



# THE CITY OF DAWSON

## AGENDA -SPECIAL COUNCIL MEETING #C21-11

WEDNESDAY, April 28, 2021 at 7:00 p.m.

Council Chambers, City of Dawson Office- Safe spacing rules apply

1. **CALL TO ORDER**
2. **ADOPTION OF THE AGENDA**
  - a) Council Meeting Agenda #C21-11
3. **DELEGATIONS & GUESTS**
  - a) Tr'ondëk-Klondike World Heritage Nomination Presentation
4. **ADOPTION OF THE MINUTES**
  - a) Council Meeting Minutes C21-09 of March 31, 2021
  - b) Special Council Meeting C21-10 of April 14, 2021
5. **BUSINESS ARISING FROM MINUTES**
  - a) Council Meeting Minutes C21-09 of March 31, 2021
  - b) Special Council Meeting C21-10 of April 14, 2021
6. **FINANCIAL AND BUDGET REPORTS**
  - a) Accounts Payables 21-06- Cheques #56186-56235 & EFT's
  - b) Accounts Payables 21-07- Cheques #56236-56291 & EFT's
  - c) Accounts Payables 21-05- Cheques #56292-56339 & EFT's
7. **SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
  - a) RFD- Lots 1069-2 and 1069-3, Quad 116 B/3 Consolidation Application (21-024)
  - b) RFD- Dredge Pond Phase II Project Charter
  - c) RFD- YG Land Development Branch Infill Projects 1-3
8. **BYLAWS AND POLICIES**
  - a) Bylaw 2021-05 Civic Addressing Amendment No. 2 Bylaw
9. **CORRESPONDENCE**
  - a) Buddy Herring RE: Closure of Gold Rush Campground
  - b) Monthly Policing Report- March 2021
10. **PUBLIC QUESTIONS**
11. **IN CAMERA**
12. **ADJOURNMENT**

**MINUTES OF COUNCIL MEETING C21-09** of the Council of the City of Dawson held