITY VISION

The policies of this OCP are based on the vision of *After the Gold Rush: An Integrated Community Sustainability Plan* (2006) agreed to by the City of Dawson and the Tr'ondëk Hwëch'in.

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

To create a balanced community, each portion of the vision must be considered equally important. Dawson is a community with a rich past; however, the community also has current challenges and opportunities, and must look for ways to move into the future in an authentic way.



3.0 GUIDING PRINCIPLES

The following guiding principles shall provide the framework for the realization of the OCP's vision, goals, and policies.

3.1 Work Together

- Create and maintain partnerships
- Collaborate with Tr'ondëk Hwëch'in
- Engage residents
- Use open and transparent decision-making processes

3.2 Foster a Sense of Home

- Create a complete, year-round community
- Encourage healthy and active lifestyles
- Promote inclusion and universal accessibility
- Encourage the development of diverse housing options

3.3 Be Authentically Dawson

- Celebrate Dawson's multi-faceted heritage, history, and culture
- Promote opportunities and solutions that are authentic to our local situation
- Promote outdoor lifestyles

3.4 Grow Responsibly

- Maintain a sufficient land supply for future development
- Use comprehensive development practices
- Invest in municipal infrastructure
- Enhance emergency preparedness

3.5 Promote Environmental Stewardship

- Protect and respect the natural environment
- Support a healthy ecosystem and biodiversity
- Mitigate environmental hazards
- Use comprehensive waste management practices

3.6 Strive for Economic Resilience

- Support a strong and diverse economy
- Encourage opportunities for local employment
- Develop local skills and knowledge



4.0 COMMUNITY PROFILE

Dawson is an extraordinary place that offers a superior quality of life. We are a community rich in Tr'ondëk Hwëch'in culture and are best known for our authentic Klondike Gold Rush history. Dawson City offers a wide variety of lifestyle choices, employment opportunities, and activities.

Dawson's social life is bustling year-round. In addition to the picturesque landscape and wilderness surrounding Dawson, our community also has a vibrant arts and culture scene, year-round events and festivals, and a thriving business community. Our population includes an eclectic mix of old-timers, new-timers, placer miners, entrepreneurs, artists, and adventurers of all kinds.

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

4.1 Development Influences

Prominent economic sectors in Dawson are generally in alignment with those seen in the Yukon, with tourism and resource extraction being particularly important to the local economy. Based on 2016 Statistics Canada employment numbers, the leading economic sectors in Dawson are:

- public administration
- health care and social assistance
- accommodation and food services
- arts, entertainment, and recreation

The prominence of jobs in accommodation and food services; mining; and arts, entertainment, and recreation has a direct impact on Dawson’s demographic profile as they tend to have younger work forces.

Placer mining in Dawson is a defining component of the landscape, with active claims being worked throughout the goldfields. Although all placer mining is now subject to a suite of regulations and uses modern technology, it retains many of its historic characteristics. Mining is still an uncertain endeavor that requires heavy investment in time and money without a guaranteed return. The work is hard, and the environment in which it takes place is harsh. Most miners do it for the lifestyle and the sense of pride, accomplishment, and community that comes from carrying on a long tradition in the region.

Lastly, culture and tourism have become mainstays of the economy. Tourists come from all over the world to visit Dawson City and the goldfields; whose cultural heritage is evident in the local land forms, infrastructure, buildings, structures, sites, routes, venues, events, people, and cultural practices. Others choose to live in the region and contribute in various ways to carrying on the traditions that have become emblematic of the region.

4.2 Population

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

According to the Yukon Bureau of Statistics, Dawson’s population is around 2,200 (December 2017). Although Dawson typically sees moderate growth and regression each census year, it experienced a 4.2% growth between the 2016 and 2011 federal censuses.

As described in **Section 7.0 Housing**, the existing housing needs of Dawson residents are not currently being met for a variety of reasons. Unfortunately, seasonal population counts are not completed for Dawson; this missing information would be a useful planning tool as speculations suggest the introduction of seasonal employees roughly doubles the permanent population of Dawson. Regardless of what the actual size of the seasonal population increase, it is widely understood that this increase places pressures on all services in the community, particularly housing.

4.2.1 Demographic Profile

The clear feature of Dawson’s demography is that it has a consistent ability to gain residents in their 20s. Like a university town, Dawson has a high capacity to attract young adults; anecdotally those migrating to Dawson seeking adventure and a unique experience. These individuals, particularly those in their late 20s, have a high potential to settle long-term and start families, thereby increasing the population. In addition to gaining residents in their 20s, there is also a very moderate tendency to gain residents in their 40s; causes for this gain is unknown.

Although in-migration of residents in their 20s is strong, past census information also shows the out-migration of residents in their 30s which suggests that as these residents age, they move away. This out-migration is usually the primary cause of population decline in rural communities across Canada as

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

Many losses are also seen from residents in their 50s leaving the community; however, as this age group is the largest, the losses are not as evident. Although causes for this out-migration may vary, reasons may include a desire to move with children to Whitehorse when they enter high school, a desire to be closer to family members, or increased health care needs.

4.2.2 Growth Projections and Trends

The Yukon Bureau of Statistics completed growth projections for Dawson in 2016. The most likely scenario projected the population to reach 2,720 in 2030, an increase of 560 people compared to 2016. Based on

Based on the historic and projected population profile of Dawson, demography of the community tends to remain relatively unchanged. Overall, the demographic projections for Dawson suggest the population will age moderately with a mean age of under 40. Dawson has many employment opportunities for residents and is successful in attracting new residents during what is usually the most critical age to bring them into a community. To create growth in the community, Dawson needs to retain its residents for the long-term.

6.0 LAND USE CONCEPT

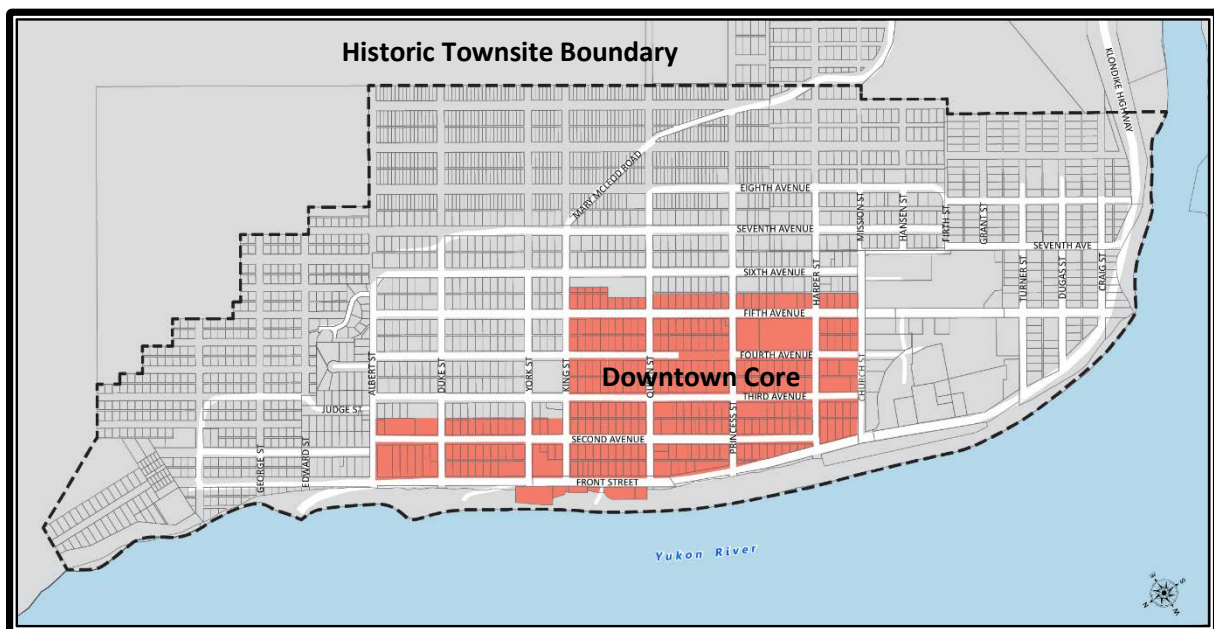
6.1 Long-Term Goals

- Land is used for its highest and best use.
- Land uses are compatible and promote safety.
- Environmentally sensitive areas are protected including those surrounding water courses.
- The development of the Historic Townsite is promoted.
- The Downtown Core is recognized as the heart of the community.
- Heritage resources are protected.
- Encroachment issues are reduced.
- Local food production is encouraged.

Historic Townsite vs. Downtown Core

The map below defines the boundaries of the Historic Townsite. The Downtown Core refers to a specific land use designation located within the Historic Townsite. For more information on land use designation and the Downtown Core, see [Section 6.2 Land Use Designation](#).

Figure 6-1 Historic Townsite vs. Downtown Core.



6.2 Land Use Designations

The OCP is implemented through a set of generalized land use districts. The long-term land use concept for the lands within Dawson's municipal boundary is shown on **Schedule B Land Use Map (Valley, Confluence, and Bowl)** and **Schedule C (Historic Townsite)**. The land uses identified are based on the predominant or main type of land use to be located in an area. Boundaries shown are intended to be general in nature; more specific boundaries and information on the precise land uses is intended to be provided through future development plans, area redevelopment plans, and the Zoning Bylaw. Similarly, other items shown on the map, such as the location of trails will be refined as more detailed planning is undertaken.

The major land use categories shown on the map are: Country Residential, Urban Residential, Downtown Core, Mixed Use, Institutional, Agricultural, and Parks and Natural Spaces. The overall vision for each district is described below. Within each major category identified in the OCP, there will be more detail provided in the Zoning Bylaw.

Country Residential

Country Residential areas shown on **Schedule B Land Use Map (Valley, Confluence, and Bowl)** illustrate the location of existing and future rural neighbourhoods. Residential lots in these areas do not necessarily rely on being connected to the municipal water and sewer infrastructure. While the area will be predominately low-density residential uses; small scale open spaces and institutional uses such as child care centres or religious assemblies may also be located in these areas.

Urban Residential

Urban Residential areas shown on **Schedule B Land Use Map (Valley, Confluence, and Bowl)** and **Schedule C (Historic Townsite)** illustrate the location of existing and future urban neighbourhoods. Residential lots in these areas are intended to be smaller in size and designed for immediate or eventual connection to municipal water and sewer infrastructure. While the area will be predominately low and medium-density residential uses; small scale open spaces and institutional uses such as child care centres or religious assemblies may also be located in these areas. Urban Residential areas located in the Historic Townsite are also suitable for commercial development.

Downtown Core

The Downtown Core area, originally identified in the *Dawson City Heritage Management Plan* and shown on **Schedule C (Historic Townsite)**, is the area that best depicts the commercial core of Dawson during the Gold Rush. This location is recognized as the heart of the Dawson City as it accommodates a broad range of uses focusing on the commercial, cultural, and community needs of residents and visitors.

While the area will be predominately commercial and institutional uses, higher density residential and low density residential uses are also acceptable. This rich mixture of uses is essential to the tapestry of the Downtown Core's vibrant, mixed use character.

Mixed Use

The Mixed Use areas shown on **Schedule B Land Use Map (Valley, Confluence, and Bowl)** and **Schedule C (Historic Townsite)** illustrate the location of an integrated mix of commercial and industrial uses complemented by residences and small scale open spaces. These areas may include single uses per parcel or multiple land uses per parcel; a true reflection of Dawson's unique nature wherein residents' living and working spaces are often intertwined.

Institutional

Institutional areas shown on **Schedule B Land Use Map (Valley, Confluence, and Bowl)** and **Schedule C (Historic Townsite)** illustrate the location of major institution areas that provide services to Dawson and the surrounding region. Although designated as a stand-alone district, it is understood that smaller institutional uses such as historic sites, cemeteries, places of worship, child care centre, community recreation facilities may exist in other districts.

Agricultural areas shown on **Schedule B Land Use Map (Valley, Confluence, and Bowl)** and **Schedule C (Historic Townsite)** illustrate the location of lands suitable for uses that are primarily agricultural in nature such as the large-scale growing of outdoor crops or keeping of livestock.

Parks and Natural Space

Parks and Natural Space areas shown on **Schedule B Land Use Map (Valley, Confluence, and Bowl)** and **Schedule C (Historic Townsite)** illustrate the location of major park spaces or natural areas. Areas identified as Parks and Natural Space are not deemed suitable for future development.

Future Planning

Future Planning areas shown on **Schedule B Land Use Map (Valley, Confluence, and Bowl)** and **Schedule C (Historic Townsite)** illustrate areas that may be suitable for future development; suitability of these areas must be determined through the completion of additional planning.

6.3 Implementation Approaches

- a. The City shall direct future developments to the areas conceptually shown on **Schedule B Land Use Map (Valley, Confluence, and Bowl)** and **Schedule C (Historic Townsite)**.
- b. Identify lands which may be suitable for future development as Future Planning.
- c. Identify lands unsuitable for future development as Parks and Natural Space which should be maintain in their natural state or use for passive recreation.
- d. Maintain a strong sense of community by locating essential services and customer-focused commercial businesses in the Downtown Core.
- e. Promote a compact development pattern to ensure existing infrastructure is used efficiently and preserve habitat and wilderness areas.
- f. Compact development should be used as a mitigative and adaptive strategy to confront climate change.
- g. Work to prevent and reduce encroachment issues, especially in residential areas.

- h. Encourage development of under-used properties through the consideration of development incentives or use of disincentives.
- i. The City may require future development plans or area redevelopment plans be completed prior to new development to:
 - i. determine the suitability of the area;
 - ii. ensure proposals are in alignment with the overall community vision; and
 - iii. gather feedback from Tr'ondëk Hwëch'in and Dawson residents as applicable.
- j. Required planning studies shall include the following information, as deemed necessary by the Development Officer:
 - i. location description;
 - ii. existing natural conditions including topography;
 - iii. identification of environmentally significant areas;
 - iv. policy context in relation to the OCP and Heritage Management Plan;
 - v. heritage assessment;
 - vi. proposed development concept;
 - vii. proposed land uses as identified in the Zoning Bylaw;
 - viii. development density;
 - ix. access;
 - x. municipal servicing;
 - xi. stormwater drainage;
 - xii. phasing; and
 - xiii. any other items as requested by the Development Officer or Council.

6.3.1 Area Characteristics

The following characteristics are intended to further describe intended development within each land use designation identified in the OCP. The locations for each land use designation are shown on **Schedule B Land Use Map (Valley, Confluence, and Bowl)** and **Schedule C (Historic Townsite)**. Regardless of location, all development must be in accordance with the *Dawson City Heritage Management Plan*.

Designation	Predominate Built Form	Place Characteristics
Country Residential	<ul style="list-style-type: none"> • Single detached dwellings 	<ul style="list-style-type: none"> • Houses are located on individual lots with on-site parking • Lots are generally larger in size and rural in nature
Urban Residential	<ul style="list-style-type: none"> • Single detached dwellings • Attached dwellings (duplex) 	<ul style="list-style-type: none"> • The historic character of building facades defines the streetscape • Houses are located on individual lots with on-site parking • Lots are generally smaller in size and urban in nature • Houses are typically oriented to face the street
Downtown Core	<ul style="list-style-type: none"> • Single or multi-unit buildings • Single or mixed-use buildings (residential/commercial) • May include institutional buildings 	<ul style="list-style-type: none"> • The historic character of building facades defines the streetscape • Buildings are located with no, or minimal, setback from the public roadway • Commercial or community services are accessible from the ground floor and oriented toward the public street
Mixed Use	<ul style="list-style-type: none"> • Free standing commercial buildings • Free standing industrial buildings • Free standing residential buildings which are secondary to commercial or industrial uses • Mixed use buildings 	<ul style="list-style-type: none"> • Lots are generally larger in size and rural in nature with on-site parking • A mixture of residential, commercial, and industrial uses reflects the unique nature of Dawson • All processes are self-contained on-site including: circulation, storage, parking, materials-handling, and processing • Accommodates a live-work lifestyle
Institutional	<ul style="list-style-type: none"> • Institutional buildings or structures 	<ul style="list-style-type: none"> • Characteristics vary • May include large landscaped open spaces

Agriculture	<ul style="list-style-type: none"> • Rural agricultural land 	<ul style="list-style-type: none"> • Buildings and structures are accessory to the primary agriculture uses – i.e. barns, sheds, etc
Parks & Natural Space	<ul style="list-style-type: none"> • Landscaped parks • Undeveloped natural space • Trails 	<ul style="list-style-type: none"> • Buildings and structures accessory to the primary park uses – i.e. picnic shelters, washroom facilities, garbage facilities, signage, etc
Future Planning	<ul style="list-style-type: none"> • To be determined through the completion of additional planning 	<ul style="list-style-type: none"> • To be determined through the completion of additional planning

7.0 HOUSING

Housing is a critical issue in Dawson as there is an on-going need for additional permanent, long-term, and short-term accommodations in the community. It is widely understood that there is a small stock of existing housing in the community and a limited amount of developable residential land available. While there is still a fair amount of serviced land in the Historic Townsite that is either undeveloped or contains vacant and underutilized buildings, housing needs are not being met.

In addition to identifying new areas for future residential development, utilizing existing areas that are undeveloped or under-developed will also contribute to alleviating the residential land pressures experienced in Dawson.

Long-term goals:

- Meet the full spectrum of housing needs in the community.
- There is sufficient land available for residential development.
- Minimize the amount of vacant or underutilized residential land in the Historic Townsite.

Implementation approaches include:

- a. Consider gathering seasonal population data to assist in determining the actual housing needs of the community.
- b. Meet the needs of Dawson's diverse population by encouraging the development of a range of housing types.
- c. Consider maintaining a dwelling unit inventory, categorized by building form (ie single detached, secondary suites, apartment, etc), to inform future decision making.
- d. Improve the quality of the existing housing stock by encouraging renovation and retrofit projects in existing homes.
- e. Introduce new residential units into the Historic Townsite by encouraging the retrofit, renovation, and repurposing of underutilized commercial buildings.
- f. Encourage owners of vacant land and underutilized parcels, particularly in the Historic Townsite, to either develop or sell their land to facilitate the strengthening of the Historic Townsite.
- g. Consider maintaining a vacant lot map to identify vacant lots and corresponding property owners to inform incentive programs.
- h. Encourage vacant lot development by continuing to investigate different incentive program options.
- i. Increase the total housing stock by encouraging the development of new rental housing options.
- j. Investigate the suitability of the slinky mine and dredge pond areas for new residential development.

8.0 ECONOMIC DEVELOPMENT

As described in **Section 4 Community Profile**, Dawson's economy is rooted in public services; mining; the accommodation and food service sector; and arts, entertainment, and recreation. Economic development involves supporting existing economic sectors, attracting new businesses, and creating an environment where different economic interests are balanced. It is also important to recognize the various supporting elements required for each of Dawson's economic sectors, for example the tourism sector requires seasonal accommodation for employees. Maintaining a liveable and vibrant community is vital to attracting and keeping the labour force required for local businesses to succeed.

Commercial development in Dawson provides residents, visitors, and the surrounding population with a range of goods and services. Industrial development includes those which may or may not pose a safety risk or impact persons surrounding.

Long-term goals:

- There is a balance of economic sectors which are supported and able to thrive.
- New economic sectors have an opportunity to succeed.
- There is an adequate supply of commercial and industrial land.
- The needs of Dawson's population are met through local commercial development.
- A range of industrial development types are accommodated.
- Conflicts between industrial uses and other uses are avoided or minimized.
- Residents can grow and evolve professionally while remaining in the community.

Implementation approaches include:

- a. Collaborate with Tr'ondëk Hwëch'in and external groups or agencies in the tourism, arts, or sport sectors to support the Dawson's role in Yukon tourism.
- b. The City should seek to attract a local skilled labour force to meet the expanding needs of industry and commerce by:
 - i. Maintaining community amenities such as parks and natural spaces, recreation facilities, cultural programming, and public services; and
 - ii. Encouraging educational institutions to provide necessary education and training.
- c. Support the development of high quality recreational opportunities for youth and child care as a means of retaining families in the community.

9.0 HERITAGE AND CULTURE

The story of Dawson City, with its early beginnings in the heart of Tr'ondëk Hwëch'in territory, its rapid and exciting development as the home of the Canadian gold rush, and its current operation as a living historical community has fascinated residents and visitors for ages. In addition to our unique multifaceted heritage, Dawson is a growing centre for the arts. Preserving and showcasing our heritage, as well as celebrating our transforming culture, will be a crucial element in the long-term sustainability of Dawson.

What is Culture?

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

Long-term goals:

- Dawson's gold rush history is showcased by preserving key historical resources where possible.
- Tr'ondëk Hwëch'in heritage is showcased through public art, cultural programming, interpretive signage, public festivals, and other methods.
- Dawson is recognized as the cultural capital of the Yukon.

Implementation approaches include:

Heritage

- a. Collaborate with Tr'ondëk Hwëch'in to identify methods to showcase Tr'ondëk Hwëch'in throughout Dawson and its festivals.
- b. Maintain a Heritage Bylaw to conserve and manage heritage assets.
- c. Development within the Historic Townsite shall be completed in accordance with the *Dawson Heritage Management Plan*.
- d. Implement the recommendations of the *Dawson Heritage Management Plan* with focus on:
 - i. Preservation or re-creation of historic architecture, design, and construction styles;
 - ii. Protection and preservation of key vulnerable Historic Buildings and sites; and
 - iii. Tr'ondëk Hwëch'in history.

Culture

- e. Recognize culture as a key socio-economic pillar in the community.
- f. Work collaboratively with non-profit organizations to assist with their provision of cultural programming where possible.
- g. Strategically support local festivals and events as means to further diversify Dawson's economy and enhance potential investment opportunities.

- h. Concentrate cultural facilities, including art galleries and museums, in the Historic Townsite and more specifically the Downtown Core when possible.
- i. Encourage the installation of public art on or within public buildings and property.
- j. Public art:
 - i. May include permanent and temporary installations of statuary, murals, and other visual art displays;
 - ii. Should showcase the heritage of Tr'ondëk Hwëch'in, history of Dawson City, or local culture;
 - iii. Should be completed or designed by local artists, or those with ties to the community; and
 - iv. Visiting artists should also be welcomed to contribute to Dawson's public art.
- k. Due to Dawson's cold winter climate, design of outdoor recreation areas and public walkways should consider methods to improve the user experience.
 - i. Ornamental lighting may be encouraged to add colour and light into the streetscape; and
 - ii. Warming shelters in outdoor spaces may be encouraged to facilitate the space's use year-round for activities such as festivals or special events.

10.0 ENVIRONMENTAL STEWARDSHIP

Dawson is located in a beautiful area surrounded by a rich and vibrant natural environment. The natural environment is a key element of Tr'ondëk Hwëch'in's culture and plays an important role in the lives of Dawsonites. The natural environment also provides important habitat areas for wildlife, reduces the potential for erosion, enhances water quality, and absorbs carbon dioxide. Addressing local environmental impacts is essential to Dawson's overall sustainability.

Long-term goals:

- Environmentally sensitive areas including waterways and major wildlife corridors are protected.
- Risk of wildfire is mitigated.

Implementation approaches include:

- a. Environmental regulations and applicable bylaws must be followed in all cases.
- b. Watercourse alterations or crossings for trails shall not be permitted without an environmental assessment and applicable regulatory approvals.
- c. Consider the impacts of climate change on permafrost and our landscape when constructing new structures.
- d. Due to the safety hazards associated with steep slopes, a professional geotechnical assessment may be required to support construction on steep slopes.
- e. Support the continued protection of Dawson from a major flood event using dikes, development setbacks, or other means as determined appropriate by Council.
- f. New development must address stormwater management to reduce the potential for erosion and watercourse pollution.
- g. All subdivisions, buildings and structures, including campgrounds, shall have defensible spaces, as laid out in the FireSmart standards. Implementation of site-specific FireSmart measures shall be the responsibility of the landowner.
- h. Careful attention shall be given to the clearing of underbrush to minimize the danger of wildfire. For future development, care must be taken to create and maintain natural fireguards to minimize the danger of wildfires.
- i. The City shall work with other orders of Government to maintain awareness of wildfire hazards and, where feasible, aid residents in clearing areas that are susceptible to a wildfire.

11.0 FOOD SECURITY

Food security means the ability to secure nutritious, affordable and culturally appropriate food through healthy systems. High transportation costs for food, environmental changes impacting traditional food sources, and a variety of other factors threaten the current supply of food that residents of Dawson depend on.

Long-term goal:

- Work towards a more self-sufficient and reliable food supply for Dawson.

Implementation approaches include:

- a. Consider participating in a local steering committee to lead/enable agriculture development and food security initiatives.
- b. Encourage local food production by:
 - i. Continuing to allocate vendor stalls for the Farmers Market;
 - ii. Considering different options for enhancing and expanding the Farmers Market;
 - iii. Supporting the development and expansion of community gardens; and
 - iv. Supporting household food production by allowing greenhouses and gardens in residential areas.
- c. Support commercial agriculture by identifying areas suitable for those use such as large commercial greenhouses.

12.0 PARKS AND RECREATION

Recreation facilities are widely distributed throughout the community. In order to sustain a year-round population and attract new residents to the community, new recreation facilities need to be constructed, and existing facilities need to be improved in terms of accessibility, amenities, condition and staffing.

Long-term goal:

- Healthy and active lifestyles are encouraged through the provision of parks and recreational resources that meet the needs of Dawson's diverse population.

Implementation approaches include:

- a. Provide recreational resources that encourage active lifestyles.
- a. Maintain an inventory of recreational resources that meet the needs of Dawson's diverse population including residents of different ages and mobility levels.
- b. Maintain an inventory of recreational resources that provide residents with opportunities to be active year-round.
- c. Provide high-quality recreational infrastructure and facilities to encourage their use.
- d. Consider partnerships with Tr'ondëk Hwëch'in, Yukon Government, industry, or other non-government organizations to enhance recreational facilities and their maintenance.
- e. A feasibility study should be completed on recreational facilities that are at the end of their life span to determine if the facility should be replaced, enhanced, and/or relocated.

13.0 TRANSPORTATION

The transportation network to and within Dawson is critical to its success. Ensuring the efficient movement of people and goods is a key planning consideration; as such, recognizing the implications land use patterns have on transportation needs and vice versa is important. Equally important is accommodation for the various modes of transportation residents and visitors use. This includes use of private vehicles, large recreation vehicles, cycling, walking, and users with more limited mobility.

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

Long-term goal:

- Maintain and broaden access to the community, and throughout, for all modes of travel.

Implementation approaches include:

- a. Maintain a walkable community to encourage the use of non-motorized transportation.
- b. Develop trail linkages between rural neighbourhoods and the Historic Townsite.
- c. Develop a comprehensive and connected trail network by requiring future development to provide connections to surrounding trails.
- d. Facilitate universal accessibility in the Downtown Core by improving sidewalk connectivity and maintenance.
- e. Enhance transportation connections between Dawson and Whitehorse to promote tourism, industry connections, and resident needs.
- f. Plan for the continued connection between West and East Dawson use by protecting the area surrounding the existing ferry docking and parking areas.

14.0 MUNICIPAL UTILITY INFRASTRUCTURE

Municipal utility infrastructure includes the municipal water system, sanitary sewer system, storm water drainage systems, landfill, and roadways. These services are essential for the day-to-day health, safety, and convenience of residents. Maintaining, operating, replacing, and expanding this infrastructure is very costly and must be considered as a long-term investment.

Long-term goal:

- The provision and development of municipal infrastructure is effective, safe, and efficient.

Implementation approaches include:

- a. Promote the development of continuous and compact development to reduce the infrastructure required and its associated costs.
- b. Prioritize the development of vacant or underutilized lands in the Historic Townsite over extending services into new areas to utilize existing infrastructure in a more efficient manner.
- c. Use asset management to inform capital planning.
- d. Consider extending piped water and sanitary services to currently un-serviced areas of the community where possible.
- e. Increase the capacity of the existing water and sanitary servicing systems to accommodate future community growth and system expansion.
- f. Support waste diversion as a waste management tool by promoting the principles of reduce, reuse, and recycle.
- g. Extend the lifetime of the landfill to accommodate future community growth.

15.0 MUNICIPAL FINANCE

The primary responsibilities of the municipality are services to property and good government to its residents and taxpayers. Understanding the cost of these services, implementing sound financial policies and widening and deepening the economic base will help the community achieve its vision.

Long-term goal:

- The financial sustainability of the municipality is enhanced over the long-term.
- The costs of building and maintaining services and infrastructure are affordable and will not become an undue burden on future generations.

Implementation approaches include:

- a. Consider the full costs and financial implications of all municipal projects and initiatives when making decisions.
- b. Ensure the Yukon Government considers any operating, maintenance, and replacement costs when a project is proposed for the municipality.
- c. Use various methods to distribute the cost of new infrastructure and services in the community to those who benefit from them.
 - i. Require the municipal costs associated with new developments be shared between the City and Developers; and
 - ii. Consider establishing a “fee-for-service” approach for municipal services that are used by peripheral residents, businesses, and industry.
- d. Conduct annual reviews of municipal rates in order to pay for ongoing operations and maintenance, as well as ensuring adequate reserves are available for future infrastructure rehabilitation and expansion.
- e. Participate in the development and implementation of community and regional economic development strategies and initiatives as necessary.

16.0 IMPLEMENTATION

16.1 Ensuring Consistency with the Plan

- a. All municipal plans, policies, bylaws and program documents prepared subsequent to the adoption of this plan, shall include an “OCP Context Statement” that:
 - i. References the objectives and policies of this plan; and
 - ii. Generally describes how adoption of the plan, policy, bylaw or program will contribute to the achievement of an OCP goal.
- b. All municipal plans, policies, and bylaws that address the content areas of this plan shall be consistent with the OCP.

16.2 Reviewing the Plan

This OCP will be regularly reviewed on an ongoing basis:

- a. Council shall schedule a review of the OCP at the first regular meeting in the month of October in each year and proceed to amend it as deemed advisable at that time.
- b. Council shall publicly adopt a methodology and schedule for a comprehensive review of the OCP at the first regular meeting in October 2023.

SCHEDULE B

Official Community Plan Text

This is Schedule B of the
City of Dawson Official Community Plan
Bylaw No. 2018-18

SCHEDULE C

Official Community Plan Text

This is Schedule C of the
City of Dawson Official Community Plan
Bylaw No. 2018-18



THE CITY OF DAWSON

Bylaw No. 2018-19

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

WHEREAS section 288 of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that a council, within two years after the adoption of an official community plan, or as soon as is practicable after the adoption of an amendment to an official community plan, a council must adopt a zoning bylaw.

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the **2018 Zoning By-Law**.

2.00 Purpose

2.01 As per section 289 of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, the purpose of this bylaw is to prohibit, regulate, and control the use and development of land and buildings in a municipality.



THE CITY OF DAWSON

Bylaw No. 2018-19

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THE CITY OF DAWSON

Bylaw No. 2018-19

3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act (RSY 2002, c. 125)* shall apply;
- (b) " Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
- (c) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (d) "city" means the City of Dawson;
- (e) "council" means the council of the City of Dawson.

PART II – APPLICATION

4.00 Zoning By-Law

- 4.01 The following schedules attached hereto are hereby made a part of this by-law and form the components of the Zoning By-Law:
 - (a) Schedule A (Zoning Bylaw Text);
 - (b) Schedule B (Zoning Map – Valley, Confluence and Bowl);
 - (c) Schedule C (Zoning Map – Historic Townsite);
 - (d) Schedule D (Heritage Management Map – Valley, Confluence and Bowl); and
 - (e) Schedule E (Heritage Management Map – Historic Townsite)



THE CITY OF DAWSON

Bylaw No. 2018-19

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Bylaw Repealed

6.01 Bylaw 12-27 and its amendments (13-10, 13-11, 14-01, 14-08, 14-09, 14-16, 15-15, 16-01, 16-02, 16-08, 16-10, 16-11, 17-01, 17-03, 2017-14, 2018-02) are hereby repealed.

7.00 Enactment

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

8.00 Bylaw Readings

Readings	Date of Reading
FIRST	
SECOND	
THIRD and FINAL	

Original signed by _____

Wayne Potoroka, Mayor

Presiding Officer

Cory Bellmore, CAO

Chief Administrative Officer



THE CITY OF DAWSON

Bylaw No. 2018-19

PART IV – APPENDIX (APPENDICES)

- (a) Schedule A (Zoning Bylaw Text);
- (b) Schedule B (Zoning Map – Valley, Confluence and Bowl);
- (c) Schedule C (Zoning Map – Historic Townsite);
- (d) Schedule D (Heritage Management Map – Valley, Confluence and Bowl); and
- (e) Schedule E (Heritage Management Map – Historic Townsite)



Zoning Bylaw

Bylaw No. 2018-19



SCHEDULE A

Zoning Bylaw Text

This is Schedule A of the
City of Dawson Zoning Bylaw
Bylaw No. 2018-19

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1.0 GENERAL ADMINISTRATION

1.1 Purpose

This bylaw provides for orderly, efficient, environmentally and socially respectful, and economic development in the City, by:

- .1 implementing the goals and objectives of the *Official Community Plan*;
- .2 establishing land use zones and associated regulations to control the use, location, type, and level of development allowed to occur on a parcel of land within the City of Dawson;
- .3 setting out rules and procedures, information requirements, and processes to be followed to regulate land use and development within the City of Dawson; and
- .4 maintaining and enhancing the unique character and history of Dawson City.

1.2 Enabling Legislation

This bylaw has been passed in conformance with the *Yukon Municipal Act*.

1.3 Basic Provisions

1.3.1 Application

This bylaw shall be applicable to all the land, buildings, and structures; including the surface of water; within the boundaries of the City of Dawson.

1.3.2 Conformity

Land, including air space and the surface of water, shall not be used; and buildings and structures shall not be constructed, altered, located or used; except as specifically permitted in this bylaw.

1.3.3 Severability

If any section, subsection, sentence, clause, or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction; the invalid portion shall be severed from the bylaw and such decision shall not affect the validity of the remaining portions of this bylaw.

1.3.4 Metric Units

Metric units are used for all measurements in this bylaw. Approximate imperial units are provided for convenience only.

1.3.5 Applicable Regulations

- .1 Where this bylaw sets out two or more regulations that could apply to a situation, the most stringent regulation shall apply.
- .2 Where this bylaw sets out both general and specific regulations that could apply to a situation, the specific regulation shall apply.

1.4 Zoning Maps

The City of Dawson is divided into land use zones and the boundaries of those zones are shown on the Zoning Maps attached as “Schedule B: Zoning Map – Bowl, Valley, and Confluence” and “Schedule C: Zoning Map – Historic Townsite” forming part of this bylaw.

1.5 Zone Boundaries

The boundaries on the Zoning Maps shall be interpreted as follows.

- .1 Where a zone boundary is shown as following a highway or road right-of-way or watercourse, the centreline of the right-of-way or watercourse shall be the zone boundary.
- .2 Where the zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by referencing topographic information and scaling from the zoning maps.
- .3 When any public roadway is closed, the roadway lands have the same zoning as the abutting land. When different zones govern abutting lands, the centre of roadway is the zone boundary unless the boundary is shown clearly following the edge of the roadway.

1.6 Compliance with Other Legislation

- .1 In addition to this bylaw, a person applying for a Development Permit or change of use is responsible for ascertaining and complying with the requirements of any other applicable municipal, territorial, or federal legislation.

- .2 The issuance of a permit does not relieve the owner from complying with any easement, covenant, lease, scheme, or development agreement which affects the development.

1.7 Uses and Regulations

Except as otherwise allowed by this bylaw, use and development in each zone shall be in accordance with the uses listed for the zone and all the appropriate requirements of this bylaw.

1.8 Non-Conforming Uses or Structures

Non-conforming uses will be dealt with according to the provisions of the *Yukon Municipal Act*, as amended from time to time.

1.9 Lots Less Than Minimum Size

- .1 Lots created before the approval of this bylaw that are less than the minimum dimensions required of the zone they are in, shall be considered to be conforming lots for the purposes of this bylaw.
- .2 A principal or secondary use is permitted on a lot less than the minimum lot size in that zone provided that the development otherwise complies with all the regulations of this bylaw.
 - i. Rear and side yard setbacks may be reduced by the same percentage that the lot is less than the minimum for the zone.

1.10 Applications in Process

An application for a Development Permit which is received in its complete and final form prior to the effective date of this bylaw shall be decided upon within 90 days of this bylaw coming into effect, and no time extension shall be granted to any Development Permit issued under this section for which development has not commenced within 12 months.

1.11 Copy of Record and Availability

A Development Officer shall keep and maintain, for inspection by the public during normal office hours:

- .1 a copy of this bylaw, as amended;

2018 Zoning By-Law #2018-19
Section 1.0 General Administration

- .2 a register of all Development Permit applications, including the decisions and the reasons therefore; and
- .3 shall ensure that copies of the bylaw and amendments are obtainable by the public at the prescribed fee.

2.0 DEFINITIONS

2.1 Interpretation

- .1 Typical uses listed as examples in the definitions are not intended to be exclusive or restrictive. Intent, impact, and definition of the use, among others, will be considered in determining whether or not a use is permitted.
- .2 Where a specific use does not conform to the wording of any use definition or generally conforms to the wording of two or more definitions, a Development Officer may use discretion to deem that the use conforms to, and is included in, that use which is considered to be most appropriate in character and purpose.
- .3 If a use is not listed as permitted, it shall be interpreted as not permitted.

2.2 General Definitions

A

ABUT or ABUTTING means immediately contiguous to, or physically touching. When used with respect to lots or sites, means lots or sites that share a common property line or border.

ACCESSORY BUILDING or STRUCTURE means a separate building or structure, normally ancillary, incidental, subordinate, exclusively devoted to, and located on the same lot as the main building, structure, or use. Examples of accessory structures include: garages, gazebos, garden sheds, greenhouses, satellite dishes, storage sheds, and television and radio masts. Structures are incidental and subordinate to the principal use of the site.

ACT means the *Yukon Municipal Act* as amended from time to time.

ADDITION means a new structure, or portion of a structure, added to an existing structure in a manner that creates a shared wall.

ADJACENT means land that is contiguous to, and accessible from, a site and includes land that would be contiguous if not for a public road, lane, walkway, utility lot, underground pipeline, power line, drainage ditch, or similar feature; but does not include land separated by a stream or river.

AGRICULTURE means growing, rearing, harvesting and sale of agricultural crops and livestock; and includes processing the primary agricultural products harvested, reared, or produced on the parcel. This does not include small-scale growing on a residential property.

ALCOHOL SALE means the retail sales of any and all types of alcoholic beverages to the public. This includes the retail sales of related products such as soft drinks and snack foods.

AMUSEMENT ESTABLISHMENT means a permanent building or structure that has been erected for the purpose of providing entertainment and amusement activities.

APARTMENT means a single building containing three or more dwelling units, each of which has its principal access from an entrance common to the building.

B

BASEMENT means the portion of a building that is partially underground and has a ceiling that is less than 1.8 m (6 ft.) above grade.

BED AND BREAKFAST means a Home Occupation comprising of the commercial rental of up to three sleeping units all within a single detached dwelling.

BOARD OF VARIANCE means the board of variance established in accordance with the *Yukon Municipal Act*.

BOARDING HOUSE means the commercial rental of one or more sleeping units, all within a single detached dwelling. Sleeping units share common living and cooking spaces. Boarding houses are considered single detached dwellings throughout this Zoning Bylaw.

BROADCASTING AND RECORDING means the production and/or broadcasting of audio or visual programming typically associated with radio, television, and motion picture studios.

BUILDING means a roofed structure used, or intended, for supporting or sheltering any use or occupancy.

BULK FUEL FACILITY means a premise used for the storage, sales, and distribution of bulk fuel products.

C

C-ZONE means all commercial zones described by Section 12: Commercial Zones of this bylaw.

CAMPGROUND means the provision of space for tents, and/or recreational vehicles intended to be occupied primarily by the traveling public for overnight accommodation.

CANNABIS RETAIL SERVICE means the use of premises for the retail sale of cannabis and cannabis-containing products to the public; includes on-site storage to support the operations of those premises.

CARPORT means a roofed accessory structure normally attached to the principal building that is not fully enclosed intended to shelter parked vehicles. A carport is considered part of the principal building to which it is attached when calculating requirements.

CEMETERIES means those areas of land that are set aside for the burial of human or animal remains including ashes but excluding crematoria, mausoleums, and mortuaries.

CHILD CARE CENTRE means an establishment licensed under the *Child Care Act*, intended to provide care, educational services, and supervision for children for a period of less than 24 consecutive hours. Unlike a Family Day Home, Child Care Centres are not secondary to a residential use.

CITY means the City of Dawson.

COMMERCIAL AND RESIDENTIAL MIXED USE means a building that has commercial uses located on the ground floor with residential dwelling units located on the upper floors of the building or on the ground floor behind the commercial uses.

COMMERCIAL SCHOOL means a school conducted for hire or gain, such as an art or drama school, dance studio, business, safety training or trade school or any other specialized school; shall not include a private academic, religious, or philanthropic school.

COMMERCIAL STORAGE means a self-contained building or group of buildings containing lockers available for rent for the storage of goods, or a facility used exclusively to store bulk goods of a non-hazardous nature.

COMMUNITY RECREATION FACILITY means the use of land or premises for recreation, social, or multi-purpose use primarily intended for local community purposes. Typical uses include community halls, non-profit social clubs, and community centres operated by a residents' association.

CONTRACTOR SERVICE means the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer, or similar services of a construction nature. These uses may or may not require on-site storage space for materials, construction equipment, or vehicles normally associated with the contractor service.

CONVENIENCE STORE means a retail commercial establishment, not exceeding 300 m² (3229 ft²) of floor area, supplying groceries and other daily household necessities.

CONVERSION means a change in use of land, building, or act done in relation to land or a building that results, or is likely to result, in a change in the use of such land or building without involving major structural alterations.

COUNCIL means the Council of the City of Dawson.

CSA means Canada Standards Association.

CUL-DE-SAC means a length of a local street made for vehicular use; the end of which is permanently closed either by subdivision design or by a natural feature such as inaccessible terrain.

CULTURAL EVENTS OR DISPLAY means, but may not be limited to, the presentation of cultural activities such as musical performances, theatre, artisan workshops, or dance demonstration.

D

DECK means a structure more than 0.6m above grade without a roof or walls except for visual partitions and railings for use as an outdoor amenity area.

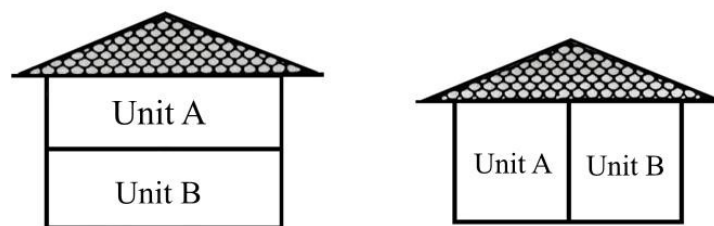
DEVELOPMENT means the carrying out of any activity involving a material change to any use on, over, or under the land or buildings on the land that results, or is likely to result, in a change of use or intensity of use.

DEVELOPMENT APPROVING AUTHORITY means a Development Officer, Board of Variance, or Council as the context requires.

DOCK means any structure, either seasonal or permanent, for the mooring of floatplanes, boats, or other watercraft.

DUPLEX means a building that is divided horizontally or vertically into two separate dwelling units that may or may not be registered under the same land title; as such, a duplex is not a secondary suite. Each dwelling unit has its own independent entrance. As shown in Figure 2-1: Illustration of Duplex.

FIGURE 2-1: ILLUSTRATION OF DUPLEX



DWELLING UNIT means a self-contained building or portion of a building, whether occupied or not, used or intended to be used as a residence usually containing cooking, eating, living, sleeping, and sanitary facilities. All dwelling units require City of Dawson approval through the Development Permit process.

E

EATING AND DRINKING ESTABLISHMENT means the use of land and premises for the preparing and offering of foods and beverages for sale to the public, for consumption within

the premises or taken off-site. Eating and drinking establishments may or may not include those licensed under the *Yukon Liquor Act*.

EMERGENCY AND PROTECTIVE SERVICES means a public facility used by fire, police, ambulance, and others as a base of operations.

ENCLOSED PARKING means an area provided for off-street parking screened from view from the surrounding streets and buildings, either within a structure or behind a screen of landscaping, perforated masonry, metal, or other material.

EQUIPMENT SALES, RENTALS, AND SERVICE means the use of premises used for sale, repair, or rental of equipment or machinery.

EXHIBITION AND CONVENTION FACILITIES means a development which is owned and managed by a public authority or non-profit agency and provides permanent facilities for meetings, seminars and conventions, product and trade fairs, circuses, and other exhibitions.

EXTERIOR STORAGE means an area where goods, materials, or equipment are stored outside. Exterior storage does not include the storage of goods and materials in accessory buildings.

F

FAMILY DAY HOME means an establishment licensed under the *Child Care Act*, intended to provide care, educational services, and supervision for children for a period of less than 24 consecutive hours. Unlike a Child Care Centres, a Family Day Home is located in a dwelling unit and is secondary to a residential use.

FENCE means an artificially constructed barrier erected to enclose or screen a property or use.

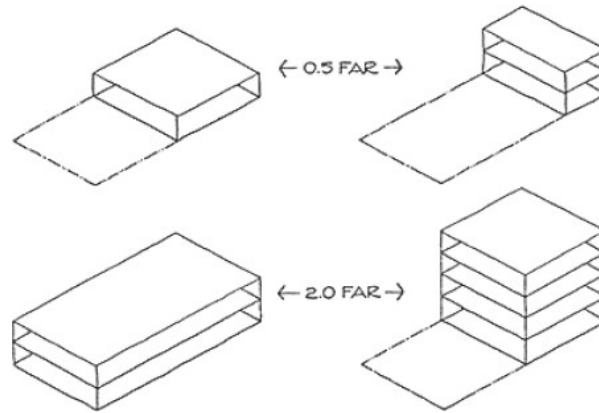
FLEA MARKET means the sale of new or used goods by multiple vendors renting tables and/or space in an enclosed building. Vendors may vary from day to day, although the general layout of space to be rented remains the same.

FLEET SERVICE means a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease.

FLOOR AREA means the sum of the horizontal floor areas for each storey of the building or structure, measured to the exterior walls and contained within the exterior and basement walls.

FLOOR AREA RATIO (FAR) means the floor area of all buildings and structures on a parcel divided by the parcel area, as shown in Figure 2-2: Illustration of Floor Area Ratio (FAR).

FIGURE 2-2: ILLUSTRATION OF FLOOR AREA RATIO (FAR)



FRONTAGE means the minimum straight-line distance between the intersection of the side lot lines and the front lot line.

FUNERAL SERVICES means the use of premises for the preparation of the dead for burial or cremation or the holding of funeral ceremonies.

G

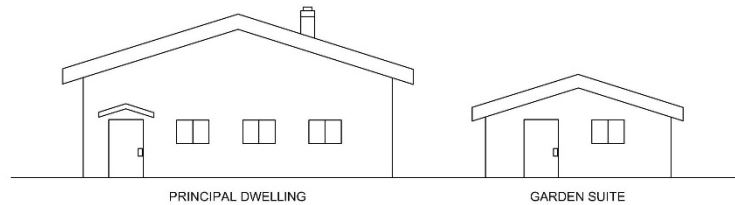
GARAGE means an enclosed accessory building or structure, or a part of the principal building, designed and used primarily for the storage of motor vehicles of the occupants of the premises.

GARDEN means the use of land for cultivating or growing plants.

GARDEN CENTRE means the use of land and premises for retail sale of plants, lawn and garden equipment, furnishings, nursery materials, and associated supplies.

GARDEN SUITE means a type of secondary suite that is in an accessory building, located on a lot where the principal use is either a single detached dwelling unit or a duplex, and where both dwelling units are registered under the same land title, as shown in Figure 2-3 Illustration of Garden Suite. A garden suite can be up to 100% of the floor area of the accessory building.

FIGURE 2-3: ILLUSTRATION OF GARDEN SUITE



GRADE means the average elevation of all finished or unfinished ground measured at the exterior perimeter of the building or structure. As shown on

Figure 2-4: Illustration of Height and Grade.

GREENHOUSE means a building used to grow plants that utilizes transparent covering to heat the air and provide a more hospitable environment for growth.

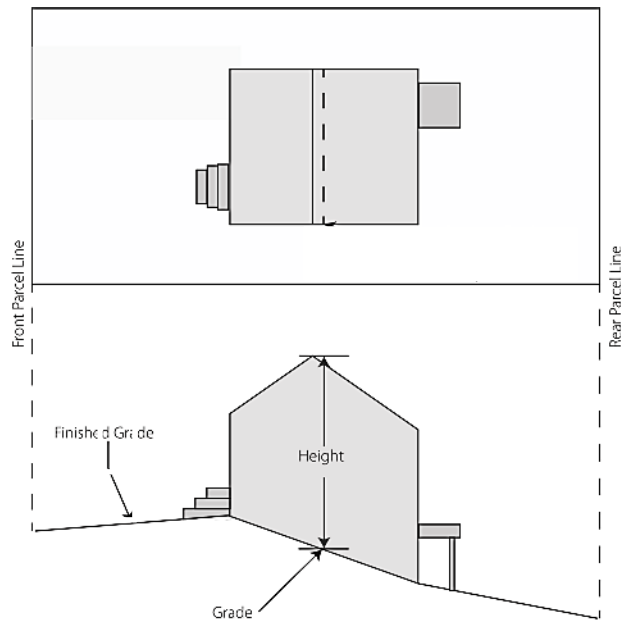
H

HEAVY EQUIPMENT STORAGE means the storage of heavy vehicles, machinery or equipment typically used in building, roadway, pipe-line, and mining construction.

HEIGHT - BUILDING means the maximum vertical distance between grade and the highest point of the building or structure. Solar panels, chimney stacks, elevator housings, flagpoles, guardrails, roof stairway entrances, skylights, steeples, or ventilating equipment shall not be

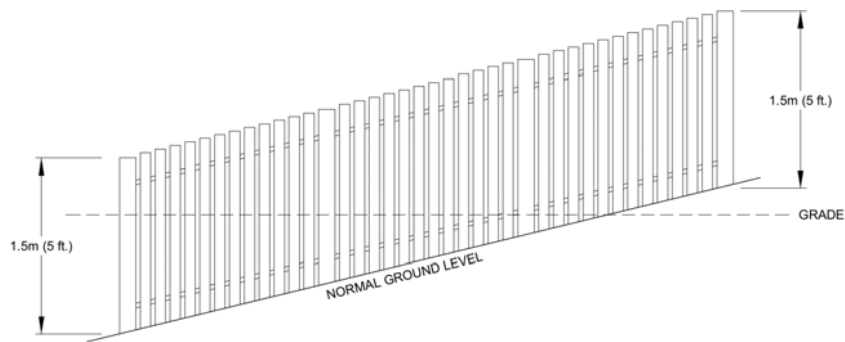
considered for the purpose of determining height. As shown on Figure 2-4: Illustration of Height and Grade.

FIGURE 2-4: ILLUSTRATION OF HEIGHT AND GRADE



HEIGHT – FENCE means the maximum vertical distance between the natural ground level and the top of the fence at any given point. As shown in Figure 2-5: Illustration of Fence Height.

FIGURE 2-5: ILLUSTRATION OF FENCE HEIGHT



HISTORIC TOWNSITE means the area as shown in Schedule C of this bylaw.

HOME INDUSTRY means a small-scale industrial use operated as a secondary use to a single detached dwelling.

HOME OCCUPATION means a small business that is based out of dwelling unit. See also BED AND BREAKFAST and FAMILY DAY HOME.

HOTEL means one or more buildings containing three or more dwelling or sleeping units, each of which has its principal access from an entrance common to the building. Hotels provide commercial rental of dwelling or sleeping units primarily for overnight use or short periods of time. In addition to the dwelling or sleeping units; hotels may also contain accessory uses such as an eating and drinking establishment, retail sales, indoor recreation, and meeting rooms.

HOUSEHOLD REPAIR SERVICE means the provision of repair services to goods, equipment, and appliances normally found within the home. Typical uses include: appliance, radio and television repair shops, furniture refinishing, and upholstery shops.

I

INDUSTRIAL ZONES are any zones described in Section 13 of this bylaw.

INSTITUTIONAL SERVICES means the use of land and premises for public or non-profit purposes. Typical uses include: schools, hospitals, recreation facilities, community centres, visitor and tourist information centres, and government buildings.

J

JUNKYARD means any building or land used for the wrecking, salvaging, dismantling or disassembly of vehicles, vehicle parts, vehicle frames, or vehicle bodies.

L

LANDSCAPING means to change, modify, or enhance the visual appearance of a site by reshaping the earth, planting lawns, shrubs, trees, or preserving the original natural

vegetation, adding walks, fencing, patios, and other ornamental features for the purpose of beautifying or screening the appearance of a lot.

LANE means a public right-of-way, less than 9.0 m (29.5 ft.) wide, that provides a second access to a parcel at the side or rear.

LIVESTOCK means an animal that is traditionally used or raised on a farm. Does not include generally domesticated animals such as dogs or cats.

LOADING SPACE means an on-site parking space, directly accessible from a street or lane, reserved for parking and used for the purpose of loading or unloading goods and materials. Loading spaces shall be occupied for less than 1hr at a time.

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

LODGING FACILITY – NON-PERMANENT means a lodging facility that has buildings or structures which may be dismantled and removed from the site from time to time. Typical uses include seasonal camps.

LODGING FACILITY – PERMANENT means a lodging facility that has buildings or structures which are permanent in nature. Typical uses include visitor cabin rentals or workers camps.

M

MOBILE HOME means a factory-built single or multiple section single detached dwelling unit designed to be transportable on its own chassis that conforms to the CSA Z240 Manufactured Home Series of Standards.

MOBILE HOME PARK means the use of land and facilities for placement of two or more mobile homes.

MANUFACTURING means the use of facilities for the construction, creation, or assembling of semi-finished or finished goods, products, or equipment.

MIXED USE DEVELOPMENT means one or more buildings on a lot containing different permitted uses, either within one or different building, and any amenities associated with such uses.

MODULAR HOME means a factory built single or multiple section single detached dwelling unit constructed to the National Building Code of Canada CAN/CSAA277 standard that is designed to be transported to the site and fitted together structurally, mechanically, and electrically to form a single structure placed on a permanent foundation.

MOTEL means a single building containing three or more dwelling or sleeping units, each of which has its principal access from an exterior entrance not common to the building. Motels provide commercial rental of dwelling or sleeping units primarily for overnight use or short periods of time. In addition to the dwelling or sleeping units; motels may also contain accessory uses such as an eating and drinking establishment, retail sales, indoor recreation, and meeting rooms.

MULTI-UNIT RESIDENTIAL means any physical arrangement of three or more permanent dwelling units.

N

NATURAL RESOURCE DEVELOPMENT means the on-site removal, exploration, extraction, and primary processing of raw materials found on or under the site, or accessible from the site. Typical uses include: clay pits, gravel pits, placer mining, sandpits, and stripping of topsoil.

NATURAL SCIENCE EXHIBITS AND INTERPRETATIVE SIGNAGE means the collection, preservation, interpretation, and display of scientific, cultural, heritage or natural objects.

O

OFFICE means the use of premises for professional, management, administrative, consulting, and financial services in an office setting.

OFFICE SUPPORT SERVICE means the provision of a service that includes one or more of the following features:

- (a) the use of minor mechanical equipment for binding, duplicating, photographic processing, or printing;
- (b) the provision of office maintenance or custodial services; or
- (c) the provision of office security and the rental, repair, sale, or servicing of office equipment, furniture, and machines.

Typical uses include: film processing establishments, janitorial firms, office equipment sale and repair establishments, and printing establishments.

OFFICIAL COMMUNITY PLAN means the *Official Community Plan* as has been adopted and amended by Council pursuant to the Act.

OPEN SPACE means land not occupied by buildings.

P

PARCEL means any lot, block, or other area in which land is held or into which it is subdivided, but does not include a highway, street, or lane.

PARCEL - AREA means the total horizontal area within the parcel lines of a parcel.

PARCEL - CORNER means the parcel at the intersection or junction of two or more streets; for the purpose of this definition the street does not mean a lane.

PARCEL - COVERAGE means the percentage of parcel area that may be built upon for uses including: primary or accessory buildings or structures. Parcel coverage does not include: steps, eaves, cornices and similar projections, courtyards, terraces or patios, driveways, aisles and uncovered decks, and uncovered parking stalls. Cantilevered portions of buildings above the first storey will not be included in parcel coverage calculations.

PARCEL - WIDTH (FRONTAGE) means the horizontal distance between the side parcel lines measured at right angles to the rear parcel line. As illustrated in Figure 2-7: Illustration of Irregular Parcel, the horizontal distance between parcel lines is measured at a 6.0 m (19.7 ft.) setback from the front parcel line.

PARCEL LINE the legally defined boundary of any parcel. See Figure 2-6: Illustration of Parcel Lines.

PARCEL LINE, EXTERIOR SIDE means a side parcel line that abuts a public roadway (excluding a lane) on a corner parcel as illustrated in Figure 2-6: Illustration of Parcel Lines, or in the case of an irregular lot, as illustrated in Figure 2-7: Illustration of Irregular Parcel.

PARCEL LINE - FRONT means any parcel line common to a parcel and one highway other than a lane as illustrated in Figure 2-6: Illustration of Parcel Lines. Where a parcel is contiguous to the intersection of two highways (streets), the front parcel line is the shortest parcel line contiguous to a highway (street) other than a lane.

PARCEL LINE - INTERIOR SIDE means a parcel boundary between two or more parcels or a lane, other than a front or rear parcel line as illustrated in Figure 2-6: Illustration of Parcel Lines, or in the case of an irregular lot, as illustrated in Figure 2-7: Illustration of Irregular Parcel.

PARCEL LINE - REAR means the boundary of a parcel which lies the most opposite to, and is not connected to, the front parcel line as illustrated in Figure 2-6: Illustration of Parcel Lines and Figure 2-7: Illustration of Irregular Parcel.

FIGURE 2-6: ILLUSTRATION OF PARCEL LINES

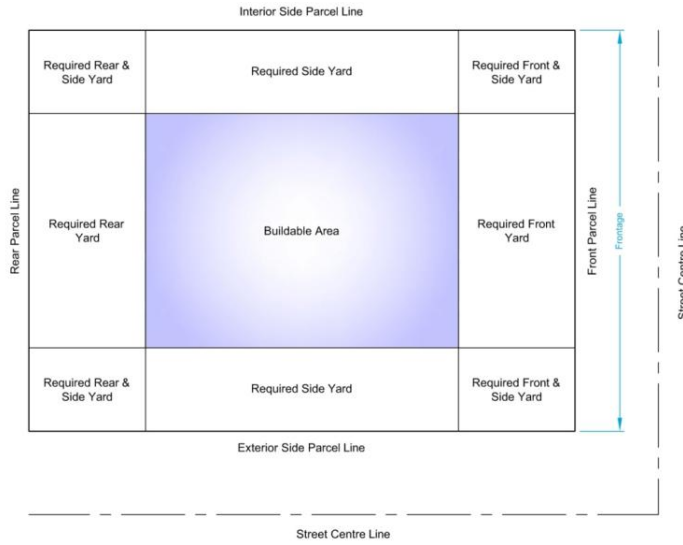
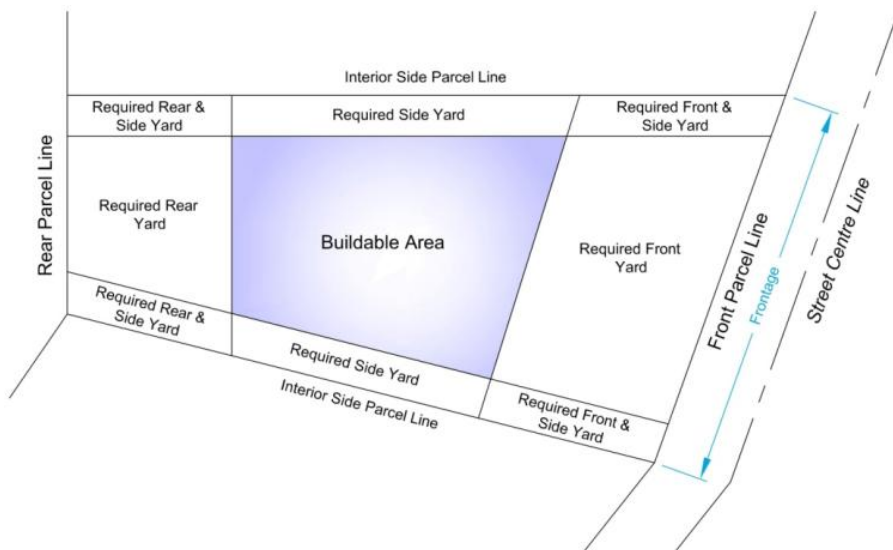


FIGURE 2-7: ILLUSTRATION OF IRREGULAR PARCEL



PARK means any public outdoor area or parcel set aside specifically for passive or active recreation. Parks include: buffers, environmental protection areas, greenbelts, nature interpretation areas, playgrounds, trails, tot-lots, walkways, and similar uses.

PARKING LOT means the use of land and premises for parking of more than one vehicle by customers, employees, and the public at large.

PATIO means any solid structure meant for support of people or materials out of doors and less than 0.6 m in height.

PERSONAL SERVICES means the provision of personal services to an individual that are related to the care and appearance of the body, or the cleaning and repair of personal effects. Typical uses include: barbershops, beauty salons, dressmakers, dry cleaning establishments and laundromats, hairdressers, shoe repair shops, and tailors.

PORCH means a roofed, open structure projecting from the exterior wall of a building with walls that are open or screened to facilitate use as an outdoor living area.

PRINCIPAL BUILDING means a building that contains floor space, the majority of which is used for the permitted principal use on a parcel.

PRINCIPAL USE means the main purpose for which the parcel, building, or structure is used.

PUBLIC UTILITIES means buildings, facilities, or equipment; whether owned or operated by the City or by a corporation or commission under agreement with or under franchise from the City or under a Territorial or Federal statute; which furnishes services and facilities available to or for the use of all the inhabitants of the City. Typical uses include, but are not limited to: landfills and waste treatment facilities, sewage treatment facilities, pump houses and stations, water treatment plants, and electrical production facilities.

R

R-ZONE means all **RESIDENTIAL ZONES** described by Section 11 of this bylaw.

RECREATION FACILITY means a public or private recreational facility including but not limited to: arenas, athletic fields, driving ranges, golf courses, outdoor rinks, stadiums, and tennis courts.

RECREATIONAL VEHICLE means a transportable structure intended as overnight or seasonal accommodation for travel, vacation, or recreational use. Typical uses include: travel trailers, motorized homes, slide-in campers, chassis-mounted campers, and tent trailers. Does not include mobile homes.

RECYCLING DEPOT means the buying or storage of bottles, cans, newspapers, and similar household goods for reuse where all storage is contained within an enclosed building or screened area. Such establishments shall not have more than four vehicles for the pick-up and delivery of goods.

RENOVATION means the repair and restoration or alteration of a building or a structure including the levelling and strengthening of foundations. Does not include replacement of a building or structure.

RESIDENTIAL SECURITY UNIT means a dwelling unit that is secondary to a principal industrial or commercial use.

RETAIL STORES means premises where goods, merchandise, other materials, or personal services are offered for sale at retail to the public.

S

SECONDARY SUITE means a self-contained dwelling unit that is located within a primary dwelling unit and is less than 40% of the total floor area of the building. A secondary suite has its own separate cooking, sleeping, and sanitary facilities. Both dwelling units are registered under the same land title. A secondary suite is not a duplex. See also GARDEN SUITE.

SECONDARY USE means uses that must be in conjunction with, and subordinate to, a principal use. Secondary uses require development approval as a separate use unless otherwise exempted from a Development Permit by this bylaw.

SERVICE EFFICIENCY LINK means a connecting link constructed between two approved buildings designed for the sole purpose of allowing publicly-funded institutions to share facilities to reduce operational costs.

SERVICE STATION means a business intended for sale of fuel, lubricating oils, automotive fluids, car wash, and convenience store products.

SETBACK means the minimum permitted distance between a class of building, structure, or use specified in this bylaw and a parcel line or other feature specified in this bylaw.

SHORT TERM means a period of two years or less.

SEASONAL means a period of eight months or less.

SINGLE DETACHED DWELLING means a free-standing building primarily containing one dwelling unit; this dwelling unit may or may not include a secondary suite. Single detached dwellings are constructed on-site and do not include mobile homes or modular homes. See also BOARDING HOUSE.

SITE references any parcel of land and may consist of more than one parcel.

SITE DENSITY is a measure of population density calculated as the number of dwellings per total parcel or site area. If the result of a density calculation results in a fraction, maximum density will be rounded up to the next whole number.

SLEEPING UNIT means a portion of a building, whether occupied or not, used or intended to be used as a residence which may contain sleeping and sanitary facilities. Shall not contain cooking facilities.

STOREY - FIRST means the uppermost storey having its floor level not more than 2 m above grade.

STOREY - HALF means a storey under a sloping roof, the wall plates of which, on at least two opposite walls, are not more than 0.6m above the finished floor of such a storey.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water. Does not include concrete or asphalt paving, or similar surfacing.

T

TOWNHOUSE means a building divided into three or more dwelling units, located side by side under one roof with private entrances to each dwelling from the exterior of the building. Each dwelling shares at least one common wall.

V

VARIANCE means a relaxation of the requirements specified in this bylaw as permitted by the *Yukon Municipal Act*.

VEGETATIVE BUFFER means a landscaped or natural area intended to visibly separate and screen one use from another to improve land use compatibility and environmental quality by reducing noise, lighting glare, and other nuisances; or facilitating natural drainage and wildlife movement.

VEHICLE SALES AND SERVICE means the premises where motor vehicles may be repaired, equipped, parked, or stored for remuneration, sale, or display, including vehicle washing facilities as an ancillary use, but excluding service stations.

VENDOR - COMMERCIAL means the carrying on of a business providing professional, personal, or other services other than the sale of food, beverages, and refreshments for immediate consumption. This also includes the sale of articles of an arts and craft nature offered for sale by non-profit organizations. Commercial vendors may be dismantled and removed from the site from time to time and must follow the regulations of Section 8.10 Vendors of this bylaw.

VENDOR - FOOD means a booth, stand, or vehicle for the sale of food, beverages, and refreshments for immediate consumption. Food vendors must be temporary in nature and be able to dismantle and be removed from the site from time to time and must follow the regulations of Section 8.10 Vendors of this bylaw.

VETERINARY SERVICE means the care and treatment of animals where the veterinary services primarily involve outpatient care and minor medical procedures involving hospitalization for fewer than four days. All animals shall be kept within an enclosed building.

Y

YARD means the area of setback required from a parcel line as illustrated in Figure 2-6: Illustration of Parcel Lines, or in the case of an irregular parcel as illustrated in

Figure 2-7: Illustration of Irregular Parcel.

Z

ZERO LOT LINE means a parcel where the development may be built up to the legally defined limit of the parcel.

ZONE means an area of the City as defined in Sections 10, 11, 12, 13, and 14 of this bylaw.

3.0 DUTIES AND RESPONSIBILITIES

3.1 Inspection

- .1 The Chief Administrative Officer, Development Officer, or other persons appointed by Council shall administer this bylaw.
- .2 Persons appointed under Section 3.1 Inspection may enter any building or premises at any reasonable time to administer or enforce this bylaw.

3.2 Council

The Council shall:

- .1 By resolution, appoint one or more Development Officer(s) under this bylaw
- .2 By resolution, appoint the members of the Heritage Advisory Committee for terms of office as specified under the Heritage Advisory Committee Bylaw
- .3 By resolution, appoint the five members of the City of Dawson Board of Variance for a period of two years each. No members of the Board of Variance may be Council members.
- .4 Consider and decide upon all Development Permit applications in a Heritage Management Area, when, for heritage conservation purposes, the development projects into a required rear or side yard by more than 10% of the required rear or side yard, or exceeds maximum height, density or floor area ratio provided that there will be no detrimental impact on adjacent properties or the neighbourhood.
- .5 Consider and decide upon all Development Permit applications that include an encroachment upon a public roadway or right-of-way.
- .6 Consider and decide upon all applications to amend the City of Dawson Zoning and Heritage Management Bylaw.
- .7 Consider and decide upon Heritage Management Guidelines and Design Guidelines for each Heritage Management Area.
- .8 Consider and decide upon all appeals to Council;
- .9 Consider and decide upon all Development Permit applications referred to Council in the case of a disagreement between the recommendations of the Heritage Advisory Committee and the opinion of the Development Officer. The decision of Council shall be final.

- .10 Initiate, consider, and decide upon a comprehensive review of this bylaw every five years.
- .11 Take into account terms and conditions suggested by the Development Officer and shall approve, disapprove, or approve with conditions Development Permits brought to its attention.

3.3 Development Officers

A Development Officer shall:

- .1 Receive and review Development Permit applications as to their completeness and be the sole determinant of completeness in accordance with Section 4.0 Development Permits.
- .2 Refer a Development Permit application to any City Department, Federal, Territorial, or any other agency or body deemed appropriate by the Development Officer to obtain comments on the application.
- .3 Consider and decide upon a Development Permit application for a minor alteration, referring it to other staff and/or at his discretion to the Heritage Advisory Committee for consideration and recommendation.
- .4 Refer a Development Permit application for a major alteration to the Heritage Advisory Committee for consideration and recommendation.
- .5 Refer an application for a new infill development (i.e. a new building) to the Heritage Advisory Committee for consideration and recommendation.
- .6 Consider, in consultation with the Heritage Advisory Committee, the provision of external technical advice in the case of a major new building or very large alteration. This may be requested from the Yukon Government, Parks Canada, another government agency, and/or a private sector architect or consultant.
- .7 Refer a Development Permit application to Council if the Officer does not agree with the recommendations of the Heritage Advisory Committee.
- .8 Consider, and recommend to the Board of Variance, an approval or refusal of a variance to the land use regulations governing an application.
- .9 Consider and decide upon, by exercising discretion subsequent to review by the Heritage Advisory Committee, Development Permit applications in a Heritage Management Area; when, for heritage conservation purposes, the development projects into a required rear or side yard, provided such projections do not exceed 10% of the required rear or side yard, and that there will be no detrimental impact on adjacent properties or the neighbourhood.

- .10 Refer a Development Permit application in a Heritage Management Area to Council for consideration, subsequent to review by the Development Officer and the Heritage Advisory Committee; when, for heritage conservation purposes, the development projects into a required rear or side yard by more than 10% of the required rear or side yard, or exceeds maximum height, density, or floor area ratio.
- .11 Consider and decide upon a Development Permit application for only the foundation component of a permitted use inside the Historic Townsite, provided that it complies with this bylaw and that an acceptable security equal to the greater of 25% of the value of the foundation or the appropriate fee listed in the “Fees and Charges Bylaw” is posted.
- .12 Receive and review all applications for amendments to the Zoning Bylaw, Heritage Management Bylaw, and consider and recommend to Council to approve or refuse such an application.
- .13 Issue Development Permits and, where necessary, impose terms and conditions upon Development Permits which may bring the project into conformity with the *Official Community Plan* and all applicable bylaws, and mitigate any undesired effects of the proposed development.
- .14 The design of all fences in the Historic Townsite shall be submitted to the Development Officer for approval.
- .15 Undertake other duties specified in this bylaw.
- .16 Where a Development Permit application is for a temporary, short-term, or seasonal development; a Development Officer:
 - i. may consider and decide upon a development for a specific period of time, not exceeding one year;
 - ii. shall impose a condition on such a permit that the City is not liable for any costs involved in the cessation or removal of the development at the expiration of the time period stated in the permit; and
 - iii. may require the applicant to post acceptable security guaranteeing the cessation or removal of the development to the greater of 25% of the value of the structure or \$2,000.

3.4 Heritage Advisory Committee

The Heritage Advisory Committee is established pursuant to Section 179(1) of the Municipal Act and shall:

- .1 Make recommendations to the Development Officer on the heritage aspects of all Development Permit applications, referred to the Committee by the Development Officer.
 - i. In the event that the Committee recommends amendments to the Development Permit application, refer the application back to the applicant for revision and determine whether the application needs to be resubmitted to it for another review or whether it can be considered by the Development Officer only.
- .2 Perform such other duties as may be prescribed by bylaw.
- .3 Perform such other responsibilities as Council may delegate to it by resolution from time to time

3.5 Board of Variance

- .1 The City of Dawson Board of Variance is hereby established pursuant to authority given in the *Yukon Municipal Act*.
- .2 The Board of Variance shall provide for applications to it and an appeal from it to Council in accordance with the provisions of the *Yukon Municipal Act*.

4.0 DEVELOPMENT PERMITS

4.1 Development Permit Required

- .1 Unless otherwise stated in this bylaw, no person shall commence, cause, or allow to be commenced any development, change of existing use, or change of intensity of use, unless a Development Permit has been issued pursuant to the provisions of this bylaw.
- .2 Excavation, fill, and building foundations are considered a development for the purposes of this bylaw.
- .3 Submission of a Development Permit for a structure that has been partially constructed without authority shall result in a 25% increase in the permit fee for that structure.
- .4 Submission of a Development Permit for a structure that has been substantially completed without authority will result in a 50% increase in the permit fee for that structure.

4.1.1 Demolitions

- .1 Demolition of structures will only be permitted if the proposed demolition and/or replacement would improve the quality of the built environment.
- .2 All service connections must be removed before demolition begins.
- .3 An acceptable security of \$1.00 per square foot of the lot under consideration will be required to be posted upon issuance of a Development Permit for a demolition to ensure that the intended re-development proceeds.
- .4 Demolition must be accompanied by an approved Redevelopment Plan to the satisfaction of the Development Officer.
- .5 Demolition of a structure listed in the *Yukon Government Historic Sites Registry* will occur only in extenuating circumstances in consultation with Yukon Government Historic Sites, and must be approved by Council.

4.2 Development Permit Not Required

No Development Permit is required for the developments listed below, provided that such development conforms to all other provisions of this bylaw:

- .1 Regular maintenance and repair of any building or structure, provided it does not include structural alterations or does not change the use or intensity of use of the land, building, or structure.
- .2 Regular maintenance and repair of any building or structure in the Heritage Management Areas that meets the Design Guidelines.
- .3 Landscaping where the existing grade and surface drainage pattern is not materially altered, except where landscaping is required as part of a Development Permit.
- .4 Minor utilities as determined by a Development Officer.
- .5 The use of a building or part thereof as a temporary polling station, returning officer's headquarters, candidate's campaign office, and any other official temporary use in connection with a federal, territorial, or municipal election, referendum or census.
- .6 A fence, wall, or gate not exceeding 2 m (6.6 ft.) in height, located outside of the Historic Townsite.
- .7 An accessory development not greater than 10 m² (108 ft.²) not exceeding 2.5 m (8.2 ft.) in height.
- .8 A sign located outside of the Historic Townsite, provided that such sign conforms to all other provisions of this bylaw.
- .9 Demolition of a building or structure under 10 m² unless designated in the *Yukon Government Historic Sites Inventory*.

4.3 Development Permit Applications

- .1 Applications for a Development Permit shall be made to a Development Officer in writing.
- .2 Applications must, at the discretion of the Development Officer, include:
 - i. completed, prescribed form;
 - ii. letter of Intent providing a detailed description of the proposed development;
 - iii. Certificate of Title, dated no more than 30 days prior to application date;
 - iv. Letter of Authorization from all property owners registered on title, including contact information;
 - v. required fee and/or deposit;
 - vi. a Site Plan that shall include:
 - a. north arrow and scale;
 - b. property lines shown and labelled as per the most recent legal survey;

- c. all easements and rights-of-way shown and labelled;
 - d. location and labelling of all abutting streets, lanes, highways, road right-of-ways, sidewalks, water bodies, vegetation;
 - e. topography and other physical features;
 - f. location, size, and type of all existing buildings and structures on the subject land, with dimensions, and indicating the distance of the building or structure from the property lines;
 - g. location, size, and type of all proposed buildings and structures on the subject land, with dimensions, and indicating the distance of the building or structure from the property lines (must be differentiated from existing);
 - h. location of retaining walls and fences (existing and proposed);
 - i. location, dimensions, and number of on-site parking areas;
 - j. location of loading facilities; and
 - k. date of plan.
- vii. Elevation Plan that shall include:
- a. coloured elevations of each face of the building(s);
 - b. appearance of all fences (existing and proposed) on the site;
 - c. description of exterior finishing materials;
 - d. appearance of all garbage/recycling enclosures;
 - e. building height from grade, and number of stories; and
 - f. date of plan.
- viii. Floor Plan that shall include the proposed use and dimensions of each room.
- .3 For applications for activities permitted under the *Placer Mining Act*, the following shall also be submitted at the discretion of the Development Officer:
- i. Copy of Notification (Class 1 and 2),
 - ii. for claims overlapping surface rights - proof of permission from all applicable surface rights holders (Classes 1-4),
 - iii. for Settlement Land - Trondek Hwechin Access Notice Certificate and/or Land Use Permit (Classes 1-4),
 - iv. Mining Land Use Approval (Class 3 and 4),
 - v. Operating Plan and Map (Classes 2-4), and
 - vi. Water License (Class 4).

.4 For applications for areas located in the Heritage Management Areas, the following shall also be submitted at the discretion of the Development Officer:

i. Date and style of built form

ii. Siting

Annotate drawings and/or photographs to describe the relationship between the proposed development and the context in terms of the following criteria:

- Front, side, and rear setbacks
- Orientation
- Location, dimensions of circulation/access features
- Statement as to how views to and from the development will be retained
- Statement as to how significant archaeological features will be retained

iii. Scale

Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following criteria:

- Scale of buildings
- Lot coverage - pattern of arrangement of buildings and size of buildings
- Floor to floor heights and relationship to the street

iv. Form

Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:

- Predominant form of neighbours
- Roof form and skyline, ridge lines, roof slopes, chimneys, skylights
- Proportions and number of openings
- Solids-to-voids ratio
- Relationship to internal and external spaces

v. Materials and colours

Drawings or photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:

- Response to pre-dominant materials, textures, and colour palate - contrasting

- Quality of new materials
- vi. Detailing
- Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
- Relationship of landscape elements to important existing details
- .5 In addition to the requirements listed in under Policy 4.3.2 and 4.3.3, the Development Officer may also require the following:
- i. geotechnical studies to support the proposed development;
 - ii. an approved onsite sewage disposal system in areas not serviced by the City's piped sewer system;
 - iii. parking and traffic study;
 - iv. landscaping Plan that shall include:
 - a. the location of all existing and proposed landscaping, including trees, shrubs, and grasses;
 - b. any existing landscaping to be removed; and
 - c. the number, size, and species of all proposed trees and shrubs.
 - v. a surveyor's certificate to verify the location of a development; and
 - vi. a certificate from a qualified, registered Professional Engineer or Architect to support the design of buildings and structures and their placement on the land.
- .6 An application shall not be considered to have been received until all requirements above have been submitted to the satisfaction of a Development Officer.
- .7 Notwithstanding Policy 4.3.4, a Development Officer may consider an application if, in a Development Officer's opinion, the development is of such a nature as to enable a decision to be made on the application without the required information.

4.4 Decision Making

Decision making and appeals regarding Development Permits shall be undertaken in accordance to the *Yukon Municipal Act*.

- .1 On receipt of a Development Permit application, the Development Officer shall, within 30 days:
- i. grant the permission,
 - ii. refuse the permission,

- iii. grant the permission with specified conditions, or
 - iv. defer making a decision in respect of the application for a period not exceeding 60 days from the date of the application.
- .2 Within five working days after a decision on a Development Permit application, a Development Officer shall send a notice by regular mail of the decision to the applicant.

4.4.1 Permit Conditions

- .1 When issuing a permit, a Development Officer may impose such conditions as may be required to ensure compliance with this bylaw or deemed necessary
- .2 A Development Officer may, as a condition of a permit, require that an applicant enter into a development agreement that may require the applicant to pay an offsite levy or redevelopment levy or both.
- .3 A Development Officer may, as a condition of a permit, require the applicant to make satisfactory arrangements for the payment and supply of water, power, sewer, and other services or facilities, or any of them.
- .4 A permit may be refused when, in the opinion of a Development Officer:
 - i. satisfactory arrangements have not been made for the payment and supply of water, power, sewer, or other services or facilities; or
 - ii. if taxes on the property associated with the permit application have not been paid.
- .5 A Development Officer may suspend or revoke a Development Permit where:
 - i. the applicant fails to comply with the conditions of the issuance of the permit;
 - ii. any person undertakes, causes, or allows any development on a site contrary to the terms or conditions of a permit;
 - iii. the permit was issued on the basis of incorrect information, or misrepresentation by the applicant; or
 - iv. the permit was issued in error.

4.4.2 Development Permit Appeals

- .1 An applicant aggrieved by the decision of the Development Officer under Policy 4.4.1 may appeal to Council within 30 days of the date of the decision.
- .2 Appeal applicants shall be limited to the original Development Permit applicant and landowner.

- .3 Council shall, within 60 days of receipt of an appeal under this section, grant permission, refuse permission, or grant permission with conditions.

4.5 Validity of Permit

- .1 When a Development Permit has been approved, the permit shall not be valid until the decision is issued in writing by a Development Officer.
- .2 When a Development Permit has been issued by a Development Officer, the permit shall not be valid unless and until the conditions of the permit, save those of a continuing nature, have been fulfilled.
- .3 The final determination of an appeal shall validate, amend, or revoke; as the case may be; a Development Permit suspended under Policy 4.5.3.

4.6 Expiry of Permit

- .1 A Development Permit issued in accordance with the notice of decision is valid for a period of twelve months from the date of issue.
- .2 Upon application, a Development Officer may grant an extension of the effective period of a permit, prior to the expiry of the permit; only once, for a period not greater than twelve months.
- .3 When a Development Permit expires, a new application is required. Such application shall be dealt with as a first application and there shall be no obligation to approve it on the basis that a previous permit had been issued.

4.7 Variance

- .1 All variance appeals shall be undertaken in accordance to Section 5 of the *Yukon Municipal Act*.
- .2 A person may apply for a variance or exemption from the Zoning Bylaw to the Board of Variance if there are practical difficulties or unnecessary hardships in meeting the requirements of the Zoning Bylaw because of the exceptional narrowness, shortness, shape, topographic features, or any other unusual condition of the property.
- .3 All variances shall be limited to parcel boundaries.
- .4 A variance shall not be approved if:
 - i. the unusual condition is the result of the applicant's or the property owner's action;
 - ii. the adjustment requested would constitute a special privilege inconsistent with

- the restrictions on the neighbouring properties in the same district;
 - iii. the variance or exemption would be contrary to the purposes and intent of the *Official Community Plan* or this bylaw;
 - iv. the variance or exemption would injuriously affect the neighbouring properties; or
 - v. the variance or exemption would allow a change to a use that is not similar to a permissible use in the area.
- .5 Within 30 days of receipt of an application, the Board of Variance shall approve, disapprove, or approve with conditions an application that in its opinion will preserve the purposes and intent of the *Official Community Plan, Zoning Bylaw, and Dawson City Heritage Management Plan*.
- .6 Within five working days after granting a variance, a Development Officer shall send a notice to adjacent landowners, as identified on the City of Dawson Tax Assessment Roll, advising them of the variance and the right of appeal.
- i. Adjacent landowners shall be considered those who are owners of land that is contiguous to a site and include land that would be contiguous if not for a public roadway, river, stream, pipeline, power line, or railway.
- .7 A decision of the Board of Variance may be appealed in accordance with Section 308 of the *Yukon Municipal Act*.
- .8 If the Board of Variance is served with notice of an appeal of its decision, such notice shall suspend the permit.
- .9 A decision of Council on a variance appeal is final and binding.

5.0 SUBDIVISION PROCESS

5.1 Subdivision

- .1 Council shall not approve any application for the subdivision of any land within any zone, or on any site, where the parcels do not meet the minimum requirements prescribed for that zone.
 - i. At the sole discretion of Council, parcels with a pre-existing legally non-conforming use or structure may be subdivided so long as the subdivision does not increase the legally non-conforming nature of the use or structure.
- .2 Spot land applications and parcel enlargements are at the sole discretion of Council will not be approved by Council unless they conform with the long-term plan for those lands, as described in the *Official Community Plan* or other applicable approved plans.
- .3 Notwithstanding Policy 5.1.1, Council may, at its discretion, approve an application for the subdivision of any land within the Historic Townsite into lots that do not meet the minimum site area requirements prescribed for the underlying Zoning District as a heritage conservation incentive, when:
 - i. that subdivision is in keeping with the heritage integrity of the community; and
 - ii. the development proposed for those lots meets the heritage management policies and guidelines of the *Official Community Plan* and the Zoning Bylaw.
- .4 Prior to final approval, Council shall hold a public hearing to hear and consider all submissions respecting the proposed subdivision. The public hearing shall be held not earlier than 7 days after the last date of publication of the notice.
- .5 The notice must be circulated, in the method approved by Council, once a week for two successive weeks.
 - i. Methods of notice circulation may include the City of Dawson website, local newspapers, the City and Post Office Bulletin Boards, and written notification.
 - ii. The notice shall:
 - a. describe the area affected by the proposed Subdivision;
 - b. state the date, time, and place for the public hearing respecting the proposed Subdivision; and
 - c. include a statement of the reasons for the subdivision and an explanation of it.
 - iii. Written notification letters shall be mailed to all properties prior to the public

hearing within the following radii of the subject property:

- a. within the Historic Townsite, 100m (328 ft.); or
 - b. all other areas, 1km (3,281 ft.).
- .6 A notification sign shall be placed on the subject property for a minimum of 7 days.
- i. The sign shall state the details of the subdivision and the date, time and place of the public hearing as well as contact information of the City of Dawson.
 - ii. The sign shall be provided by the City of Dawson and shall be returned to the City of Dawson on the day following the Public Hearing.
 - iii. Signs not returned will be subject to an advertising fee equal to the replacement of the sign materials.

5.2 Site Access

- .1 All access points and boardwalk cuttings shall be located to the satisfaction of the City.
- .2 No person shall construct a driveway from a site to a public roadway if such driveway, in the opinion of the City, would create an unnecessary traffic hazard; unless there is no other practical method of vehicular access to the site.

5.3 Water and Sewer Facilities

No building, structure, or land in any zone shall be used for any purpose where such purpose requires water or sanitary sewer services, or both, unless:

- .1 where municipal water and/or sewer infrastructure exists, the owner or authorized agent provides a service connection to the building or structure at the property boundary; or
- .2 where no municipal services exist, the owner or authorized agent provides a private water supply and sewage disposal system approved in accordance with the authority having jurisdiction. Proof of the approval must be provided to the Development Officer.

6.0 MOVING OF STRUCTURES

- .1 No person shall move a building or structure within, into, or out of the City unless a Development Permit has first been obtained.
- .2 When a structure is being moved off of a lot within the Historic Townsite, the application must be accompanied by an approved Redevelopment Plan to the satisfaction of the Development Officer.
 - i. When a structure is being moved off of a lot within the Historic Townsite, an acceptable security of \$1.00 per square foot of the lot under consideration will be required to be posted upon issuance of a Development Permit for the move to ensure that the intended re-development proceeds.
- .3 Moving of a structure listed in the *Yukon Government Historic Sites Registry* will occur only in extenuating circumstances in consultation with Yukon Government Historic Sites.
- .4 No person shall move a mobile home from a location within the Historic Townsite to another location within the Historic Townsite.
- .5 A Development Permit is required to move a mobile home from a location within the Historic Townsite to a location outside the Historic Townsite; however, the fee is waived.
- .6 In deciding on the moving of a building or buildings to a parcel within the City, a Development Officer may:
 - i. refer the application to the Territorial Building Inspector for a recommendation as to compliance to the National Building Code of the structure;
 - ii. require such renovations and alterations as may be necessary for the building to conform to the requirements of the zone into which the building is proposed to be moved, and to conform to the Territorial Building and Plumbing codes; or
 - iii. refuse to issue a permit if:
 - a. there are any taxes or other charges due to the City with respect to the building or the lot on which it is situated, unless arrangements satisfactory to the Chief Financial Officer of the City of Dawson have been made for payment of such taxes or other charges;
 - b. the building fails to conform to the requirements of this bylaw or the water and sewer bylaw; or
 - c. the building is not compatible, in the opinion of the Development Officer, with the character and appearance of existing buildings in the area in which

the building is to be located.

- .7 The Development Officer may require a performance bond to be posted or a certified cheque in the amount of the established cost of the required renovations or alterations pursuant to Section 3.3 Development Officers.
- .8 If the applicant and/or owner of the building fails to complete the required renovations within such time as prescribed by the Development Officer, the City may:
 - i. use the funds posted in Section 3.3 Development Officers to have the required renovations completed; or
 - ii. if the cost necessary for Section 3.3 Development Officers is in excess of those funds posted, the balance of the cost may be charged against the property as an extra levy.
- .9 All conditions of a Development Permit shall be satisfied within twelve (12) months of issuance of the permit.

7.0 GENERAL REGULATIONS

This section applies to all zones established under this bylaw.

7.1 Accessory Buildings and Structures

Accessory buildings and structures are permitted in all zones provided they comply with the following regulations:

- .1 Unless otherwise specified in this bylaw, accessory buildings and structures are not permitted on any parcel unless the principal building to which the building or structure is accessory has already been erected or will be erected simultaneously.
- .2 Accessory buildings and structures must be setback at least 3.0 m (10 ft.) from any principal building.
- .3 In R-Zones, accessory buildings and structures may be placed in a required rear or side yard; however:
 - i. they must be setback at least 0.6 m (2 ft.) from any rear or interior side parcel line;
 - ii. they must be set back at least 3.0 m (10 ft.) from any exterior side parcel line; and
 - iii. where an accessory building or structure is a garage, it must setback at least 1.5 m (5 ft.) from any interior side parcel lines.
 - iv. Gardens and Greenhouses may be located in a front yard.
- .4 In all R-Zones, C-Zones, and P-Zones the combined area of all accessory buildings, excluding detached secondary suites, must not exceed:
 - i. 10% parcel coverage for parcels in the Historic Townsite and
 - ii. 20% parcel coverage for parcels outside the Historic Townsite.
- .5 In all R-Zones and C-Zones, an accessory building must not exceed:
 - i. 10% parcel coverage for parcels in the Historic Townsite and
 - ii. 20% parcel coverage for parcels outside the Historic Townsite.
- .6 An accessory building must not be used as dwelling or sleeping unit unless permitted as a Garden Suite.

7.2 Easements and Rights of Way

In addition to the regulations contained in this bylaw, buildings and structures must respect all other property encumbrances such as easements and rights of way.

7.3 Fences and Screening

- .1 In all zones, fences are permitted in required front, rear, or side yards.
- .2 In any R-Zone, a fence must:
 - i. not exceed a height of 1.2 m (4 ft.) in any required front yard and
 - ii. not exceed a height of 1.8 m (6 ft.) in any other area including any required side or rear yard.
- .3 All exterior storage of goods, material, and equipment in any C-Zone must:
 - i. be located to the rear or side of the principal building;
 - ii. be screened from view from any public roadway other than a lane, and from adjacent sites in a R-Zone by fences, berms, landscape materials, or a combination of these to the satisfaction of the Development Officer; and
 - iii. not exceed a height of 1.8 m (6 ft.) above grade.
- .4 Exterior storage or display of goods, material, and equipment in the M1 zone must:
 - i. be screened from view from any public roadway other than a lane, and adjoining sites not in the M1 Zone by fences, berms, landscape materials, or a combination of these to the satisfaction of the Development Officer and
 - ii. not exceed a height of 2.4 m (8 ft.) above grade.
- .5 Junkyards and automobile wrecking yards shall be completely enclosed by:
 - i. a 2.4 m (8 ft.) high solid wooden fence,
 - ii. a 2.4 m (8 ft.) high chain link fence with continuous hedging, or
 - iii. other screening to the satisfaction of the Development Officer.

7.4 Height Exceptions

The maximum height regulations of this bylaw do not apply to the following:

- chimneystacks,
- elevator housings,
- flagpoles,

- parapet walls,
- roof stairway entrances,
- skylights,
- steeples,
- HVAC equipment, or
- any other item deemed by the Development Officer to be of a similar nature to those noted above.

7.5 Heritage

The heritage of Dawson City and its region shall be managed in accordance with Appendix A of this bylaw and by the *Dawson City Heritage Management Plan* (March 2008) adopted by Council, or any successor legislation.

7.6 Location and Siting

No building or structure is permitted in a required front, rear, or side yard unless otherwise specified in this bylaw.

7.7 Principal Buildings

No more than one principal building is permitted per parcel unless otherwise specified in this bylaw.

7.8 Setback Exceptions

The front, side, and rear yard setback regulations of this bylaw do not apply to the following:

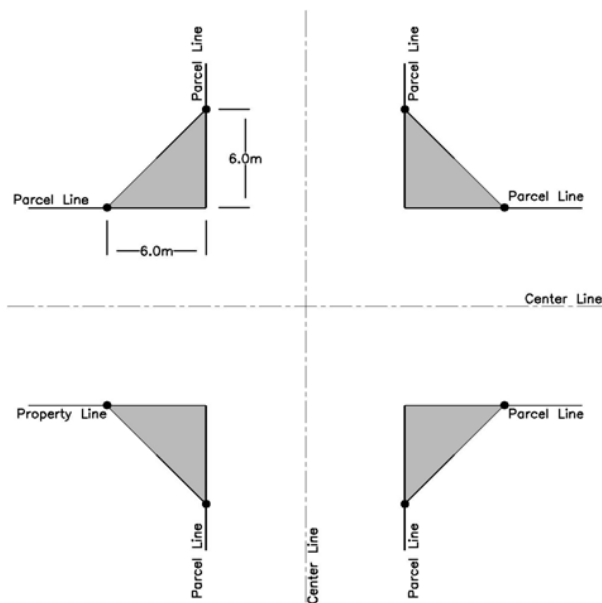
- .1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, or other similar features provided that such projections do not exceed 0.6 m (2 ft.).
- .2 Steps, eaves, canopies, decorative overhangs, balconies, or porches provided that they:
 - i. do not project more than 1.2 m (4 ft.) into a required front, rear, or exterior side yard and
 - ii. do not project more than 0.6 m (2 ft.) into a required interior side yard.
- .3 Steps, ramps, or boardwalks required for safe access to a permitted primary or accessory structure due to parcel grade.

- .4 Uncovered patios, sundecks, or terraces provided that they:
 - i. meet any fence height requirements of this bylaw and
 - ii. do not project more than 2.4 m (8 ft.) into a required front yard.
- .5 Any other feature that the Development Officer approves for heritage conservation purposes, provided that it does not occupy more than 10% of the area required for the rear or side yard.
- .6 A service efficiency link in the P2 zone may be allowed by decision of Council where:
 - i. the service efficiency link has been approved by the owners of the linked buildings,
 - ii. the proponent has identified the nature of the reduced operational costs created by the service efficiency link, and
 - iii. the identified reduced operational costs are in the public interest.

7.9 Visibility at Intersections

No landscaping screening, building, or structure will be planted or erected to a height greater than 1.0 m (3.3 ft.) above the established grade within the shaded space as illustrated in Figure 7.1 Illustration of Sight Triangle. This shaded space is described as 6.0 m (19.7 ft.) from the point of the street intersection of the parcel lines on a corner parcel.

FIGURE 7.1 ILLUSTRATION OF SIGHT TRIANGLE



8.0 SPECIFIC USE REGULATIONS

8.1 Bed and Breakfasts

Where permitted, Bed and Breakfasts must meet all the requirements of all other relevant municipal bylaws.

8.2 Child Care Centres and Family Day Homes

- .1 Child Care Centres and Family Day Homes shall provide documentation demonstrating that they are compliant with all appropriate Federal and/or Territorial legislation.
- .2 Family Day Homes shall follow the regulations for Home Occupations.
- .3 Child Care Centres and Family Day Homes are not permitted in multi-unit residential dwelling units.
- .4 Child Care Centres are not permitted in duplexes.

8.3 Home Industries

Where permitted, Home Industries must comply with the following regulations.

- .1 A Home Industry is an accessory use that must only be conducted within the principal residential building and within up to one accessory building.
- .2 The Home Industry must not occupy more than 74 m² (796.5 ft²) of the dwelling unit, or 25% of the total floor area of the dwelling unit, whichever is less.
- .3 The combined floor area of accessory buildings used for Home Industry must not exceed 186 m² (2,002 ft²).
- .4 Except in the front yard setback, exterior storage of materials associated with the Home Industry will be permitted, provided that: storage areas do not exceed one 93 m² (1,001 ft²) and are enclosed by a privacy fence or landscaped screen to ensure that the stored materials are not visible beyond the property line.
- .5 An exterior storage area must be setback at least 5.0 m (16.4 ft.) from any parcel line.
- .6 A Home Industry:
 - i. must not create a hazardous or dangerous condition for the neighbourhood or the environment;
 - ii. must not generate traffic congestion or parking problems for the City or the

- immediate neighbourhood;
 - iii. must not produce odour, smoke, dust, or fumes beyond the property line;
 - iv. must not involve materials or products that produce inflammable or explosive vapours or gasses under normal Dawson City temperature extremes; and
 - v. must not produce interference with radio, television, telephone, or other electronic or communications device; where the interference is detectable on such an electronic or communications device located beyond the parcel line of the parcel on which the Home Industry is located.
- .7 No Home Industry may be used for the salvage or storage of derelict vehicles and equipment, used building, or domestic products and similar discarded materials.
- .8 Retail sales shall not be permitted in a Home Industry except for:
- i. products incidental to a service being provided;
 - ii. mail order sales;
 - iii. telephone sales, on-line sales, or other types of sales where the customer does not enter the premises to inspect or pick-up goods;
 - iv. direct distributorships where customers do not enter the premises to inspect, purchase or pickup goods; and
 - v. products produced on the site.

8.4 Home Occupations

Where permitted, Home Occupations must comply with the following regulations:

- .1 The Home Occupation must be considered a secondary use to the principal use of the building or site.
- .2 Other than a duly authorized sign, no exterior evidence of a Home Occupation is permitted to be visible on the site on which the Home Occupation is located.
 - i. For the purposes of this section, the presence of a garden and/or greenhouse shall not be deemed to be exterior evidence of a Home Occupation.
- .3 No exterior storage of materials associated with a Home Occupation is permitted.
- .4 There shall be no manner of use or noise of an offensive or objectionable nature to interfere with the peace, quiet, and dignity of the neighbourhood.

8.5 Gardens and Greenhouses

Gardens and greenhouses are permitted as an accessory use in all zones, provided that they comply with all regulations for accessory buildings and structures laid out in this bylaw.

8.6 Parks and Natural Space

Any development of a permitted P1 use must comply with all setbacks for the zoning in which it is being developed.

8.7 Public Utilities

- .1 Public utility facilities for the distribution of water, sewage, electrical power, telephone, cable television, and other similar services are permitted in all zones.
 - i. This does not include sewage treatment plants or electrical substations.
- .2 Permanent electrical power is permitted only if it is required to support an approved, permanent use on a parcel.
- .3 Individual parcels for public utility facilities are exempt from minimum parcel area requirements.
- .4 All changes and new installations of a public utility must have a valid Development Permit.

8.8 Secondary and Garden Suites

Where permitted, Secondary and Garden Suites must comply with the following regulations:

- .1 A Secondary Suite is only permitted within a single detached dwelling.
- .2 A Garden Suite is only permitted within an accessory building on the same parcel as a single detached dwelling.
- .3 No more than one Secondary Suite is permitted per principal single detached dwelling.
- .4 A Garden Suite is not permitted on the same parcel as a property with a Secondary Suite.
- .5 One additional parking space must be provided on the parcel for the Secondary or Garden Suite, in addition to the parking required for the single detached dwelling.
- .6 A Secondary or Garden suite is not permitted in conjunction with the operation of a Bed and Breakfast in the principal single detached dwelling.

- .7 A Secondary or Garden Suite must have a minimum floor area of 23.8 m² (256 ft.²).
- .8 At the discretion of the Development Approving Authority, a Garden Suite may be constructed prior to a single detached dwelling subject to the following criteria.
 - i. Garden Suites are to be constructed in accessory buildings only; as such, a Development Permit must be submitted and approved which shows details for both the primary and accessory building.
 - a. The Development Permit must include a time limit which dictates how long the accessory building (Garden Suite) can exist without the construction of the primary building (single detached dwelling).
 - ii. The placement of the Garden Suite must allow for sufficient space to construct the primary dwelling.
 - iii. The Garden Suite must meet all other regulations for a primary dwelling as a standalone structure.

8.9 Service Stations

Where permitted, service stations must conform to the following provisions:

- .1 Pump island storage tanks and related appurtenances must meet the requirements of all relevant Federal and Territorial legislation.
- .2 All repair equipment shall be kept, and all repair work shall be done, entirely within the building or in the maintenance yard.
- .3 All exterior lighting must deflect away from adjacent parcels.
- .4 A minimum 1.8 m (6 ft.) fence must be provided on all property lines separating the parcel from any abutting R-Zone.

8.10 Vendors

Vendors include both commercial and food vendors. These uses are intended to be short-term or seasonal in nature and may be dismantled and removed from the site from time to time.

- .1 Vendors shall be responsible for:
 - i. complying with all statutes, regulations, and bylaws, whether Federal, Territorial, or Municipal;
 - ii. obtaining all licenses and permits required, at his/her own expense;
 - iii. the supply and maintenance of garbage receptacles and disposal of garbage to

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- an approved disposal site;
 - iv. maintaining the lands in the vicinity of their operation in a clean, litter-free, and tidy state;
 - v. not interfering with the quiet use and enjoyment of the surrounding areas by the public; and
 - vi. supplying proof of valid public liability insurance when located on lands owned by the City.
- .2 Each vendor shall apply to the City for permission to operate using a Temporary Development Permit. Each application shall:
- i. specify the type and nature of the proposed business;
 - ii. include a sketch showing their desired location; and
 - a. The required sketch shall have dimensions and show the proposed site in relation to existing developments in the area.
 - iii. obtain the signature of the land owner as an indication of permission to occupy the space allocated.
- .3 Upon receipt of a Temporary Development Permit to locate a vendor, the City shall:
- i. review each application;
 - ii. request any additional information deemed necessary by the City; and
 - iii. approve, approve with conditions, or refuse the application.
- .4 Any non-mobile activity involving the construction of a facility shall be required to obtain a temporary building permit.
- .5 Vendors shall be limited to:
- i. mobile refreshment stands completely contained within a trailer, motorized vehicle, bicycle, push-cart, approved container, or some other nonmechanized means or
 - ii. temporary commercial operations completely contained within a trailer, motorized vehicle, bicycle, push-cart, approved container, or some other nonmechanized means.
- .6 Vendors shall not be permitted anywhere other than the site specified in the City's approval.
- .7 Temporary electrical hook-up shall be allowed, subject to them meeting all applicable codes and regulations.
- .8 The City may inspect any temporary vendor facility to ensure compliance with this policy. If non-compliance is found, the City has the right to revoke the approval for

such use. Ongoing operation of a temporary vendor permit shall not be inferred as a right or entitlement.

9.0 PARKING AND LOADING

9.1 Existing Building and Structures

The off-street parking requirements contained in this section shall not apply to buildings, structures, or uses existing on the effective date of this bylaw; except that:

- .1 The off-street parking shall be provided and maintained in accordance with this section for any addition to such existing buildings or structures, or any change or addition to such use.
- .2 Off-street parking existing on the effective date of this bylaw shall not be reduced below the applicable off-street parking requirements of this section.

9.2 Required Number of Parking and Loading Spaces

- .1 The number of off-street parking spaces required for a class of building is calculated according to Table 9-1 Required Off-Street Parking Spaces; in which, Column I sets out the class of building and Column II sets out the number of required off-street parking spaces that are to be provided for each class of building in Column I.
- .2 The number of off-street loading spaces required for a class of building is calculated according to Table 9-2 Required Off-Street Loading Spaces of this schedule; in which, Column I sets out the class of building and Column II sets out the number of required off-street loading spaces that are to be provided for each class of building in Column I.
- .3 Where the calculation of the required off-street parking spaces or loading spaces results in a fraction, the calculation shall be rounded up.
- .4 Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation; each 0.5 m of width of such seating shall be deemed to be one seat.
- .5 Except where cash-in-lieu is provided in accordance with the City of Dawson bylaws, the required off-street parking and loading spaces shall be located on the same parcel as the building they serve or on a separate lot within 150 m (492.1 ft.) of the building.

TABLE 9-1 REQUIRED OFF-STREET PARKING SPACES

USE	Required Parking Spaces
Residential Uses	
Single detached and duplex dwelling: 4 bedrooms or less	1 per dwelling unit
Single detached and duplex dwelling: over 4 bedrooms	2 per dwelling unit and 1 per addition bedroom over 4
Multi-unit residential	1 per dwelling unit
Bed and Breakfasts	1 per 2 bedrooms available for rent (in addition to the space required for the residential use)
Secondary Suite or Garden Suite	1 per suite
Institutional Uses	
Hospital	1 per 100 m ² of floor area
School	1 per classroom
Place of public assembly including arena, assembly halls, auditorium, club, lodge and fraternal building, community centre, convention hall, funeral parlour and undertaking establishment gymnasium, meeting hall, theatre and similar use	1 per 8 seats
Recreational use including curling rink	1 per 3.5 seats
Museum and public library	1 per 50 m ² of floor area
Commercial Uses	
Bank, business administrative, or professional office	1 per 100 m ² of floor area
Medical or dental office or clinic	1 per 100 m ² of floor area
Retail store, personal service establishment, shopping centre, department store, and supermarket	1.5 per 100 m ² of floor area
Furniture and appliance sales, automobile and boat sales	1 per 150 m ² of floor area
Restaurant or eating establishment, lunch counter, diner, beer parlour, cocktail lounge, bar or other similar establishment for the sale and consumption of food or beverages on the premises	1 per 8 seats
Hotel	1 per every 4 dwelling or sleeping unit with bus stall 1 per every 2 dwelling or sleeping unit without bus stall
Motel	1 per dwelling or sleeping unit
Lodging Facility – Non-Permanent or Permanent	1 per dwelling or sleeping unit
Billiard and pool hall	1 per playing table
Bowling alley	2 per alley
Laundromat	1 per 4 washing machines
Campground	1 per camping site plus 1 space for the operator
Industrial Uses	
Contractor or public works yard	1 per 150 m ² of floor area
Machinery sales and repair	1 per 150 m ² of floor area

USE	Required Parking Spaces
Warehousing, storage	1 per 150 m ² of floor area
Tire repair	1 per 150 m ² of floor area plus 1 per service bay
Manufacturing and industrial	1 per 150 m ² of floor area
Contractor or public works yard	1 per 150 m ² of floor area
Machinery sales and repair	1 per 150 m ² of floor area

TABLE 9-2 REQUIRED OFF-STREET LOADING SPACES

CLASS OF BUILDING	REQUIRED LOADING SPACES
Retail store, manufacturing, fabricating, processing, warehousing and wholesaling establishment:	
i) Less than 2,000 m ² in floor area	1
ii) 2,000 to 4,000 m ² in floor area	2
iii) Greater than 4,000 m ² in floor area	3

9.3 Cash-in-Lieu of On-Site Parking and Loading

- .1 Where the requirements for parking space cannot be met, the owner and the City may enter into an agreement to provide cash-in-lieu of on-site parking.
- .2 Council shall establish each year the value of one on-site parking stall and one on-site loading space. In establishing the value, Council shall take into considering the cost of providing it that shall include the cost of replacement land and improvements.

9.4 Dimensions and Access to Parking and Loading Spaces

- .1 Each off-street parking space required by this bylaw shall not be less than 2.7 m (9 ft.) wide or 5.8 m (19 ft.) long or have a vertical clearance less than 2.2 m (7.2 ft.).
- .2 To the satisfaction of the Development Officer, loading and unloading spaces shall be of adequate size and with access to accommodate the types of vehicles that will be loading and unloading without those vehicles projecting into a public roadway.
 - i. In no case shall the space be less than 28 m² (301.4 ft.²), or less than 2.6 m (8.4 ft.) wide or have less than 3.7m (12 ft.) overhead clearance.
- .3 Where a parcel is adjacent to a rear lane, access to the internal aisle providing access to the parking or loading spaces shall be via the rear lane.

- .4 Where a bus stall is provided it shall be clearly marked "Tour Buses" and that parking stall shall be not less than 3.3 m (10.8 ft.) wide or 14.3 m (47 ft.) long or have a clearance of less than 3.3 m (10.8 ft.).

10.0 SIGNS

- .1 No signs shall be erected within the City except those provided for in this bylaw.
- .2 Unless exempted under Section 4.2 Development Permit Not Required; the erection, display, alteration, replacement, or relocation of a sign requires a Development Permit.
- .3 Signs shall be either a fixed or free standing or projecting type and shall conform to the requirements listed in the following schedule:

TABLE 10-1 SIGN REGULATIONS

Signs	Max. Size		Permitted Type
	(m ²)	(ft ²)	
Home Occupation	0.18	(1.93)	Fixed or free standing
Home Identification	0.18	(1.93)	Fixed or free standing
Bed & Breakfast	0.63	(6.78)	Fixed or free standing
Community Activity	0.54	(5.81)	Fixed or free standing
Prohibition	0.54	(5.81)	Fixed or free standing
Directional	0.54	(5.81)	Free standing
Directory	5.76	(62.00)	Free standing except RS, RT
Public Building	2.80	(30.10)	Fixed or free standing
Advertising	14.40	(155.00)	Fixed or free standing or projecting
Banners	14.40	(155.00)	
Traffic Control	5.76	(62.00)	Fixed or free standing or projecting

- .4 The lettering for signage shall reflect the Design Guidelines only in the Historic Townsite.
- .5 Prior to erection, all fixed, free standing or projecting types of signs shall meet with the approval of the Development Officer.
- .6 No sign shall be erected which, in the opinion of Council, interferes with traffic or the visibility of a traffic control device.
- .7 No freestanding sign may exceed the maximum permissible height for an accessory structure in the zone in which the sign is located.
- .8 An advertising sign may only be erected on the site where the service advertised is performed, or where the product advertised is made, sold, or serviced.

- .9 Notwithstanding the above, campaign signs do not require Development Officer approval provided they are only placed after an election has been called and are taken down within seven days after the election has ended.
- .10 Notwithstanding 9.1 through 9.6 above, City-placed traffic type signs (including warning signs) and real estate 'for sale' signs under 1m² (9 ft²) do not require Development Officer approval.

11.0 RESIDENTIAL ZONES

11.1 R1 ZONE (Single detached and Duplex Residential)

The purpose of the R1 zone is to permit single detached and duplex dwellings.

11.1.1 Permitted Uses

The following use(s) are permitted in the R1 zone:

- .1 Accessory building or structure
- .2 Bed and Breakfast
- .3 Boarding House
- .4 Duplex
- .5 Family Day Home
- .6 Garden Suite
- .7 Home Occupation
- .8 Modular home
- .9 Secondary Suite
- .10 Single detached dwelling

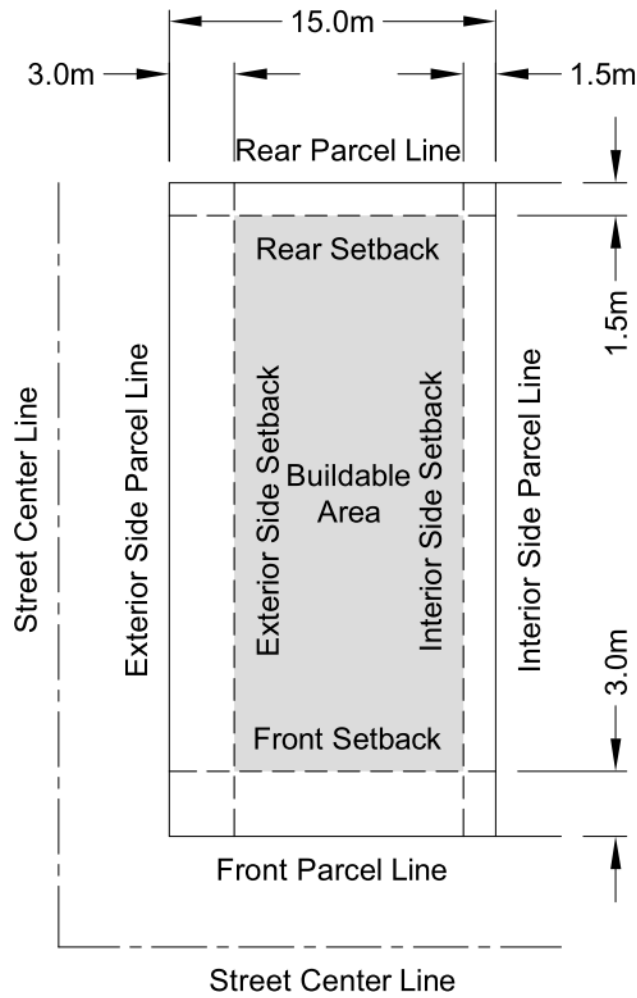
11.1.2 Zone-Specific Regulations

On a parcel located in an area zoned R1, no building or structure shall be constructed, located or altered; and no plan of subdivision approved, which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2	
.1 Minimum parcel size	232.3 m ²	(2,500 ft ²)
.2 Minimum parcel width	7.6 m	(25 ft)
.3 Minimum setback of buildings from:		
• front parcel line	3.0 m	(10 ft)
• interior side parcel line		
➤ for a dwelling	1.5 m	(5 ft)
➤ for a non-dwelling accessory building	0.6 m	(2 ft)
➤ for a duplex with a shared wall on property line	0.0 m	(0 ft)
• exterior side parcel line	3.0 m	(10 ft)
• rear parcel line	1.5 m	(5 ft)
.4 Maximum parcel coverage	50%	

COLUMN 1	COLUMN 2	
.5 Minimum floor area of primary dwelling unit	23.8m ²	(256 ft ²)
.6 Maximum height for:		
• Principal Building	10.7 m	(35 ft)
• Accessory Building	6.1 m	(20 ft)

TABLE 11-1 R1 ZONE MINIMUM PARCEL REQUIREMENTS



11.2 R2 ZONE (Multi-Unit Residential)

The purpose of the R2 zone is to permit multi-unit residential development in appropriate locations.

11.2.1 Permitted Uses

The following use(s) and no others are permitted in the R2 zone:

- .1 Accessory building or structure
- .2 Apartment
- .3 Home Occupation
- .4 Multi-unit residential
- .5 Parking lot
- .6 Townhouse

11.2.2 Zone Specific Regulations

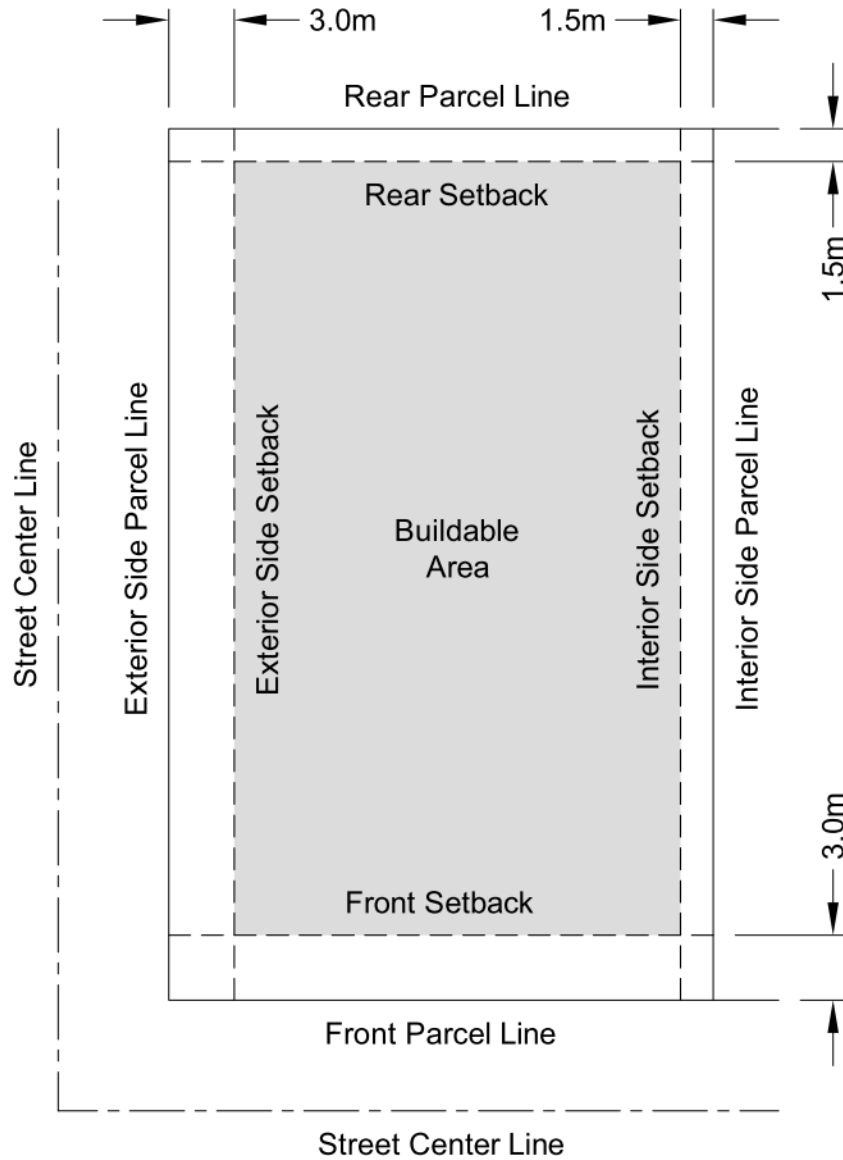
On a parcel located in an area zoned R2, no building or structure shall be constructed, located, or altered; and no plan of subdivision approved, which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2	
.1 Minimum floor area of primary dwelling unit	23.8 m ²	(256 ft ²)
.2 Minimum parcel size width	464.5 m	(5,000 ft ²)
.3 Minimum parcel width	15.2	(50 ft)
.4 Minimum setback of buildings from: <ul style="list-style-type: none"> • front parcel line • interior side parcel line • exterior side parcel line • rear parcel line 	3.0 m 1.5 m 3.0 m 1.5 m	(10 ft) (5 ft) (10 ft) (5 ft)
.6 Maximum height for: <ul style="list-style-type: none"> • Principal Building • Accessory Building 	10.7 m 6.1 m	(35 ft) (20 ft)

11.2.3 Other Zone-Specific Regulations

- .1 Each dwelling unit containing two or more bedrooms must be provided with not less than 37.2 m² (400 ft.²) of recreational space on-site either collectively or separately.

TABLE 11-2 R2 ZONE MINIMUM PARCEL REQUIREMENTS



11.3 R3 ZONE (Country Residential)

The purpose of the R3 zone is to permit low-density single detached housing in a rural setting.

11.3.1 Permitted Uses

The following use(s) and no others are permitted in the R3 zone:

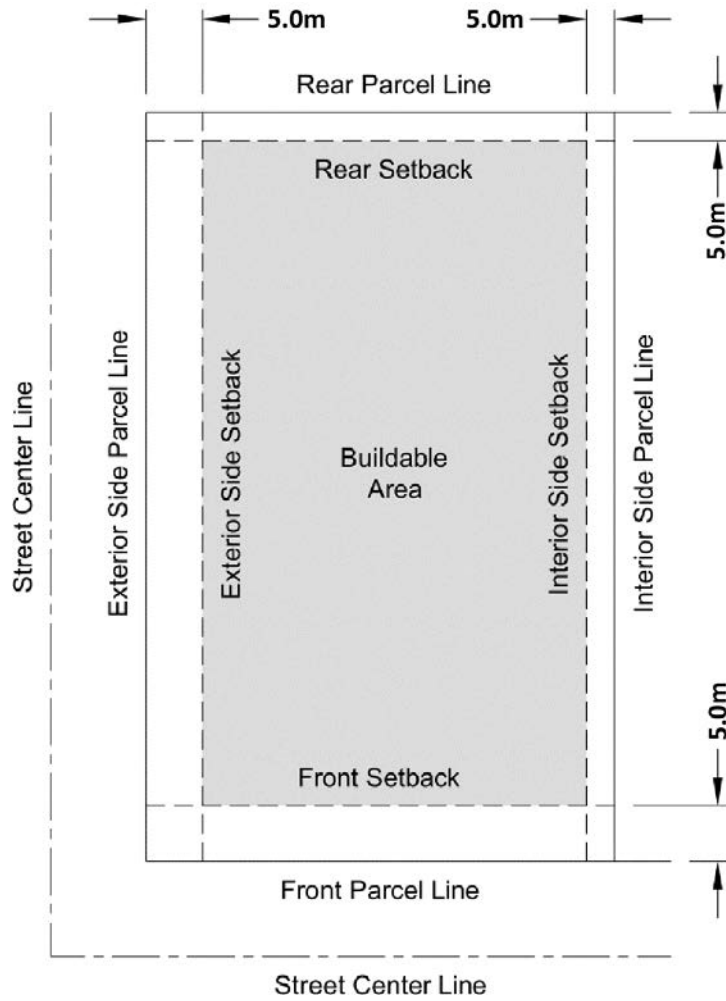
- .1 Accessory building or structure
- .2 Bed and Breakfast
- .3 Garden Suite
- .4 Home Industry
- .5 Home Occupation
- .6 Modular home
- .7 Secondary Suite
- .8 Single detached dwelling

11.3.2 Zone Specific Regulations

On a parcel located in an area zoned R3, no building or structure shall be constructed, located or altered; and no plan of subdivision approved, which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2	
.1 Minimum parcel size	0.4 ha	(1 acre)
.2 Minimum parcel width	1.6 ha	(4 acre)
.3 Minimum setback of buildings from:		
• front parcel line	5.0 m	(16.4 ft)
• interior side parcel line	5.0 m	(16.4 ft)
• accessory building	5.0 m	(16.4 ft)
• exterior side parcel line	5.0 m	(16.4 ft)
• rear	5.0 m	(16.4 ft)
.5 Minimum floor area of primary dwelling unit	84.0 m ²	(904 ft ²)
.6 Maximum height for:		
• Principal Building	10.7 m	(35 ft)
• Accessory Building	6.1 m	(20 ft)

TABLE 11-3 R3 ZONE MINIMUM PARCEL REQUIREMENTS



12.0 COMMERCIAL ZONES

12.1 C1 ZONE (Core Commercial)

The purpose of the C1 zone is to permit and promote a vibrant commercial core with a mixture of commercial and residential uses.

12.1.1 Permitted Uses

The following use(s) and no others are permitted in the C1 zone:

- .1 Accessory building or structures
- .2 Alcohol sales
- .3 Amusement establishment
- .4 Broadcasting and recording
- .5 Cannabis retail services
- .6 Child Care Centre
- .7 Commercial and residential mixed-use
- .8 Commercial school
- .9 Contractor services
- .10 Convenience store
- .11 Eating and drinking establishment
- .12 Exhibition and convention facility
- .13 Flea market
- .14 Fleet services
- .15 Garden Centre
- .16 Greenhouse
- .17 Home Occupation
- .18 Hotel
- .19 Household repair services
- .20 Mixed use development
- .21 Multi-unit residential
- .22 Motel

- .23 Offices
- .24 Office support services
- .25 Parking lot
- .26 Recreation facilities
- .27 Recycling depot
- .28 Retail store
- .29 Vendor - commercial
- .30 Vendor - food
- .31 Veterinary service

12.1.2 Zone Specific Regulations

On a parcel located in an area zoned C1, no building or structure shall be constructed, located, or altered; and no plan of subdivision approved, which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

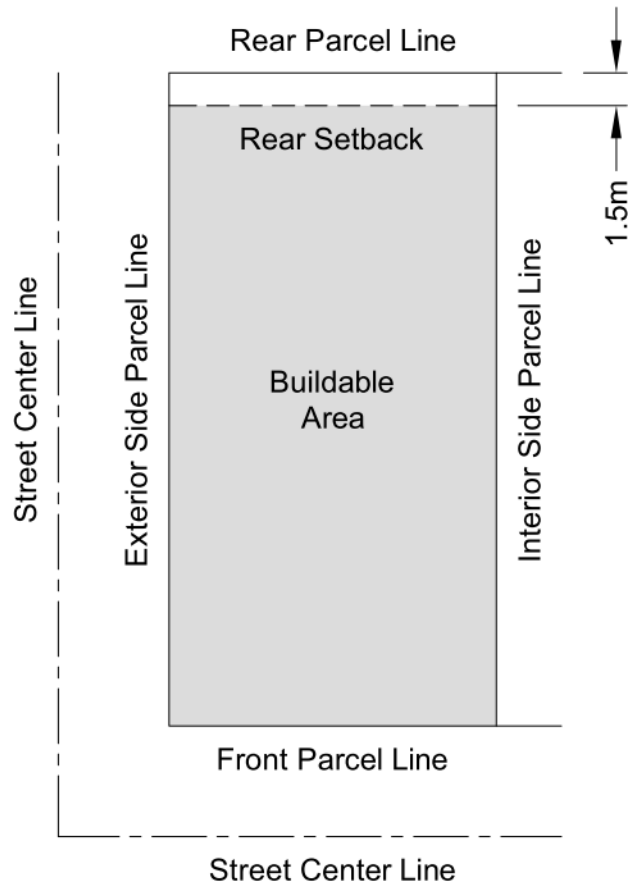
COLUMN 1	COLUMN 2	
.1 Minimum floor area of dwelling unit	23.8 m ²	(256 ft ²)
.2 Minimum parcel size	464.5 m ²	(5,000 ft ²)
.3 Minimum setback of buildings from:		
• front parcel line	0.0 m	(0 ft)
• interior side parcel line	0.0 m	(0 ft)
• accessory building	0.0 m	(0 ft)
• exterior side parcel line	1.5 m	(5 ft)
• rear	0.0 m	(0 ft)
.4 Maximum floor area ratio (FAR)	3.0	
.5 Minimum building height	13.7m	(45 ft)

12.1.3 Other Zone-Specific Regulations

- .1 Off-street parking provisions shall be in accordance with the requirements of Section 9.0 Off-Street Parking and Loading Regulations of this bylaw; except that:
 - i. Where the requirements for parking space cannot be met, the owner and the City may enter into an agreement to:
 - a. provide the required parking space in a communal or public parking lot; and/or
 - b. provide cash-in-lieu to the City in an amount as per the Fees and Charges Bylaw which will enable the City to provide an equivalent number of

required off- street parking stalls in the core commercial district as a parking, non-accessory use.

TABLE 12-1 C1 ZONE MINIMUM PARCEL REQUIREMENTS



12.2 C2 ZONE (Commercial Mixed Use)

The purpose of the C2 zone is to permit a wide range of commercial uses that provide service to local industry and/or highway tourism and service needs. Permitted residential uses in this district are secondary to the principal commercial use.

12.2.1 Permitted Uses

The following use(s) are permitted in the C2 zone:

- .1 Accessory building or structure
- .2 Auctioneering
- .3 Bed and Breakfast
- .4 Campground
- .5 Commercial storage
- .6 Contractor services
- .7 Convenience store
- .8 Eating and drinking establishment
- .9 Equipment sales, rentals, and service
- .10 Family Day Home
- .11 Flea market
- .12 Fleet service
- .13 Garden Centre
- .14 Garden Suite
- .15 Greenhouse
- .16 Home Industry
- .17 Home Occupation
- .18 Household repair service
- .19 Lodging facility – permanent
- .20 Lodging facility – non-permanent
- .21 Manufacturing
- .22 Modular home
- .23 Motel

- .24 Outside storage
- .25 Residential security unit
- .26 Retail store
- .27 Secondary Suite
- .28 Service station
- .29 Single detached dwelling
- .30 Vehicle sales, rentals and service
- .31 Vendor - Food

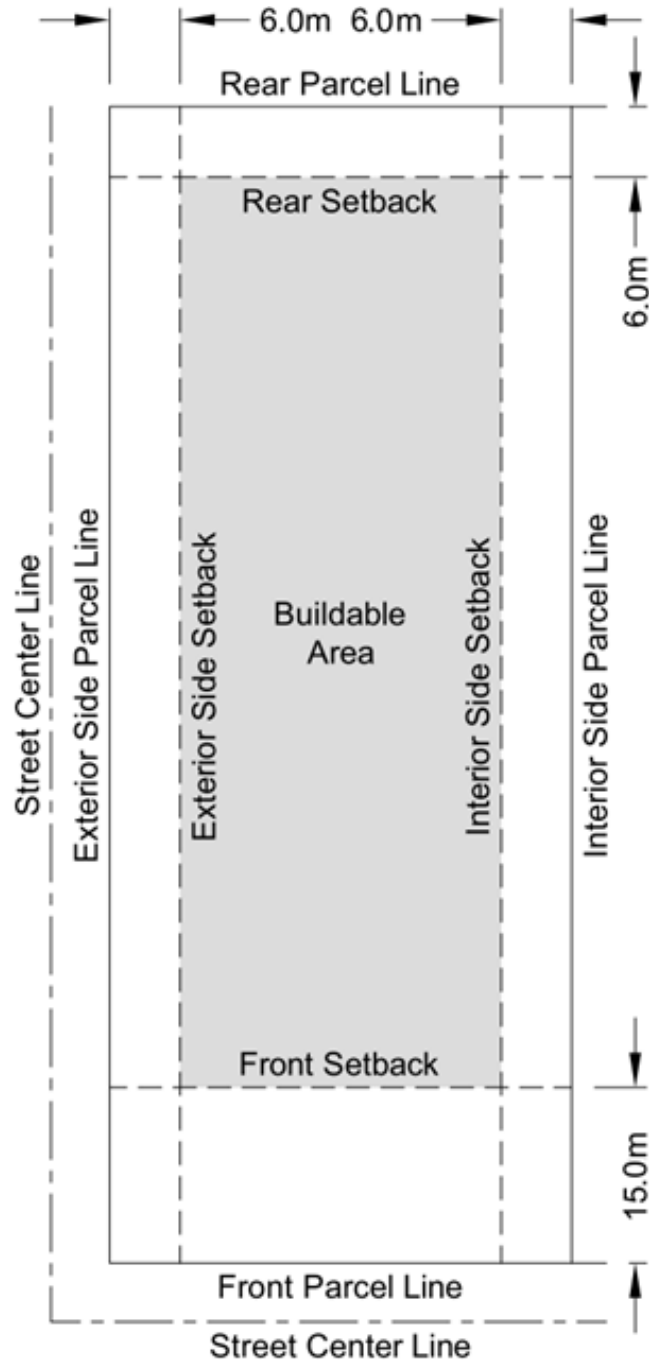
12.2.2 Zone Specific Regulations

- .1 On a parcel located in an area zoned C2, no building or structure shall be constructed, located or altered; and no plan of subdivision approved, which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2	
.1 Maximum number of dwelling units	1 per parcel	
.2 Minimum parcel size	0.4 ha	(1 acre)
.3 Minimum setback of buildings from:		
• front parcel line	15.0 m	(49.2 ft)
• interior side parcel line	6.0 m	(19.7 ft)
• accessory building	6.0 m	(19.7 ft)
• exterior side parcel line	6.0 m	(19.7 ft)
• rear	6.0 m	(19.7 ft)
.4 Maximum parcel coverage	60%	
.5 Minimum building height	10.7m	(35 ft)

- .2 The Development Regulations for the R1 Zone shall apply to the development of single family detached dwellings.

TABLE 12-2 C2 ZONE MINIMUM PARCEL REQUIREMENTS



13.0 INDUSTRIAL ZONES

13.1 M1 ZONE (Industrial)

The purpose of the M1 zone is to permit industrial activities that provide industrial services, light manufacturing, warehousing, and storage. Permitted residential uses in this district are secondary to the principal industrial use.

13.1.1 Permitted Uses

The following use(s) and no others are permitted in the M1 zone:

- .1 Accessory building or structure
- .2 Broadcasting and recording
- .3 Bulk fuel facility
- .4 Commercial storage
- .5 Contractor services
- .6 Exterior storage
- .7 Equipment sales, rentals, and service
- .8 Fleet services
- .9 Funeral services
- .10 Garden Centre
- .11 Greenhouse
- .12 Heavy equipment storage
- .13 Junkyard
- .14 Manufacturing
- .15 Natural resource development
- .16 Offices
- .17 Office support services
- .18 Processing of raw materials
- .19 Recycling depot
- .20 Residential security unit
- .21 Service station

- .22 Vehicle sales, rentals and service
- .23 Vendor - Food
- .24 Veterinary service

13.1.2 Secondary Use

- .1 Single detached dwelling
- .2 Lodging facility – permanent
- .3 Lodging facility – non-permanent

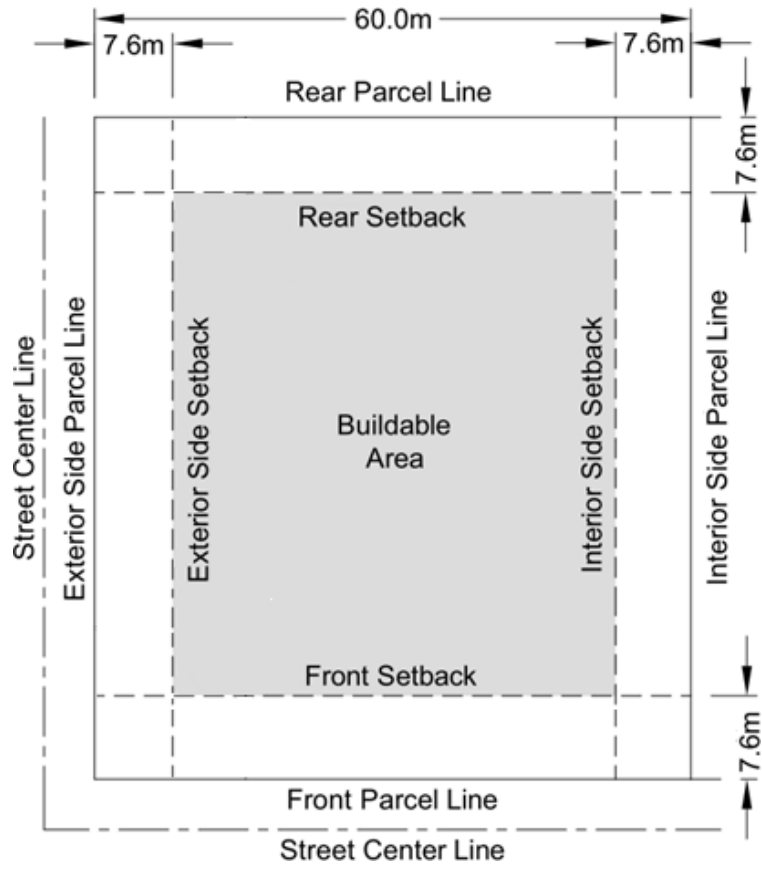
13.1.3 Zone Specific Regulations

- .1 On a parcel located in an area zoned M1, no building or structure shall be constructed, located, or altered; and no plan of subdivision approved, which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2	
.1 Minimum parcel size	0.4 ha	(1 acre)
.2 Minimum setback of buildings from:		
• front parcel line	6.0 m	(19.7 ft)
• interior side parcel line	6.0 m	(19.7 ft)
• accessory building	6.0 m	(19.7 ft)
• exterior side parcel line	6.0 m	(19.7 ft)
• rear	6.0 m	(19.7 ft)
.3 Minimum setback of building from interior and rear parcel lines when they abut an R-zone	15.2 m	(50 ft)
.4 Maximum building height	10.7 m	(35 ft)

- .2 Residential security units must:
 - i. be used solely by the owner, manager, or caretaker of the premises;
 - ii. be maximum size of 111.5 m² (1,200 ft.²) is permitted; and
 - iii. be constructed and operational after the construction of the principal building.
- .3 No more than one residential dwelling unit of any type may be permitted per parcel.
 - i. Single detached dwellings are not permitted on parcels with residential security units.
- .4 Any indoor display, office, technical or administrative support areas, or any retail sale operations must be accessory to the uses identified above.
 - i. The floor area devoted to such accessory activities shall not exceed 33% of the total floor area of the building(s) devoted to the principal use.

TABLE 13-1 M1 ZONE MINIMUM PARCEL REQUIREMENTS



14.0 PUBLIC AND INSTITUTIONAL ZONES

14.1 P1 ZONE (Parks and Natural Space)

The purpose of the P1 zone is to provide parks and natural areas for outdoor enjoyment.

14.1.1 Permitted Uses

The following use(s) and no others are permitted in the P1 zone:

- .1 Accessory building or structure
- .2 Campground
- .3 Cultural events or displays
- .4 Park
- .5 Dock
- .6 Natural science exhibits and interpretive signage
- .7 Outdoor recreation facility
- .8 Public washrooms
- .9 Trails
- .10 Vendor – commercial
- .11 Vendor – food

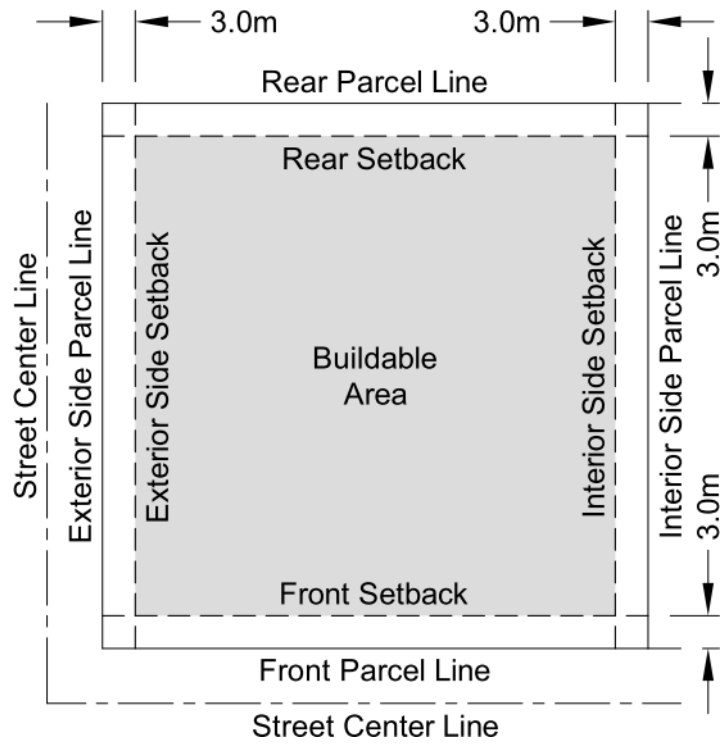
14.1.2 Zone Specific Regulations

On a parcel located in an area zoned P1, no building or structure shall be constructed, located, or altered; and no plan of subdivision approved, which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2	
.1 Minimum setback from:		
• front parcel line	3.0 m	(10 ft)
• interior side parcel line	3.0 m	(10 ft)
• exterior side parcel line	3.0 m	(10 ft)
• rear parcel line	3.0 m	(10 ft)

- .1 Areas with underground or overhead utilities should be landscaped for inclusion as part of the City’s overall parks and trails network, if deemed safe to do so by the City and the applicable utility providers.

TABLE 14-1 P1 ZONE MINIMUM PARCEL REQUIREMENTS



14.2 P2 ZONE (Institutional)

The purpose of the P2 zone is to provide for community facilities for use by the public, such as: recreation and education facilities, government and health services, libraries and museums, etc.

14.2.1 Permitted Uses

The following use(s) and no others are permitted in the P2 zone:

- .1 Accessory building or structure
- .2 Cemeteries
- .3 Child Care Centre
- .4 Community recreation facility
- .5 Cultural events or display
- .6 Emergency and protective services
- .7 Exhibition and convention facilities
- .8 Health Care Facility
- .9 Heritage resources
- .10 Library
- .11 Museum
- .12 Natural science exhibits and interpretive signage
- .13 Religious assembly facilities
- .14 Service efficiency link
- .15 School
- .16 Vendor – commercial
- .17 Vendor – food

14.2.2 Zone Specific Regulations

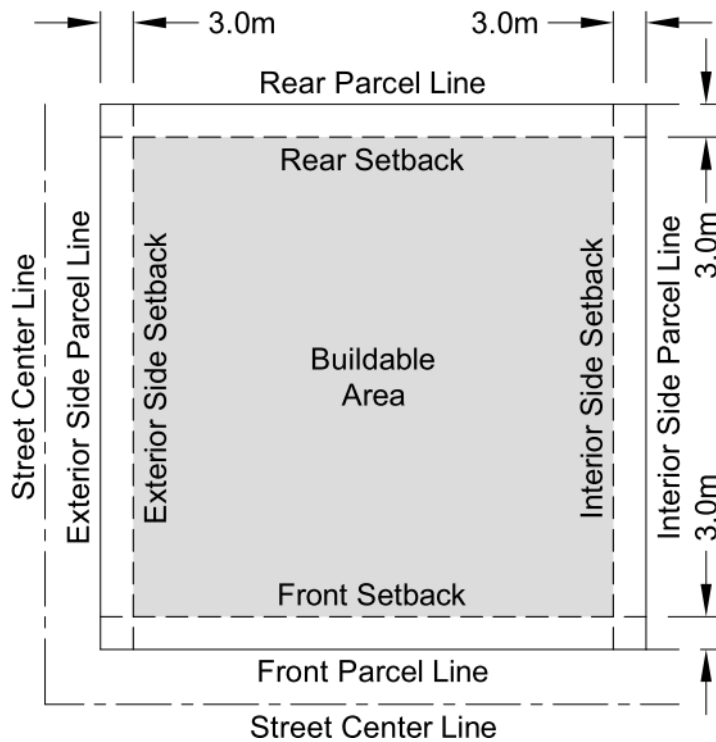
On a parcel located in an area zoned P2, no building or structure shall be constructed, located, or altered; and no plan of subdivision approved, which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2	
.1 Minimum setback from:		
• front parcel line	3.0 m	(10 ft)
• interior side parcel line	3.0 m	(10 ft)
• exterior side parcel line	3.0 m	(10 ft)
• rear parcel line	3.0 m	(10 ft)
.2 Maximum building height	10.7 m	(35 ft)

14.2.3 Other Regulations

- .1 The regulations contained in Section 12.1 C1 Zone (Core Commercial) of this bylaw shall apply to all P2 parcels that are located within the Historic Townsite as shown on Schedule D.

TABLE 14-2 P2 ZONE MINIMUM PARCEL REQUIREMENTS



15.0 OTHER ZONES

15.1 A1 ZONE (Agriculture)

The purpose of the A1 zone is to permit agriculture within the municipality.

15.1.1 Permitted Uses

The following use(s) and no others are permitted in the A1 zone:

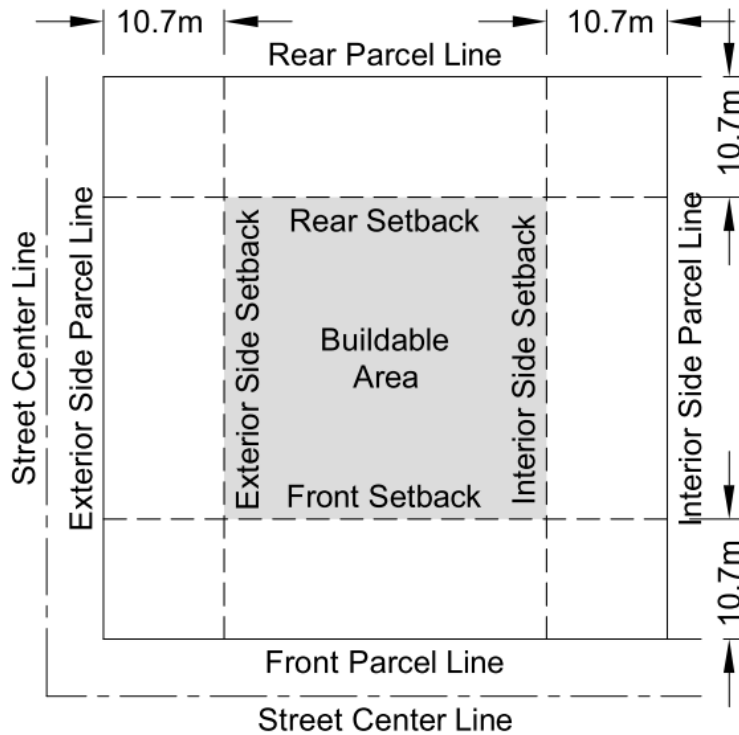
- .1 Accessory building or structure
- .2 Agriculture
- .3 Bed and Breakfast
- .4 Campground
- .5 Cultural events or displays
- .6 Dock
- .7 Flea market
- .8 Garden Centre
- .9 Garden Suite
- .10 Greenhouse
- .11 Home Industry
- .12 Home Occupation
- .13 Livestock
- .14 Lodging facility – non-permanent
- .15 Secondary Suite
- .16 Single detached dwelling

15.1.2 Zone Specific Regulations

On a parcel located in an area zoned A1, no building or structure shall be constructed, located, or altered; and no plan of subdivision approved, which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2	
.1 Minimum setback of buildings from:		
• front parcel line	10.7 m	(35 ft)
• interior side parcel line	10.7 m	(35 ft)
• exterior side parcel line	10.7 m	(35 ft)
• rear parcel line	10.7 m	(35 ft)
.2 Maximum building height	10.7 m	(35 ft)

TABLE 15-1 A1 ZONE MINIMUM PARCEL REQUIREMENTS



15.2 FP ZONE (Future Planning)

The purpose of the FP zone is to preserve land as open space until such time as the land is required for development.

15.2.1 Permitted Uses

The following use(s) and no others are permitted in the FP zone:

- .1 Agriculture
- .2 Cultural events or displays
- .3 Livestock
- .4 Natural resource development
- .5 Park
- .6 Trails

15.2.2 Zone Specific Regulations

On a parcel located in an area zoned FP, no permanent buildings, structures, or infrastructure shall be erected, and no permanent use shall be established, prior to further planning being completed and rezoning completed.

16.0 ENFORCEMENT

16.1 General

- .1 A Development Officer may enforce the provisions of this bylaw in accordance with the *Yukon Municipal Act*.

16.2 Offences

Any person who:

- .1 contravenes, causes, or permits a contravention of this bylaw or a Development Permit;
- .2 neglects or omits to do anything required under this bylaw or a Development Permit;
- .3 constructs a building or structure, or makes an addition or alteration, thereto for which a Development Permit is required but has not been issued;
- .4 fails to comply with an order, direction, or notice given under this bylaw; or
- .5 prevents or obstructs, or attempts to prevent or obstruct, the authorized entry under Section 3.1 Inspection

commits an offence.

16.3 Notice of Offence Order

- .1 If a Development Officer finds that a person is committing an offence under this bylaw, the Officer may require the person responsible for the violation to remedy it through a Notice of Offence Order.
- .2 A Development Officer may issue a Notice of Offence Order to either:
 - i. the owner of the property,
 - ii. the person in possession of the land or buildings, or
 - iii. the person responsible for the offence.
- .3 The Notice of Offence Order must be delivered in person, by registered mail, or posting the notice in a conspicuous location on the site.
- .4 A Notice of Offence Order shall:
 - i. describe the nature of the violation;
 - ii. describe the actions or measures required to remedy the violation, including

- the removal or demolition of a structure that has been erected or placed;
- iii. state a time within which the person must comply with the directions or the order; and
- iv. state that if the person does not comply with the directions within a specified time an Offence Ticket will be issued, and/or the municipality will take the action or measure at the expense of the person.
- .5 Where a person fails or refuses to comply with the Notice of Offence Order, a Development Officer may take such action as is necessary to enforce the Order.
- .6 The costs and expenses incurred by the City in carrying out a Notice of Offence Order shall be placed on the tax roll as an additional tax against the property concerned, and that amount shall be collected in the same manner as taxes on the land.

16.4 Offence Tickets

- .1 If the corrective measures described in a Notice of Offence Order, issued pursuant to Section 16.3: Notice of Offence Order, are not completed within the specified time; or if development continues after a permit has been revoked or a fine has been issued; the person to whom the Notice was issued may be issued an Offence Ticket by a Development Officer.
- .2 All Offence Tickets shall be prepared and served in accordance to Part 3 of the *Summary Convictions Act*.
- .3 Offence Ticket shall be served by registered mail or personally on the person identified in Section 16.2 Offences.
- .4 Set fines under this section include the following:

Description of Offence	Penalty
Fail to obtain Development Permit	\$250.00
Fail to obtain Development Permit (2nd or subsequent offence)	\$500.00
Fail to comply with permit conditions	\$250.00
Fail to comply with permit conditions (2nd or subsequent offence)	\$500.00
Fail to comply with Notice of Offense Order	\$250.00
Fail to comply with Notice of Offence Order (2nd or subsequent offence)	\$500.00
Fail to grant right of entry	\$250.00
Fail to grant right of entry (2nd or subsequent offence)	\$500.00

- .5 The costs and expenses incurred by the City in carrying out a Notice of Offence Order shall be placed on the tax roll as an additional tax against the property concerned, and that amount shall be collected in the same manner as taxes on the land.

16.5 Report to Council

- .1 Where a Development Officer is satisfied that there is a continued contravention of this bylaw and it appears the contravention will not be corrected in a timely manner, the Officer may report such a contravention to Council.
- .2 Council may, on finding that any development or use of land or buildings is in contravention of this bylaw:
 - i. direct the Development Officer to act on the matter;
 - ii. suspend or revoke a Development Permit with respect to such contravention;
or
 - iii. apply to the Court for an injunction to restrain such contravention.

16.6 Penalties

- .1 A person who fails or refuses to comply with a Notice of Offence Order, is liable to sanctions as described in Section 343 of the *Yukon Municipal Act*.
- .2 In addition to the penalties provided for under Section 16.4 Offence Tickets, a person convicted of an offence pursuant to Section 16.2 Offences in respect to the use of land or buildings or development carried out in contravention of this bylaw, may be ordered to remove such development and reclaim the site at that person's own expense.
- .3 Should any person owning or occupying real property within the City refuse or neglect to pay any penalties that have been levied pursuant to this bylaw, the Development Officer may inform such person in default that the charges shall be added to, and form part of, the taxes payable in respect of that real property as taxes in arrears if unpaid on the thirty- first (31st) day of December on the same year.

17.0 AMENDMENTS

17.1 Text Amendments:

- .1 Council may initiate any text amendment to this bylaw. Any such amendment shall be reviewed in accordance with Section 3.0 Duties and Responsibilities.
- .2 Any person may apply for an amendment to the text of this bylaw by paying the required application fee as specified in the Fees and Charges Bylaw and submitting a written statement to describe and justify the proposed amendment.

17.2 Rezoning Applications:

- .1 Council may initiate any amendment to the zoning maps. Any such amendment shall be reviewed in accordance with Section 3.0 Duties and Responsibilities.
- .2 An owner of a parcel in the City, or an authorized agent of an owner, may apply to have the zoning designation of the land amended to another zoning designation.
- .3 An application for a rezoning shall be made in writing to the Development Officer using the form provided and accompanied by the following:
 - i. documentation of ownership;
 - ii. a written statement to describe and justify the proposal;
 - iii. a map showing the proposed change in the context of adjacent land;
 - iv. the necessary processing and advertising fees as set out in the Fees Bylaw;
 - v. permission for right-of-entry onto the land by City Staff for reasonable inspection; and
 - vi. any additional information a Development Officer may require to prepare, evaluate, and make recommendation concerning the proposed amendment.
- .4 A Development Officer may request the applicant to provide an analysis by a qualified professional of the potential impact on land use, traffic, utilities, and other City services and facilities if the amendment proposes and increase in density or other intensification of use.
- .5 An application may not be considered to have been received until all requirements of Section 4.0 Development Permits have been submitted to the satisfaction of a Development Officer.
 - i. Notwithstanding these requirements, the application may be considered if, in the opinion of a Development Officer, it is of such a nature as to enable a

decision to be made without some of the required information.

- .6 If it appears that the proposed amendment is one that is applicable to, and for the benefit of the City at large, or most of the persons affected in the area, Council may direct that the application fee be returned to the applicant.

17.3 Review Process

- .1 Upon receipt of a completed application for a text amendment or rezoning, a Development Officer shall initiate or undertake an investigation and analysis of the potential impacts of development under the proposed zone. The analysis shall be based on the full development potential of the uses and development regulations specified in the proposed zone and not on the merits of any particular development proposal.
- .2 The analysis shall, among other factors, consider the following criteria:
 - i. relationship to, and compliance with, the *Official Community Plan*, and other approved municipal plans and Council policy;
 - ii. relationship to, and compliance with, municipal plans in preparation;
 - iii. compatibility with surrounding development in terms of land use function and scale of development;
 - iv. traffic impacts;
 - v. relationship to, or impacts on, services such as water and sewage systems, public transit and other utilities and public facilities such as recreational facilities and schools;
 - vi. relationship to municipal land, rights-of-way, or easement requirements;
 - vii. effect on the stability, retention, and rehabilitation of desirable existing uses, buildings, or both in the area;
 - viii. necessity and appropriateness of the proposed text amendment or zone in the view of the stated intentions of the applicant; and
 - ix. relationship to any documented concerns and opinions of area residents and land owners regarding the application.
- .3 Subsequently, the Development Officer shall:
 - i. prepare a report on the proposed amendment and
 - ii. submit a copy of the application, their recommendation, and report to the Council.
- .4 Before approving a text amendment or rezoning, Council shall comply with the requirements and notification procedures set out in the Act.

17.4 Resubmission Interval

- .1 Where an application for an amendment to this bylaw has been refused by Council, another application for the same or substantially the same amendment shall not be submitted within twelve months of the date of the refusal unless Council otherwise directs.

17.5 Public Notification

- .1 Before a second reading of the bylaw proposing amendments to the Zoning Bylaw, Council shall hold a public hearing to hear and consider all submissions respecting the proposed amendments.
- .2 The public hearing shall be held no earlier than 7 days after the last date of publication of the notice.
- .3 A notice must be circulated, in the method approved by Council, once a week for two successive weeks prior to the public hearing.
 - i. Methods of notice circulation may include: the City of Dawson website, local newspapers, the City and Post Office Bulletin Boards, and written notification letters.
- .4 The notice shall:
 - i. describe the area affected by the proposed Zoning Bylaw Amendment;
 - ii. state the date, time, and place for the public hearing respecting the proposed Zoning Bylaw Amendment; and
 - iii. include a statement of the reasons for the amendment and an explanation of it.
- .5 Written notification letters shall be mailed to all applicable properties prior to the public hearing within the following radii of the subject property:
 - i. within the Historic Townsite, 100m (328 ft.) or
 - ii. in all other areas, 1km (3,281 ft.).
- .6 For Zoning Bylaw amendments proposed for one property, a notification sign shall be placed on the subject property following First Reading, until such time as Council has ruled on the application.
 - i. The sign shall state the details of the amendment; the date, time, and place of the public hearing; and contact information of the City of Dawson.
 - ii. The sign shall be provided by the City of Dawson and shall be returned to the City of Dawson on the day following the Public Hearing.

- iii. Signs not returned will be subject to an advertising fee equal to the replacement of the sign materials.

APPENDIX A

“Heritage Management”

APPENDIX A HERITAGE MANGAMENT REGULATIONS

A.1 DHM - Downtown Heritage Management Area

A.1.1 Purpose

To apply certain development and redevelopment criteria as specified in the Heritage Management Guidelines to those uses specified in the underlying district(s) of the Downtown Heritage Management Area in order to maintain the architectural style, streetscapes and landscape features common during the 1897-1918 Gold Rush era, as well as the extant valued resources of later periods.

A.1.2 Application

- .1 This Area applies to those lands defined in the Official Community Plan and in the maps appended to this bylaw that form a part of this bylaw.
 - .2 Where the provisions of the Management Area schedule are in conflict with the regulations of any other section of the Zoning and Heritage Management Bylaw, the more restrictive provisions shall take precedence. Where there is no conflict, the provisions of the Heritage Management Area shall be applied in conjunction with the regulations of the Underlying District(s) and other sections of the Zoning and Heritage Management Bylaw.
 - .3 Notwithstanding A.1.2.2, for heritage conservation purposes, Council may exercise discretion in approving Development Permits where the development projects into a rear or side yard required by the underlying Zoning District by more than 10% of the required rear or side yard, or exceeds the maximum height, density or floor area ratio required by the underlying Zoning District, provided that there will be no detrimental impact on adjacent properties or the neighbourhood.
 - .4 Notwithstanding A.1.2.2, for heritage conservation purposes, the Development Officer may exercise discretion in approving the projection of a development into a rear or side yard required by the underlying Zoning District, provided such projections do not exceed 10% of the required rear or side yard and that there will be no detrimental impact on adjacent properties or the neighbourhood.
 - .5 Notwithstanding A.1.2.2, Council may also, at its sole discretion, as a heritage conservation incentive, approve an application for the subdivision of any land into lots that do not meet the minimum site area requirements prescribed for the underlying Zoning District when that subdivision is in keeping with the heritage integrity of the community and the development proposed for those lots meets the heritage management policies and guidelines of the Official Community Plan and the Zoning Bylaw, provided that there will be no detrimental impact on adjacent properties or the neighbourhood.
 - .6 The Development Officer shall apply the regulations of this Management Area to a Development Permit application involving new development or any existing
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- development that, in the opinion of the Development Officer, is being substantially enlarged or increased in intensity.
- .7 Notwithstanding that a development does not conform to this Management Area, where a Development Permit was issued prior to the adoption of this Management Area, such development shall be deemed to conform to the regulations contained within this Area. However, in the case of any subsequent changes including the extension or enlargement of or addition to the development, the provisions of this Area shall only apply to that particular extension, enlargement or addition and to that portion of the site which, in the opinion of the Development Officer, is related to and affected by the particular extension, enlargement or addition.
 - .8 This Area shall also apply to all public highways, roads, streets and lanes where streetscape features are involved, such as boardwalks, railings, street furniture, decorations, banners and utilities.

A.1.3 Uses

The permitted uses are those specified in the underlying District(s).

A.1.4 Regulations

- .1 Any structure being constructed on-site, assembled on-site, or moved on to the site must be done so in conformity with the regulations of the Heritage Management Area and must have been issued a Development Permit and which is valid at the time work is taking place.
- .2 All applications must include drawings of all elevations.
- .3 Any or all of the following must be provided at the discretion of the Development Officer:
 - i. Date, and style of built form.
 - ii. Siting. Annotate drawings and/or photographs to describe the relationship between the proposed development and the context in terms of the following criteria:
 - (a) Predominant setbacks, front, side and rear
 - (b) Orientation
 - (c) Location, dimensions of circulation/access features
 - (d) Statement as to how views to and from the development will be retained
 - (e) Statement as to how significant archaeological features will be retained
 - iii. Scale. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following criteria:
 - (a) Scale of buildings
 - (b) Parcel coverage - pattern of arrangement of buildings and size of buildings
 - (c) Floor to floor heights and relationship to the street

- iv. Form. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
 - (a) Predominant form of neighbours
 - (b) Roof form and skyline, ridge lines, roof slopes, chimneys, skylights
 - (c) Proportions and number of openings
 - (d) Solids-to-voids ratio
 - (e) Relationship to internal and external spaces
- v. Materials and colours. Drawings or photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
 - (a) Response to predominant materials, textures, and colour palate - contrasting
 - (b) Quality of new materials
 - (c) Detailing. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
 - Relationship of landscape elements to important existing details
 - Unobtrusive design of new elements, such as solar panels, skylights, service buildings

.4 Heritage Management Guidelines

- i. Treatment of existing buildings:

Post-Gold Rush buildings will not be altered to look like Gold Rush buildings. Their integrity will be maintained and respected to illustrate and interpret the full history of Dawson. An appropriate balance between property maintenance and relic character will be maintained. Historic buildings may be moved if there is a compelling reason to do so and if moving would conform to all zoning regulations.

- a. Design Guidelines:

Gold Rush Era Building (1897-1918)

- Changes to existing structures will follow latest versions of 'Standards and Guidelines for Conservation of Historic Places in Canada' AND 'Design Guidelines for Historic Dawson'.
- New additions to existing structures will follow latest version of 'Design Guidelines for Conservation and Infill - Additions to Existing Historic Buildings'.

Post Gold-Rush Era Building (1918-present)

- Changes to existing structures will follow latest versions of 'Standards and Guidelines for Conservation of Historic Places in Canada' **AND**
-

'Design Guidelines for Conservation and Infill - Guidelines for Interventions to Buildings Erected After the Gold Rush Era'.

- New additions to existing structures will follow latest version of 'Design Guidelines for Conservation and Infill - Additions to Existing Historic Buildings'.

ii. Treatment of new construction:

- a. Buildings will replicate (reconstruct) the external design of the building that existed on that particular site during the Gold Rush era (ca. 1897-1918), when there is sound historic evidence as to the appearance of the former building.
- b. Replication refers only to massing and exterior design of the former building as seen from the street. The footprint and the appearance may be altered towards the rear of the site. Adjacent buildings in common ownership that are detached at the front may be connected at the rear to provide larger spaces and better interior circulation than detached buildings allow.
- c. Parks Canada streetscape elevations (1974), historic photographs of Dawson buildings, and other reference material will be used as the guides to indicate the appearance of the former buildings.
- d. Exception will be made when the height and/or massing of the former building is either too large or too small to accommodate the building program proposed or when there is insufficient evidence as to the appearance of the former building to enable a good replication. The owner and the City will work together to select another building that formerly stood in the vicinity, and that was the appropriate scale, as an alternative model for replication. The replication will not duplicate an existing building.
- e. New landscape features will follow the design guidelines and are subject to review in the Development Permit process.

Downtown Transitional Character Area

In exceptional circumstances consideration will be given to the construction of buildings that are larger than those that existed in the Gold Rush period. This will be permitted when the proposed building program is of a scale that is larger than historical precedent.

Downtown Character Area

Corner lots at intersections are particularly important to heritage character. The owners of vacant corner properties will be encouraged to build on them, with replications of the buildings that existed on that site during the Gold Rush.

Government Reserve Character Area

Landscape features, historic and new, are particularly highly valued and will follow heritage design guidelines.

f. Design Guidelines:

- Reconstruction (mandatory) will follow latest versions of '*Standards and Guidelines for Conservation of Historic Places in Canada*' AND '*Design Guidelines for Historic Dawson*' AND '*Design Guidelines for Conservation and Infill - Guidelines for Reconstructions*'.
 - Downtown Transitional Area exceptions for infill will follow latest version of '*Design Guidelines for Architectural Conservation and Infill - Guidelines for the Downtown Transitional Area*'.
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A.2 RHM - Residential Heritage Management Area

A.2.1 Purpose

To apply certain development and redevelopment criteria as specified in the Heritage Management Guidelines to those uses specified in the underlying District(s) of the Residential Heritage Management Area in order to maintain the architectural style streetscapes and landscape features common during the 1897-1918 Gold Rush era, as well as the extant valued resources of later periods and the 'Dawson Style' described in the 'Dawson City Design Guidelines for Architectural Conservation and Infill'.

A.2.2 Application

- .1 This Area applies to those lands defined in the Official Community Plan and in the maps appended to this bylaw that form a part of this bylaw.
 - .2 Where the provisions of the Management Area schedule are in conflict with the regulations of any other section of the Zoning and Heritage Management Bylaw, the more restrictive provisions shall take precedence. Where there is no conflict, the provisions of the Heritage Management Area shall be applied in conjunction with the regulations of the Underlying District(s) and other sections of the Zoning and Heritage Management Bylaw.
 - .3 Notwithstanding A.2.2.2, for heritage conservation purposes, Council may exercise discretion in approving Development Permits where the development projects into a rear or side yard required by the underlying Zoning District by more than 10% of the required rear or side yard, or exceeds the maximum height, density or floor area ratio required by the underlying Zoning District, provided that there will be no detrimental impact on adjacent properties or the neighbourhood.
 - .4 Notwithstanding A.2.2.2, for heritage conservation purposes, the Development Officer may exercise discretion in approving the projection of a development into a rear or side yard required by the underlying Zoning District, provided such projections do not exceed 10% of the required rear or side yard and that there will be no detrimental impact on adjacent properties or the neighbourhood.
 - .5 Notwithstanding A.2.2.2, Council may also, at its sole discretion, as a heritage conservation incentive, approve an application for the subdivision of any land into lots that do not meet the minimum site area requirements prescribed for the underlying Zoning District when that subdivision is in keeping with the heritage integrity of the community and the development proposed for those lots meets the heritage management policies and guidelines of the Official Community Plan and the Zoning Bylaw, provided that there will be no detrimental impact on adjacent properties or the neighbourhood.
 - .6 The Development Officer shall apply the regulations of this Management Area to a Development Permit application involving new development, or any existing development, that, in the opinion of the Development Officer, is being substantially enlarged or increased in intensity.
-

- .7 Notwithstanding that a development does not conform to this Management Area, where a Development Permit was issued prior to the adoption of this Management Area, such development shall be deemed to conform to the regulations contained within this Area. However, in the case of any subsequent changes including the extension or enlargement of or addition to the development, the provisions of this Area shall only apply to that particular extension, enlargement or addition and to that portion of the site which, in the opinion of the Development Officer, is related to and affected by the particular extension, enlargement or addition.
- .8 This Area shall also apply to all public highways, roads, streets and lanes where streetscape features are involved, such as boardwalks, railings, street furniture, decorations, banners and utilities.

A.2.3 Uses

The permitted uses are those specified in the underlying District(s).

A.2.4 Regulations

- .1 Any structure being constructed on-site, assembled on-site, or moved on to the site must be done so in conformity with the regulations of the Heritage Management Area and must have been issued a Development Permit and which is valid at the time work is taking place.
 - .2 All applications must include drawings of all elevations.
 - .3 Any or all of the following must be provided at the discretion of the Development Officer:
 - i. Date, and style of built form.
 - ii. Siting. Annotate drawings and/or photographs to describe the relationship between the proposed development and the context in terms of the following criteria:
 - Predominant setbacks, front, side and rear
 - Orientation
 - Location, dimensions of circulation/access features
 - Statement as to how views to and from the development will be retained
 - Statement as to how significant archaeological features will be retained
 - iii. Scale. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following criteria:
 - Scale of buildings
 - Lot coverage - pattern of arrangement of buildings and size of buildings
 - Floor to floor heights and relationship to the street
 - iv. Form. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
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- Predominant form of neighbours
 - Roof form and skyline, ridge lines, roof slopes, chimneys, skylights
 - Proportions and number of openings
 - Solids-to-voids ratio
 - Relationship to internal and external spaces
- v. Materials and colours. Drawings or photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
- Response to pre-dominant materials, textures, and colour palate contrasting
 - Quality of new materials
- vi. Detailing. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
- Relationship of landscape elements to important existing details
 - Unobtrusive design of new elements, such as solar panels, skylights, service buildings
- .4 Heritage Management Guidelines
- i. Treatment of existing buildings:
- Post-Gold Rush buildings will not be altered to look like Gold Rush buildings. Their integrity will be maintained and respected to illustrate and interpret the full history of Dawson. An appropriate balance between property maintenance and relic character will be maintained. Historic buildings may be moved if there is a compelling reason to do so and if moving would conform to all zoning regulations.
- a. Design Guidelines
- Gold Rush Era Building (1897-1918)**
- Changes to existing structures will follow latest versions of 'Standards and Guidelines for Conservation of Historic Places in Canada' AND 'Design Guidelines for Historic Dawson'.
 - New additions to existing structures will follow latest version of 'Design Guidelines for Conservation and Infill - Additions to Existing Historic Buildings'.
- Post Gold-Rush Era Building (1918-present)**
- Changes to existing structures will follow latest versions of 'Standards and Guidelines for Conservation of Historic Places in Canada' **AND** 'Design Guidelines for Conservation and Infill - Guidelines for Interventions to Buildings Erected After the Gold Rush Era'.
-

- New additions to existing structures will follow latest version of 'Design Guidelines for Conservation and Infill - Additions to Existing Historic Buildings'.

ii. Treatment of new construction:

Three optional approaches will be allowed:

1. Buildings may replicate (reconstruct) the external design of the building that existed on that particular site during the Gold Rush era (ca. 1897-1918), when there is sound historic evidence as to the appearance of the former building.
2. Buildings may replicate another historic residence in the vicinity. Replication refers only to massing and exterior design of the former building as seen from the street. The footprint and the appearance may be altered towards the rear of the site. Adjacent buildings in common ownership that are detached at the front may be connected at the rear to provide larger spaces and better interior circulation than detached buildings allow.
Parks Canada streetscape elevations (1974), historic photographs of Dawson buildings, and other reference material will be used as the guides to indicate the appearance of the former buildings.
3. New design in the *Dawson Style*. This option is recommended. New landscape features will follow the design guidelines and are subject to review in the Development Permit process.

a. Design Guidelines:

- Reconstruction (optional) will follow latest versions of '*Standards and Guidelines for Conservation of Historic Places in Canada*' AND '*Design Guidelines for Historic Dawson*'.
 - Infill will follow latest version of '*Design Guidelines for Architectural Conservation and Infill - Guidelines for Infill: the Dawson Style*'.
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A.3 VCBHM - Valley, Confluence and Bowl Heritage Management Area

A.3.1 Purpose

To apply certain development and redevelopment criteria as specified in the Heritage Management Guidelines in order to maintain the heritage character of those portions of the Klondike Valley Cultural Landscape which lie within the jurisdiction of the City of Dawson.

The purpose of the Valley, Confluence and Bowl Heritage Management Area includes the maintenance of architectural style, streetscapes and landscape features common to the entire range of history of the Dawson City region, with special emphasis on the 1897-1918 Gold Rush era; in addition to natural landscape features valued by the various constituents of the Dawson community, as well as landscape features, buildings and structures that relate to gold extraction, including selected dredgetailings.

A.3.2 Application

- .1 This Area applies to those lands defined in the Official Community Plan and in the maps appended to this bylaw that form a part of this bylaw.
 - .2 Where the provisions of the Management Area schedule are in conflict with the regulations of any other section of the Zoning and Heritage Management Bylaw, the more restrictive provisions shall take precedence. Where there is no conflict, the provisions of the Heritage Management Area shall be applied in conjunction with the regulations of the Underlying District(s) and other sections of the Zoning and Heritage Management Bylaw.
 - .3 Notwithstanding A.3.2.2, for heritage conservation purposes, Council may exercise discretion in approving Development Permits where the development projects into a rear or side yard required by the underlying Zoning District by more than 10% of the required rear or side yard, or exceeds the maximum height, density or floor area ratio required by the underlying Zoning District, provided that there will be no detrimental impact on adjacent properties or the neighbourhood.
 - .4 Notwithstanding A.3.2.2, for heritage conservation purposes, the Development Officer may exercise discretion in approving the projection of a development into a rear or side yard required by the underlying Zoning District, provided such projections do not exceed 10% of the required rear or side yard and that there will be no detrimental impact on adjacent properties or the neighbourhood.
 - .5 Notwithstanding A.3.2.2, Council may also, at its sole discretion, as a heritage conservation incentive, approve an application for the subdivision of any land into lots that do not meet the minimum site area requirements prescribed for the underlying Zoning District when that subdivision is in keeping with the heritage integrity of the community and the development proposed for those lots meets the heritage management policies and guidelines of the Official Community Plan and
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the Zoning Bylaw, provided that there will be no detrimental impact on adjacent properties or the neighbourhood.

- .6 The Development Officer shall apply the regulations of this Management Area to a Development Permit application involving new development or any existing development that, in the opinion of the Development Officer, is being substantially enlarged or increased in intensity.
- .7 Notwithstanding that a development does not conform to this Management Area, where a Development Permit was issued prior to the adoption of this Management Area, such development shall be deemed to conform to the regulations contained within this Area. However, in the case of any subsequent changes including the extension or enlargement of or addition to the development, the provisions of this Area shall only apply to that particular extension, enlargement or addition and to that portion of the site which, in the opinion of the Development Officer, is related to and affected by the particular extension, enlargement or addition.
- .8 This Area shall also apply to all public highways, roads, streets and lanes where streetscape features are involved, such as boardwalks, railings, street furniture, decorations, banners and utilities.

A.3.3 Uses

The permitted uses are those specified in the underlying District(s).

A.3.4 Regulations

- .1 Any structure being constructed on-site, assembled on-site, or moved on to the site must be done so in conformity with the regulations of the Heritage Management Area and must have been issued a Development Permit and which is valid at the time work is taking place.
 - .2 All applications must include drawings of all elevations.
 - .3 Any or all of the following must be provided at the discretion of the Development Officer:
 - i. Date, and style of built form.
 - ii. Siting. Annotate drawings and/or photographs to describe the relationship between the proposed development and the context in terms of the following criteria:
 - Predominant setbacks, front, side and rear
 - Orientation
 - Location, dimensions of circulation/access features
 - Statement as to how views to and from the development will be retained
 - Statement as to how significant archaeological features will be retained
 - iii. Scale. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following criteria:
 - Scale of buildings
-

- Parcel coverage - pattern of arrangement of buildings and size of buildings
 - Floor to floor heights and relationship to the street
 - iv. Form. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
 - Predominant form of neighbours
 - Roof form and skyline, ridge lines, roof slopes, chimneys, skylights
 - Proportions and number of openings
 - Solids-to-voids ratio
 - Relationship to internal and external spaces
 - v. Materials and colours. Drawings or photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
 - Response to pre-dominant materials, textures, and colour palate - contrasting
 - Quality of new materials
 - vi. Detailing. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
 - Relationship of landscape elements to important existing details
 - Unobtrusive design of new elements, such as solar panels, skylights, service buildings
- .4 Heritage Management Guidelines
- i. Treatment of existing buildings:

Post-Gold Rush buildings will not be altered to look like Gold Rush buildings. Their integrity will be maintained and respected to illustrate and interpret the full history of Dawson. An appropriate balance between property maintenance and relic character will be maintained. Historic buildings may be moved if there is a compelling reason to do so and if moving would conform to all zoning regulations.

a. Design Guidelines:

Gold Rush Era Building (1897-1918)

- Changes to existing structures will follow latest versions of 'Standards and Guidelines for Conservation of Historic Places in Canada' AND 'Design Guidelines for Historic Dawson'.
- New additions to existing structures will follow latest version of 'Design Guidelines for Conservation and Infill - Additions to Existing Historic Buildings'.

Post Gold-Rush Era Building (1918-present)

- Changes to existing structures will follow latest versions of 'Standards and Guidelines for Conservation of Historic Places in Canada' AND 'Design Guidelines for Conservation and Infill - Guidelines for Interventions to Buildings Erected After the Gold Rush Era'.
- New additions to existing structures will follow latest version of 'Design Guidelines for Conservation and Infill - Additions to Existing Historic Buildings'.

ii. Treatment of new construction:

New development will represent good new architectural design and planning, and not reflect the Gold Rush style. The Dawson Style is an acceptable alternative. Development permits will be assessed, in part, on the basis of minimizing impact on the landscape rather than displaying historic character.

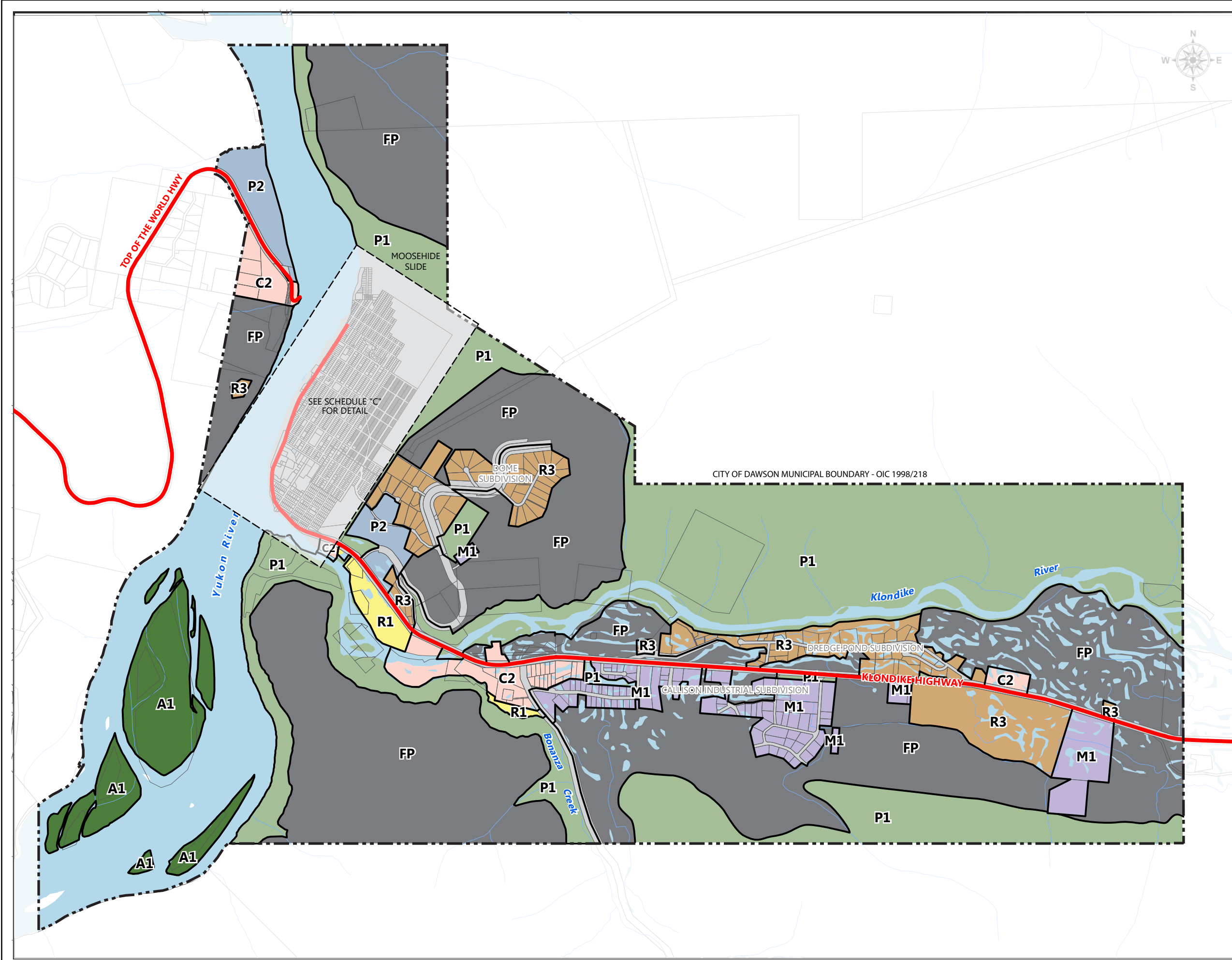
b. Design Guidelines:

- Will optionally follow latest version of '*Design Guidelines for Architectural Conservation and Infill - Guidelines for Infill: the Dawson Style*'.
-

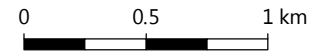
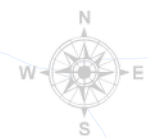
SCHEDULE B

Zoning Map: Valley, Confluence, and Bowl

This is Schedule B of the
City of Dawson Zoning Bylaw
Bylaw No. 2018-19



City of Dawson
Zoning
 Bylaw No. 2018-19
 Valley, Confluence, and Bowl
 Schedule B



- Zones**
- R1:** Single-detached/duplex residential
 - R2:** Multi-unit residential
 - R3:** Country residential
 - C2:** Commercial Mixed Use
 - M1:** Industrial
 - A1:** Agriculture
 - P1:** Parks and natural space
 - P2:** Institutional
 - FP:** Future Planning

Schedule B, Bylaw No. 2018-19
 As adopted _____
ORIGINAL SIGNED BY:

 WAYNE POTOROKA, MAYOR

 CORY BELLMORE, CAO

Bylaw No.	Amendments	Date

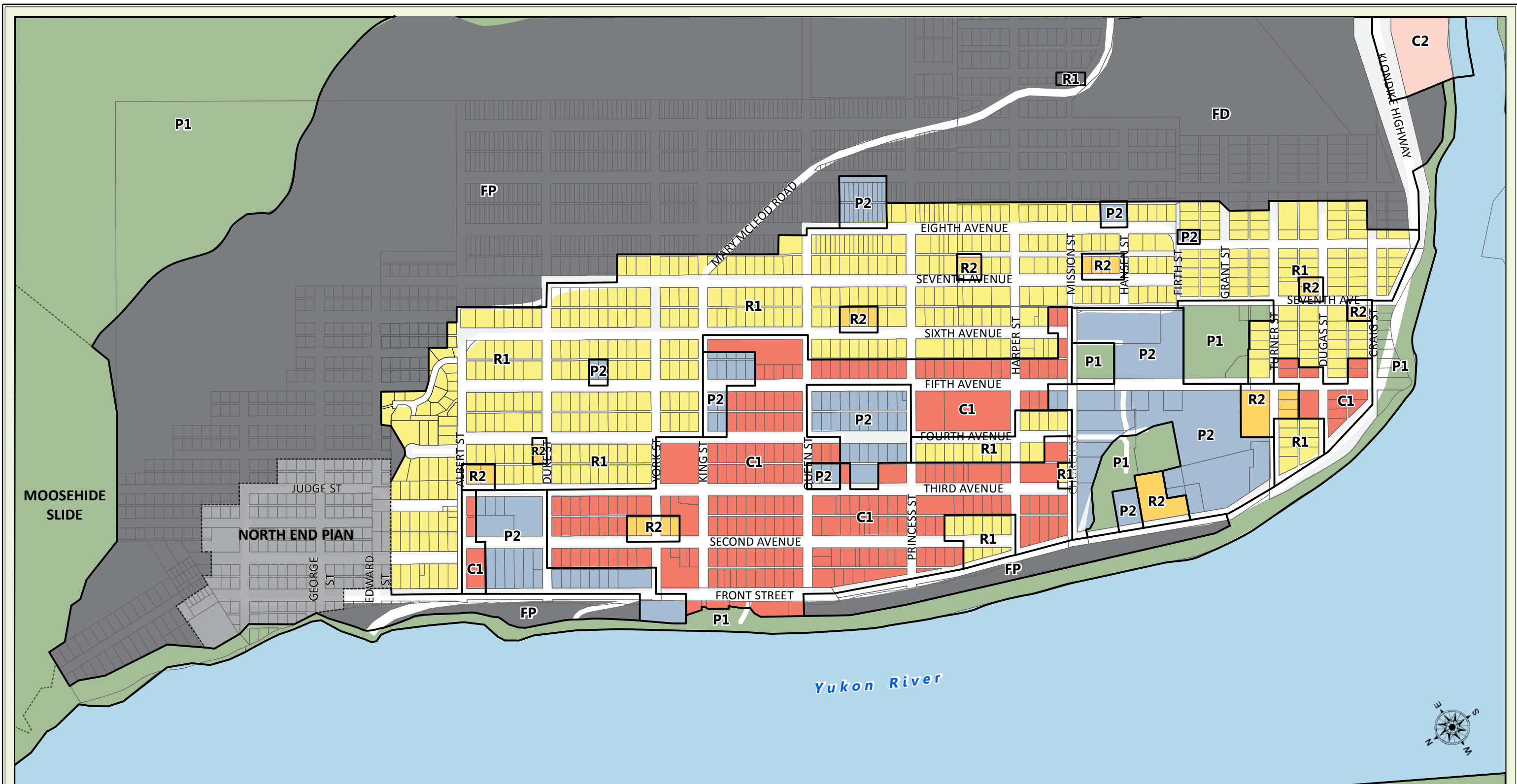


Data sources:
 ZBL- City of Dawson
 Lot boundaries-Yukon Land Planning
 August 2018

SCHEDULE C

Zoning Map: Historic Townsite

This is Schedule C of the
City of Dawson Zoning Bylaw
Bylaw No. 2018-19



**City of Dawson
Zoning Bylaw**
Bylaw No.
2018-19 Historic
Townsite
Schedule C

- Zones**
- R1:** Single-detached/duplex residential
 - R2:** Multi-unit residential
 - C1:** Core commercial
 - C2:** Commercial mixed use
 - P1:** Parks and natural space
 - P2:** Institutional
 - FP:** Future Planning

Schedule C, Bylaw No. 2018-19
As adopted _____

ORIGINAL SIGNED BY:

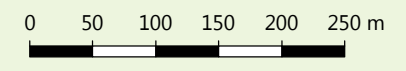
WAYNE POTOROKA, MAYOR _____

CORY BELLMORE, CAO _____

Bylaw No.	Amendments	Date



Data sources:
ZBL-City of Dawson
Lot boundaries-Yukon Land Planning
August 2018



SCHEDULE D

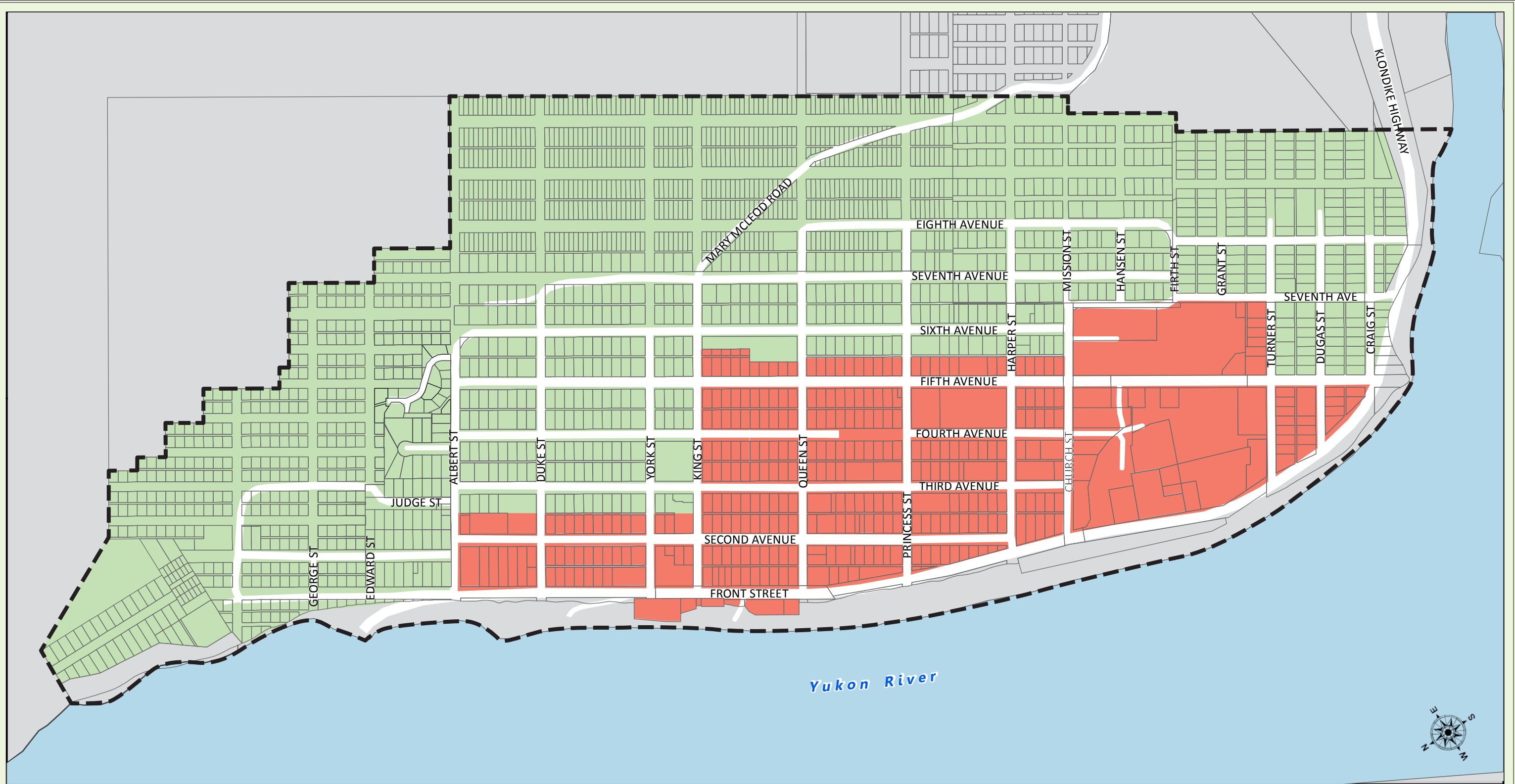
Heritage Management Map: Valley, Confluence, and Bowl

This is Schedule D of the
City of Dawson Zoning Bylaw
Bylaw No. 2018-19

SCHEDULE E

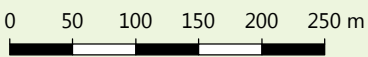
Heritage Management Map: Historic Townsite

This is Schedule E of the
City of Dawson Zoning Bylaw
Bylaw No. 2018-19



City of Dawson
Zoning Bylaw
 Bylaw No. 2018-19 Heritage
 Management Map Historic
 Townsite Schedule E

- Heritage Management Areas**
- DHM - Downtown Heritage Management Area
 - RHM - Residential Heritage Management Area
 - Historic Townsite Boundary



Schedule E, Bylaw No.2018-19
 As adopted _____

ORIGINAL SIGNED BY:

 WAYNE POTOROKA, MAYOR

 CORY BELLMORE, CAO

Bylaw No.	Amendments	Date



Data sources:
 Dawson City Heritage Management Plan
 Lot boundaries-Yukon Land Planning
 August 2018

RECEIVED
SEP 12 2018

**MONTHLY
MAYOR'S / CHIEF'S
POLICING REPORT
August, 2018**

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



The Dawson City RCMP Detachment responded to a total of 155 calls for service during the month of August, 2018.

OCCURRENCES	<u>August/2018</u>	<u>Year to Date 2018</u>	<u>August/2017</u>	<u>Year Total 2017</u>
Assaults (including common assault, assault with a weapon, assault causing bodily harm etc.)	3	49	13	70
Sexualized Assaults	1	3	0	6
Murder (2 nd Degree)	0	1	0	0
Break and Enters	3	10	3	20
Thefts (all categories)	7	28	11	63
Drugs (all categories)	4	13	0	9
Liquor Act	0	39	15	76
Cause Disturbance	11	45	20	88
Mischief	14	87	12	92
Impaired Driving	5	37	3	42
Vehicle Collisions	6	52	5	48
False Alarms	1	16	0	23
Mental Health Act	4	18	3	33
Assistance to General Public	7	33	2	32
Missing Persons/Requests to Locate/Well Being Checks	5	39	8	45
Other Complaints	84	340	64	481
Total Charges laid	8	19	11	125
Total Call for Service	155	810	159	1128

Prisoners held locally	6	59	23	94
Prisoners remanded	2	2	0	n/a
Total Prisoners	6	59	23	93

Justice Reports	AUGUST/2018	Year to Date 2018	AUGUST/2017	Year Total 2017
Victim Services Referrals	3	32	4	31
Youth Diversions	0	0	n/a	n/a
Adult Diversions	0	0	n/a	n/a

Annual Performance Plan (A.P.P.'S) Community Priorities

Community approved priorities are:

- (1) Substance Abuse
- (2) Traffic Enforcement
- (3) Youth Initiatives
- (4) Attendance at THFN and Community Events

This month the Detachment addressed the issue of Substance Abuse conducting foot patrols along the Dyke and Front Street Gazebo. As there are many visitors to Dawson over the summer months, members will frequently stop visitors and educate them about the Liquor Act laws pertaining to open alcohol in a public place. In the month of August, this education is more prevalent during Discovery Days.

This month the Detachment addressed the issue of Traffic Enforcement by conducting over 23 traffic stops and issuing mostly warnings after educating the public with regards to the need staying within the speed limit. One violation ticket was issued to a motorist operating a motor vehicle without a license.

With Discovery Days in Dawson being a major event, the RCMP's Traffic Services, based out of Whitehorse, came up to Dawson to assist police during this weekend. Traffic Services assisted in conducting check stops and taking impaired drivers off of the road. Members were busy keeping the town safe by conducting extra patrols during the various events that took place.

With the summer being the best time for construction around Dawson, there are various construction sites around town. In the month of August, police focused their attention on a few of these areas. Since the Front Street construction started, there was a detour placed at the intersection of Fifth Avenue. Police have found that some members of the public are not stopping for the Fifth Avenue stop sign, before they turn onto Front Street. Although there is a detour here, Front Street is still open past Fifth Avenue for local traffic.

Towards the end of August, Robert Service School opened its doors to new and returning students. Construction also started in front of the school on Fifth Avenue. Since the construction started, the pickup zone for the school buses is on Queen Street to the North of the school. During the first few days of classes, police ensured a presence during the end of the school day to slow traffic down. A few motorists were warned for speeding through the School zone.

This month the detachment was involved with youth by playing sports. Cst. BOYKO played soccer at the Crocus Bluff fields with some of the youth and cricket at the Minto Park.

This month the detachment was involved with Community Policing/Aboriginal Awareness by stopping in at the Tr'ondek Hwech'in Government building, the Support Centre and Cst. Ryan WARREN also called Bingo for the Elders.

Regards,



Cst. Adam BOYKO

For

Sgt. Rob MORIN
N. C. O. In Charge
Dawson City Detachment
Telephone: 867 993-2677
Email: rob.morin@rcmp-grc.gc.ca



Office of the Minister
PO Box 2703, Whitehorse, Yukon Y1A 2C6

August 24, 2018

Mayor Wayne Potoroka
City of Dawson
Box 308
Dawson City, Yukon
Y0B 1G0

Wayne

Dear Mayor Potoroka:



Re: Carbon Levy Rebate for Municipalities

As you are aware, Canada is a signatory to the Paris Agreement under the United Nations Framework Convention on Climate Change. In order to address the obligations of the Paris Agreement, the Government of Canada and provinces and territories have agreed to Pan-Canadian Framework on Clean Growth and Climate Change.

The framework agreement establishes that putting a price on carbon pollution is an efficient way to reduce emissions, drive innovation, and encourage people and businesses to pollute less. The Government of Canada has agreed to return 100% of the money collected in Yukon, to Yukoners. I enjoyed attending the Association of Yukon Communities Annual General Meeting in May, and I was very pleased to announce that the Government of Yukon will be returning the money collected from Yukon municipalities.

The Government of Yukon is considering options for what mechanisms could be used to rebate the funds to Yukon Municipalities. Yukon's objective is to design a system that is accountable and transparent - but more importantly simple and cost effective for both the municipal governments, and the Territory to administer. We would like to meet with Yukon Municipalities as soon as possible to gather your input on how we can best and most efficiently design a rebate program.

Officials from the Department of Finance and the Department of Community Services will be in contact soon with all municipalities to arrange a meeting to facilitate further discussions on the Carbon Levy Rebate.

Sincerely,

A handwritten signature in black ink, appearing to be 'Sandy Silver', written over a circular stamp or seal.

Sandy Silver
Minister of Finance

- c. John Streicker, Minister of Community Services
- c. Tara Wheeler, President of Association of Yukon Communities



Parks
Canada

Parcs
Canada



Klondike National Historic Sites
PO Box 390
Dawson City YT Y0B 1G0

August 23, 2018

Subject: Klondike National Historic Sites - Parks Canada Advisory Committee

Parks Canada wishes to engage stakeholders and community members in the management decisions related to the future of Klondike National Historic Sites. To do this, Parks Canada is proposing the formation of an Advisory Committee that meets biannually in the spring and fall. The Advisory Committee will be a venue for open and collaborative discussion and providing advice and feedback to Parks Canada regarding a broad range of opportunities and challenges related to Klondike National Historic Sites.

Parks Canada is seeking appointed advisors from the following organizations: Yukon Government, Tr'ondëk Hwëch'in government, City of Dawson, Klondike Visitors Association, Tourism Industry Association of Yukon, Klondike Development Organization, Klondike Placer Miner's Association, Dawson City Arts Society/Klondike Institute of Arts and Culture, Yukon Heritage Resources Board, Yukon Historical and Museums Association, Dawson City Chamber of Commerce, and Yukon First Nations Culture and Tourism Association. In addition, Parks Canada will be seeking community representation from two named individuals. Parks Canada is inviting a named representative from your organization to be a member of the Advisory Committee. Please confirm your appointee and RSVP by September 7th.

The first Advisory Committee meeting is tentatively scheduled for September 20th and the morning of September 21st. A detailed agenda will follow closer to the date. All named representatives are welcome to attend the full duration of the meeting, but may prefer to focus on specific issues and topics based on the agenda. A portion of the first Advisory Committee meeting will be focused on the protection and use of heritage buildings in Dawson's core.

Canada



Parks
Canada

Parcs
Canada



Heritage conservation in Dawson City is a shared responsibility and Parks Canada hopes that stakeholders and partners continue to be actively engaged as we work to ensure these special places are preserved for future generations.

Sincerely,

Travis Weber
Site Superintendent
Klondike National Historic Sites
Yukon Field Unit
Parks Canada
867-993-7224
travis.weber@pc.gc.ca

Canada



TERMS OF REFERENCE

KLONDIKE NATIONAL HISTORIC SITES ADVISORY COMMITTEE

1. Purpose

To encourage local and regional engagement, dialogue and support for the management of Klondike National Historic Sites.

2. Scope

The Advisory Committee will be a venue for open and collaborative discussion and providing advice and feedback to Parks Canada regarding a broad range of opportunities and challenges related to Klondike National Historic Sites.

The committee is solely advisory and will not form a cooperative management relationship or legal obligation for the Parks Canada Agency, Her Majesty or any of her servants, agents, and all those for whom Her Majesty is responsible.

3. Membership

3.1 The Park/Site Manager will request the following organizations to appoint members to the Advisory Committee and represent key stakeholders.

- Government of Yukon
- Tr'ondëk Hwëch'in Government
- City of Dawson
- Dawson City Chamber of Commerce
- Klondike Development Organization
- Klondike Visitor's Association
- Klondike Placer Miners Association
- Dawson City Arts Society/Klondike Institute of Art and Culture
- Tourism Industry Association of Yukon
- Yukon First Nations culture and Tourism Association
- Yukon Heritage Resources Board
- Yukon Historical and Museums Association
- Dawson City Museum

3.2 The Park/Site Manager will appoint two individual members from the community.

3.3 A term will last for two years, with a maximum of three terms.

3.4 On term expiry for stakeholder representatives, the stakeholder organization will appoint or reappoint a member.

3.5 On term expiry for community residents, the Park/Site Manager will appoint or reappoint a member from the community.



- 3.6 Appointments of members will be made in such a way that commencement of terms is staggered to ensure some continuity within the committee from one year to the next.

4. Meetings

- 4.1 Frequency: Biannually in the fall and spring.
- 4.2 Duration: One to one and a half days.
- 4.3 Format:
- 4.3.1 The Committee shall be chaired by the Park/Site Manager.
 - 4.3.2 Managers and employees will report on Parks Canada operations and management objectives with opportunity for collaborative discussion following the reports.
 - 4.3.3 Special presentations focused on specific initiatives will form the agenda. These discussions may produce a need for additional meetings, sub-committees, or communications.

5. Responsibilities

- 5.1 General responsibilities of the Advisory Committee include:
- Attending and participating in Advisory Committee meetings.
 - Arranging and procuring travel and accommodations to attend the meetings.
 - Providing advice and feedback on the development, adaptation, and implementation of the visitor experience, marketing and promotions, and external relations.
 - Providing advice and feedback on the development, adaptation, and implementation of asset management programs, long term capital plans, and infrastructure investments.
 - Providing advice and feedback on the adaptation and implementation of key strategies, objectives and targets indicated in the Management Plan.
- 5.2 Parks Canada's Responsibilities include:
- Determining the meeting time, venue, and hospitality.
 - Determining the agenda.
 - Transmitting invitations and correspondence.
 - Chairing the meeting and facilitating collaborative discussion.
 - Recording meeting minutes and providing a report to appointees and stakeholder organizations on what was heard.
 - Members will not be paid a stipend or honoraria to attend the meeting.

6. Duration

The advisory will remain in place until the next Management Plan renewal or until such time as the Field Unit Superintendent of the Yukon authorizes.



7. Amending the Terms of Reference

The Terms of reference will be reviewed annually at the fall meeting.

DRAFT



August 28, 2018

Mayor Wayne Potoroka
The City of Dawson
Box 308
Dawson City, YT Y0B 1G0

Dear Mayor Potoroka: *Wayne*

Re: Community Development Fund Annual Report

I'm pleased to present you with the Community Development Fund Annual Report for 2016/2017.

The Government of Yukon is committed to working with communities, and community organizations in supporting local solutions that improve our collective way of life in Yukon.

The Community Development Fund (CDF) is designed to support individual community priorities and needs. The flexibility of the CDF means support is available for a wide range of initiatives that support the building of needed infrastructure; creation of jobs; generation of local spending; attraction of new money into Yukon, development of skills, knowledge and experience; and facilitation of community involvement.

The Annual Report includes examples of projects funded, general program information and program funding statistics. Of note is that for the period April 1, 2016 to March 31, 2017, the CDF program approved \$2,947,326 for 73 community projects throughout Yukon.

I encourage you to contact a CDF advisor to discuss project ideas that will make your community healthy, vibrant and sustainable.

Sincerely,

Ranj Pillai
Minister of Economic Development

Enclosure: Community Development Fund 2016/2017 Annual Report



Community Development Fund Annual Report

April 1, 2016 to March 31, 2017

Contact

**Community Development Fund
Department of Economic Development
Government of Yukon**

Main office: 303 Alexander Street, 2nd Floor
Whitehorse, Yukon Y1A 2L5

Phone: (867) 667-8125

Toll Free: 1-800-661-0408, ext. 8125

Fax: (867) 393-7199

E-mail: cdf@gov.yk.ca

Mailing Address:

**Community Development Fund
Government of Yukon (F-1)**

P. O. Box 2703

Whitehorse, Yukon Y1A 2C6

Cover page photo: Kluane Chilkat International Bike Relay. Photo credit Government of Yukon.

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Minister's Message

As the Minister of Economic Development, I recognize and value our Yukon communities and the vital contributions they make towards advancing Yukon's economic growth and prosperity.

The Community Development Fund supports community organizations at the grass-roots level and encourages local solutions that improve our collective way of life here in Yukon—projects that provide long-term, sustainable economic and social benefits.

The Community Development Fund (CDF) program is designed to be flexible and is available to a wide range of initiatives. By aligning funding with community-determined priorities, these projects support the social, cultural and economic quality of life throughout Yukon, helping to build and support the foundations needed to stimulate, develop and grow our local economies.

Over the past year, so many meaningful projects have been brought forward. From assisting the Yukon Council on Aging's Learning for Life Program to supporting the Kwanlin Dün Cultural Society with the building of three tiny cultural houses, the projects described in this report demonstrate how this worthwhile program consistently benefits Yukoners.

I'm pleased to be involved with the development of community-based initiatives that bring economic benefits to Yukon's people.

A handwritten signature in black ink that reads "Ranj Pillai". The signature is written in a cursive, flowing style.

Ranj Pillai
Minister of Economic Development
Government of Yukon

General Program Information

The primary goal of the Community Development Fund is to support projects and events that provide long-term, sustainable economic or social benefits to Yukon communities. The funding program is also designed to create opportunities for community participation.

Eligibility

Eligible applicants must be registered with *Yukon Societies Act* or the federal *Board of Trades Act* and are described as one of the following:

- » Community association;
- » Charitable organization;
- » Registered industry, professional, and/or business association;
- » Registered not-for-profit society;
- » Local governing body;
- » Municipal government; or
- » First Nation government.

Assessment

All applications are assessed based on the merits of the project and a recommendation is made at each level of the review process.

The Community Development Fund advisors provide assistance to clients in the development of sound applications, ideas and community initiatives. Program staff continue to encourage clients to make early contact to assess whether their projects fit the program's criteria.

Funding Levels & Intakes

The Community Development Fund is divided into three tiers.

Tier 1: Applications of \$20,000 or less.

Tier 2: Applications of \$20,001 to \$75,000.

Tier 3: Applications of \$75,001 or more.

There are five different intake deadlines throughout the fiscal year.

Tier 1: Application deadlines are in January, May, July and October.

Tier 2: Application deadlines are in May and September.

Tier 3: Application deadline is in January.



Photo credit: Yukon Transportation Museum

Community Development Fund Testimonials

The following four stories depict some of the community projects that were supported by the Community Development Fund during the 2016-2017 fiscal year.

Yukon Transportation Museum Society—Lighting Up YTM

The Yukon Transportation Museum is located in Whitehorse, next to the Eric Nielsen Whitehorse International Airport on the Alaska Highway. The museum has a large outdoor exhibit area that houses a variety of displays, including White Pass & Yukon Route railroad pieces, a Cold War LCC-1 land train, the DC-3 weathervane and a Quonset building housing exhibit artifacts. This outdoor area is invaluable for providing curb appeal to visitors.

Previously cast in darkness over the winter months, these outdoor exhibits now have new LED exterior lighting, helping the museum hold its winter audience. The new lighting also addresses aesthetic and safety issues identified by the Yukon Transportation Museum Society.

Driven by the Yukon Transportation Museum Society, the completion of the project makes the year-round opening of the museum possible. With the 2017 Canada 150th celebrations and the 75th anniversary of the Alaska Highway, lighting the exterior exhibits helps highlight the museum in a dramatic and welcoming fashion, making the museum more prominent to highway travellers and airport visitors.

The Yukon Transportation Museum is a valuable cultural exhibit. This project has helped to employ Yukoners, enhance Yukon's culture and contribute to the region's economy.

Kwanlin Dün Cultural Society—Riverfront Village Project, Gardens and Landscaping Improvements

The Kwanlin Dün Cultural Centre opened in 2012 and is operated by the Kwanlin Dün Cultural Society. The centre is a place for celebrating the heritage and contemporary way of life of the Kwanlin Dün people. It has become a world-class facility and is one of the premier gathering places for the community and visitors alike.

With assistance from the Community Development Fund, Kwanlin Dün Cultural Society completed the construction of three tiny culture cabins along with a variety of landscaping upgrades designed to enhance the cultural centre grounds. The project helps to showcase the Kwanlin Dün Cultural Centre's natural setting and provides space for First Nation artists to create their traditional arts.

The tiny arts and culture cabins provide space for local artists to create, demonstrate and display their creations as well as spaces for cultural programming by Elders and others. The buildings are clad in cedar to reflect the architecture of the Kwanlin Dün Cultural Centre, and solar panels installed to assist with the power needs and provide a source of renewable energy.

With the addition of the tiny culture cabins, along with gardens that highlight indigenous plants and the aesthetically pleasing fencing designed to protect the grounds, the project has enhanced the natural beauty of the Whitehorse waterfront and added to the visitor experience.

The completion of this project has allowed the Kwanlin Dün Cultural Centre to directly respond to requests from visitors to view local artisans, to learn about First Nation culture and traditions and participate in cultural activities.



Photo credit: Government of Yukon



Photo credit: Photo courtesy of MusicYukon

MusicYukon—Website Redesign and Development

MusicYukon represents the interests of Yukon's music sector locally, regionally, nationally and internationally. As an industry association they are responsible for helping Yukon sound media professionals achieve artistic, career and business goals, including musicianship, professionalism, business success, economic self-sufficiency and cultural expression.

MusicYukon wanted to improve its online presence to build a local community of industry professionals and strengthen the Yukon brand nationally and internationally. An important first step was to update its existing website into a professional, dynamic and accessible online hub to connect Yukoners working in the industry and to drive the economic potential of Yukon's music sector.

Key components of the new site include:

- A directory of local artists and industry professionals for hire (each artist now has a photograph, biography, contact info and a link to their own webpage);
- How-to articles on navigating the music industry;
- Links to funding sources;
- An online payment system for memberships and workshops; and
- Analytics capability in order to track site traffic and usage.

MusicYukon has been able to streamline its online communications, ensuring a one-stop shop for information on live music events, artist booking information, funding sources, industry news and calls for performers.

The website is a valuable resource for Yukoners looking for information on upcoming news, events and articles on how to navigate various aspects of a musical career, and acts as a marketing tool for Yukon music professionals such as songwriters, performers, managers, booking agents and marketers.



Photo credit: Photo courtesy of Yukon Council on Aging

Yukon Council on Aging—Development of the Learning for Life Program

The Yukon Council on Aging (YCOA) is a volunteer organization concerned with the needs, rights and responsibilities of Yukon seniors (55+) and Elders. The council works to inform and educate Yukoners on issues that affect our aging population, and to advocate for policies and programs that will ensure the well-being of all seniors and Elders throughout the territory.

Based on the Learning for Life conceptual framework completed in 2016, the Yukon Council on Aging developed the Learning for Life Program with support from the Community Development Fund. The Learning for Life Program provides Yukoners aged 55+ a variety of learning opportunities related to privacy protection, chronic-pain management, retirement-income planning, becoming computer savvy, social media basics, sharing various hobbies, academic courses, book club, creative writing, and more.

The Yukon Council on Aging launched the program in October 2017 at the International Day of Older Persons event in Whitehorse. The Government of Yukon is a proud supporter of the program.

Program Promotion

Each fund application deadline is advertised prior to the deadline date. Promotion over the 2016-2017 fiscal year included newsprint, online and radio ads. Information was also circulated through community group email distribution lists and appeared on the Yukon Volunteer Bureau website.

Information on projects funded through each application intake is shared with local media through Government of Yukon news releases. Funding recipients often independently promote their projects and highlight their appreciation for funding support through media. In 2016-2017, there were seven news releases presenting an outline of the various successful projects for each intake.

Community Development Fund signage that included the program logo was placed on project sites where appropriate. The program used the Community Development Fund logo in all advertising and promotional activities.

COMMUNITY DEVELOPMENT FUND

Got a great idea that could benefit your community and improve its wellbeing?

The Community Development Fund supports community organizations such as groups, associations, and governments with funding for projects that improve Yukon's communities.

Contact our Community Development Advisors!
They can help develop your idea and ensure your project fits the funding guidelines. Contact us early, well before submitting your application.

Call **1-800-661-0408**, extension **8125** or email **cdf@gov.yk.ca**.

Acceptable projects have included:

- Community beautification
- Improvements to facilities
- Workshops/Conferences
- Communications/Websites
- Tourism initiatives
- and more...

The next Community Development Fund application deadline is:

4:30 p.m. on September 15 for Tier 2 projects.

Community Development Fund / Fonds de Développement Communautaire

Yukon
Economic Development

cdf.gov.yk.ca

Example of newspaper advertisement promoting the Community Development Fund program.

Funding Statistics

The following section provides a detailed breakdown of how the CDF money was spent over the 2016–2017 fiscal year.

For the period of April 1, 2016 to March 31, 2017, the Community Development Fund program received 118 applications. As outlined in the chart below, 14 applications were withdrawn which left 104 to be processed. Of these 104 applications, 73 were approved and 31 were rejected. This represents an average approval rate of 70 per cent.

Figure 1: Number of Applications Received Compared to Applications Approved

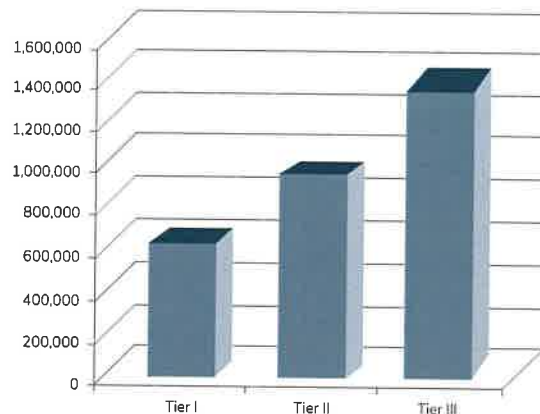
Community Development Fund 2016 - 17 Fiscal Year Data	Number of Applications Received			Number of Applications Approved				% Funded	% Rejected
	Total Received	Withdrawn	Total Processed	Fully Funded	Partially Funded	Total Funded	Rejections	Approval Rate	Rejection Rate
Tier I	66	7	59	44	3	47	12	80%	20%
Tier II	37	4	33	14	4	18	15	55%	45%
Tier III	15	3	12	7	1	8	4	67%	33%
Total all Tiers	118	14	104	65	8	73	31	70%	30%

Distribution of Dollars by Tier

The Community Development Fund approved \$2,947,326 for projects in the 2016-2017 fiscal year. Some of these projects are multi-year initiatives. The largest portion of this funding went to Tier III projects followed by Tier II and Tier I.

Tier I: 47 approved projects = **\$615,425**
Tier II: 18 approved projects = **\$929,174**
Tier III: 8 approved projects = **\$1,402,727**
Total All Tiers: **\$2,947,326**

Figure 2: Approvals by Tier

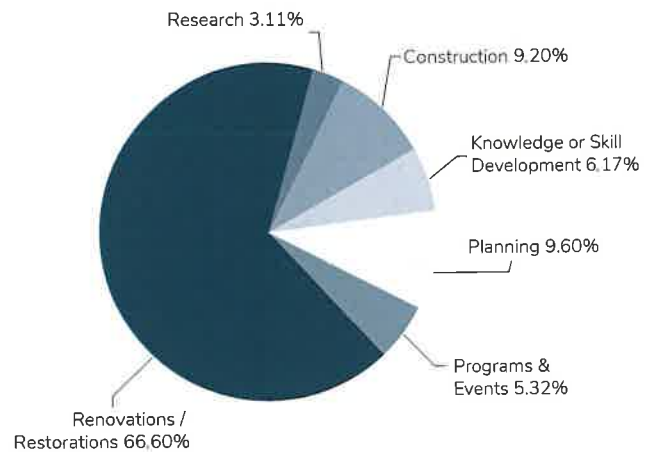


Distribution of Dollars by Project Category

All projects are assigned to specific categories. The information below reflects the number of projects approved in each category for the 2016-2017 fiscal year, and the distributional breakdown of dollars. Figure 3 reflects the distributional breakdown of percentages.

Category	# of Projects	Amount Approved
Construction	4	\$271,142
Knowledge or Skill Development	12	\$181,959
Planning	13	\$282,808
Program & Events	7	\$156,745
Renovations/Restorations	31	\$1,962,961
Research	6	\$91,711
TOTAL	73	\$2,947,326

Figure 3: Dollars Approved by Category

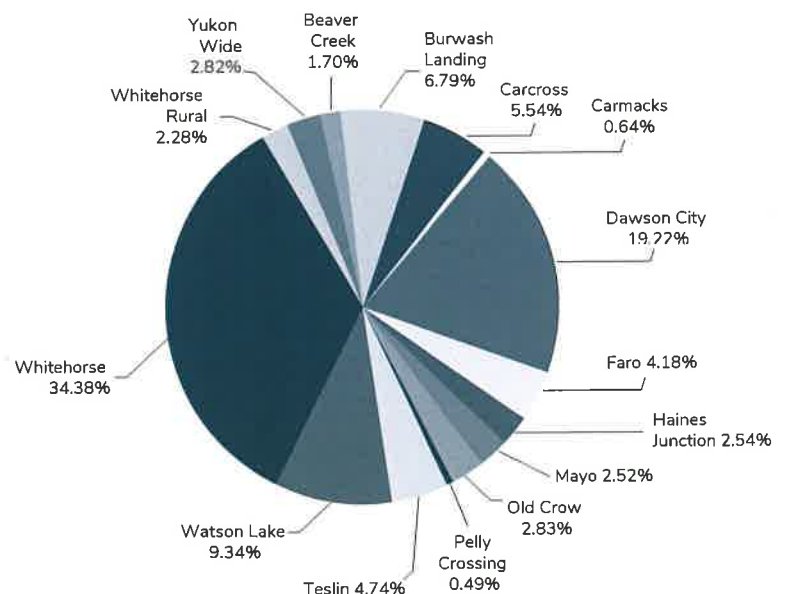


Distribution of Dollars by Community

For the 2016-2017 fiscal year, the communities receiving the most dollars were Whitehorse at over 34 per cent, Dawson City at over 19 per cent and Watson Lake at over 9 per cent. When comparing, Whitehorse received 37 per cent and rural Yukon received 63 per cent of funding.

Community	Total Amount for All Tiers
Beaver Creek	\$50,056
Burwash Landing	\$200,000
Carcross	\$163,194
Carmacks	\$19,000
Dawson City	\$566,599
Faro	\$123,142
Haines Junction	\$75,000
Mayo	\$74,177
Old Crow	\$83,384
Pelly Crossing	\$14,369
Teslin	\$139,649
Watson Lake	\$275,154
Whitehorse	\$1,013,208
Whitehorse Rural	\$67,122
Yukon Wide	\$83,227
TOTAL	\$2,947,326

Figure 4: Percentage of Funding Approved by Community



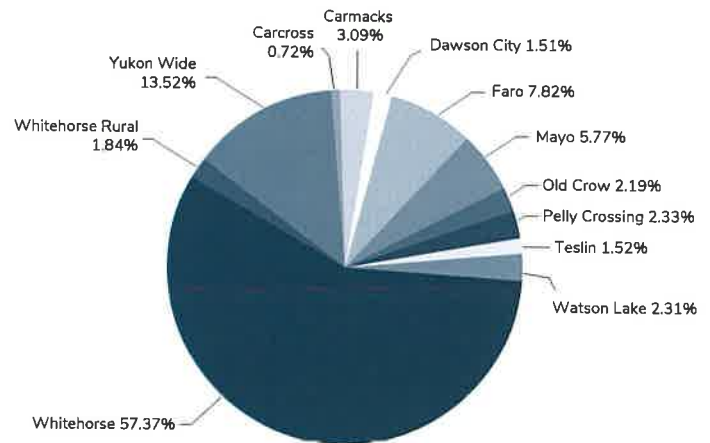
Distribution of Dollars by Community per Tier

Tier I Approvals by Community (funding requests up to \$20,000)

In Tier I, the communities receiving the most dollars were Whitehorse at over 57 per cent, followed by Yukon wide at over 13 per cent, and Faro at nearly 8 per cent.

Community	Amount
Carcross	\$4,403
Carmacks	\$19,000
Dawson City	\$9,266
Faro	\$48,142
Mayo	\$35,498
Old Crow	\$13,464
Pelly Crossing	\$14,369
Teslin	\$9,382
Watson Lake	\$14,244
Whitehorse	\$353,088
Whitehorse Rural	\$11,342
Yukon Wide	\$83,227
TOTAL	\$615,425

Figure 5: Tier I Dollars Approved by Community

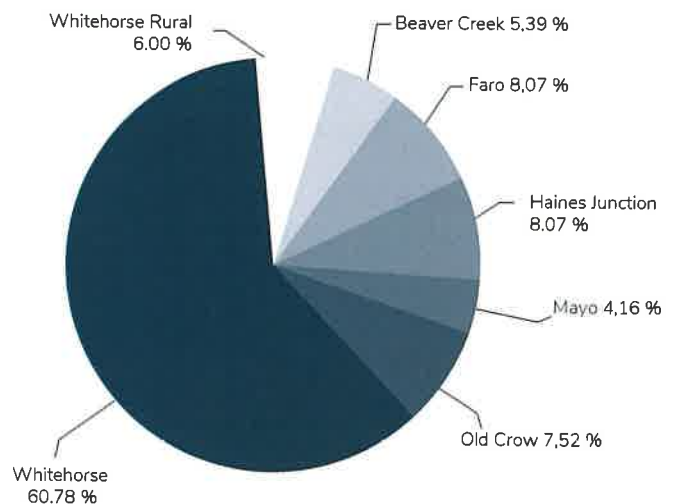


Tier II Approvals by Community (funding requests from \$20,001 to \$75,000)

In Tier II, the highest percentage of funding went to Whitehorse at over 60 per cent followed by Haines Junction and Faro each receiving just over 8 per cent and Old Crow at over 7 per cent.

Community	Amount
Beaver Creek	\$50,056
Faro	\$75,000
Haines Junction	\$75,000
Mayo	\$38,679
Old Crow	\$69,920
Whitehorse	\$564,739
Whitehorse Rural	\$55,780
TOTAL	\$929,174

Figure 6: Tier II Dollars Approved by Community

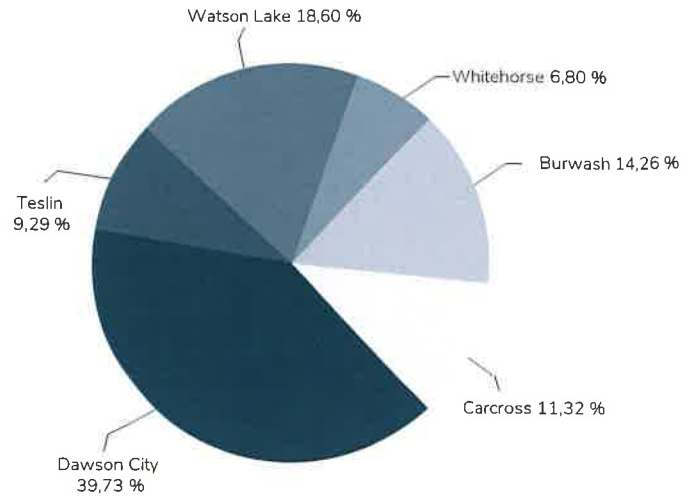


**Tier III Dollars Approved by Community
(funding requests over \$75,001)**

In Tier III, nearly 40 per cent of the funding was awarded to Dawson City, with Watson Lake receiving nearly 19 per cent, and Burwash Landing receiving over 14 per cent.

Community	Amount
Burwash	\$200,000
Carcross	\$158,791
Dawson City	\$557,333
Teslin	\$130,312
Watson Lake	\$260,910
Whitehorse	\$95,381
TOTAL	\$1,402,727

Figure 7: Tier III Dollars Approved by Community





**Departments of Health and Social Services, Justice and Yukon Liquor Corporation
PO Box 2703, Whitehorse, Yukon Y1A 2C6**

August 31, 2018

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

Dear Mayor Potoroka:

On April 24, 2018, the Government of Yukon's *Cannabis Control and Regulation Act* received assent. Since that time, the Government of Canada's *Cannabis Act* has also received royal assent. With the passing of the federal Act, the Government of Canada has announced that non-medical cannabis will be legal for purchase, possession, consumption and cultivation on October 17, 2018.

In preparation for legalization, the Government of Yukon is working to prepare the necessary regulations to govern cannabis in the Territory. Over the coming months, we will issue information sheets on the development of the regulations. We have attached the first information sheet here.

Officials from the Yukon government are available to discuss and respond to questions on the legalization of cannabis. Please contact us via email at cannabis@gov.yk.ca or at 897-667-8539.

Sincerely,

Hon. Pauline Frost
Minister of Health and Social Services

Hon. Tracy-Anne McPhee
Minister of Justice

Hon. John Streicker
Minister responsible for Yukon Liquor Corporation

Encl. (1)



Cannabis will be legal soon



On October 17, 2018 cannabis will be legal to use, possess, cultivate, and purchase under the Government of Canada's *Cannabis Act*. For more information visit canada.ca/cannabis.



On **October 17, 2018**, Yukoners will be able to purchase cannabis from the **temporary government-run store** located at 102B Industrial Road in Whitehorse and through its **e-commerce site**. The Yukon Liquor Corporation will be responsible for both the store and the e-commerce system.

The **Cannabis Licensing Board** will be formed in early 2019 and will begin accepting applications for **private retail** in the spring of 2019. More information will be provided in the late summer and fall 2018.

As an adult who uses cannabis it will be your responsibility to make sure people, who are under **19 years of age**, do not have access to cannabis or cannabis plants that are **in your possession**.

Only those individuals who are **19 years of age** or older may purchase cannabis online and may receive it in the mail through Canada Post. You will need **government-issued photo identification** to receive cannabis in the mail.

If you have questions about how to talk to teens, the effects of use during pregnancy or other health-related information, visit yukon.ca/cannabis

You must be **19 years of age** or older to grow your own cannabis. Cannabis must be grown at your home. **Each household can grow up to 4 plants**. The limitation on the number of plants applies to the whole household. The Government of Yukon is considering where cannabis may be grown, for example, in an enclosed space such as in your home, greenhouse or garage.

The Government of Yukon takes the legalization of cannabis seriously. All persons who work within the industry **will require training** to ensure they understand their legal obligations, and are able to advise consumers on the products.

As part of its priorities, the Government of Yukon will be monitoring legalization to ensure the protection of public health and safety, with a specific focus on youth, and the displacement of the illicit cannabis market.

QUESTIONS?



1-800-661-0408 ext. 5245 (toll-free) | (867) 667-5245



cannabis@gov.yk.ca

MINUTES OF COMMITTEE OF WHOLE MEETING CW18-23 of the council of the City of Dawson called for 7:00 PM on Tuesday, July 24, 2018 in the City of Dawson Council Chambers.

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

ABSENT: Councillor Jay Farr

ALSO PRESENT: CAO Cory Bellmore
EA Heather Favron
CFO Obrian Kydd

Agenda Item: Call to Order

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

Agenda Item: Agenda

CW18-23-01 Moved by Councillor Kendrick, seconded by Councillor MacArthur that the agenda for committee of the whole meeting #CW18-23 be accepted as presented. Carried 4-0

Agenda Item: Public Hearing

a) Subdivision Application #18-063 RE Lots 1199 & 1212, Guggieville

The Chair called for submissions.

The Chair called a second time for submissions.

The Chair called a third and final time for submissions, and hearing none declared the public hearing closed at 7:02 p.m.

The committee inquired what legal access exists for lot #1199.

Agenda Item: Adoption of Minutes

a) Committee of Whole Meeting Minutes CW18-22 of July 10, 2018

CW18-23-02 Moved by Councillor MacArthur, seconded by Councillor Kendrick that the minutes of committee of the whole meeting #CW18-22 of July 10, 2018, be accepted as presented. Carried 4-0

Agenda Item: Business Arising from the Minutes

The committee inquired when additional information would be forthcoming regarding the road naming. The CAO informed the committee that the issue is ongoing and the owner has requested to meet with the CAO for further discussions.

The committee inquired if the Heritage Advisory Committee had an opportunity to review the proposed road name. The CAO will investigate and report back to the committee.

CW18-23-03 Moved by Councillor Kendrick, seconded by Mayor Potoroka that committee of whole recommends council forward the road naming to the Heritage Advisory Committee for input. Carried 4-0

7. Agenda Item: Special Meeting, Committee, and Departmental Reports

a) Request for Decision RE: Klondike Development Organization License of Occupation

The committee requested clarification if the proposed encroachment was an awning or a balcony.

CW18-23-04 Moved by Mayor Potoroka, seconded by Councillor MacArthur that committee of whole recommends that council to direct administration to enter into a License of Occupation with KDO for the purposes of encroaching onto City of Dawson property. Carried 4-0

b) Association of Yukon Communities Briefing Report RE: Council Endorsement of Solid Waste Management System

CW18-23-05 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of whole recommends to council to endorse Ministerial Committee on Solid Waste recommendations for Action towards a Sustainable Solid Waste Management System for Yukon. Carried 4-0

8. Agenda Item: Bylaws and Policies

a) Sale of Municipal Land Policy #2018-03

Comments, questions and discussion of the committee included:

- Should market value under section 6(b) be changed to assessed value? What is market value if it only has value to the adjacent property owner? What are the costs of obtaining market value opinion? Assessed value may be more realistic.
- Should lot values under section 6(b) and 7(b) be included in the Fees and Charges bylaw. Varied opinions were noted.
- Does the policy delineate between lots with services connected and those without services connected? The CAO explained the sale values would be different as the assessed values would be different. Was policy designed to apply to everyone in these situations? The CAO confirmed it was.
- Some of the tiny parcels and alleyways that have not been utilized in many years really have no value to the City in terms of useable space and it would be good to clean up those areas of town as well as allowing for people to better develop their properties.
- Does the policy include a distinction between core commercial and residential zones? The CAO responded the policy does not, however assessed values should be different.
- Section 6 may require additional information to help clarify intention and the different full lots situations.

Would the city want to sell full lots that are not serviced in the downtown core? These lots have value for planning. Need to differentiate between lots the city is putting up for sale versus those where property owners are requesting to purchase feral un-serviced adjacent lots.

What happens if you have a full lot that has no chance to ever be developed, and at what point can the city say the lot has or does not have value to the town? Examples: the lot will one day be connected to water and sewer, or the lot has been determined through a planning exercise to have no chance of ever being developed. Perhaps the policy should require a municipal plan in place for these full lots. What would the cost be for lots where the city has identified they have no value?

What qualifies as an official plan?

There should be a process for deeming lots surplus and what does it mean to be surplus?

Is it a full lot if it does not meet our minimum lot size requirement? The CAO explained it would not as it could not be developed as per bylaw.

Does this policy account for newly developed lots or new subdivisions? Policy may need to differentiate between full lots identified as surplus as they have no value to the city, and full lots that the city has developed and are available for sale.

b) Asset Management Policy #2018-04

CW18-23-06 Moved by Mayor Potoroka, seconded by Councillor Johnson the committee of the whole recommends council approve the Asset Management Policy #2018-04. Carried 4-0

c) Council Remuneration Bylaw #2018-10

The committee spelling error of the word "remuneration" in Appendix B.

CW18-23-07 Moved by Councillor MacArthur, seconded by Councillor Johnson that Committee of the Whole forwards Council Remuneration Bylaw #2018-10 to council with a recommendation to proceed with second reading. Carried 4-0

Agenda Item: In Camera Session

CW18-23-08 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole move into a closed session for the purposes of discussing land related matters as authorized by section 213 (3) of the Municipal Act. Carried 4-0.

CW18-23-09 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole reverts to an open session of committee of the whole and proceeds with the agenda. Carried 4-0

CW18-23-10 Moved by Mayor Potoroka, seconded by Councillor Kendrick that Committee of the Whole forwards Waste Water Treatment Plant Service Agreement Bylaw #2017-02 to council with a recommendation to proceed with readings. Carried 4-0

CW18-23-11 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole recommends
1. Council, by bylaw, permanently close the section of alley bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate, for the purpose of disposing of the land by bylaw, and

2. Council, by bylaw approve the disposition of Lots 8 and 9, Block HA, Ladue Estate, Part of Lot 10, Block HA, Ladue Estate, and the adjoining alley to The Bunkhouse (536006 Yukon Inc.), subject to the following conditions:

- 1.1. Purchase price to be \$2140.00 +GST, at a rate of \$1 per square foot.
 - 1.2. The lots are to be consolidated in accordance with Figure 3 and a plan of subdivision drawn by a licensed surveyor be submitted to the City of Dawson for approval.
 - 1.3. Upon approval, the purchaser must take all steps necessary to register the survey in accordance with the Land Titles Act.
 - 1.4. Purchaser to pay all costs associated with the sale and consolidation.
 - 1.5. Consolidation to be completed within one year of notice of approval, as per the Municipal Act S. 333(3).
- Carried 3-1

CW18-23-12 Moved by Mayor Potoroka, seconded by Councillor that committee of the whole recommend to council to direct administration to initiate a land planning exercise for block Q, Ladue Estate.
Carried 4-0

Agenda Item: Adjournment

CW18-23-12 Moved by Councillor MacArthur, seconded by Councillor Johnson that committee of the whole meeting CW18-23 be adjourned at 9:57 p.m.
Carried 4-0

THE MINUTES OF COMMITTEE OF WHOLE MEETING CW18-23 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW18-25-02 AT COMMITTEE OF WHOLE MEETING CW18-25 OF SEPTEMBER 11, 2018.

Original signed by:
Wayne Potoroka, Chair

Cory Bellmore, CAO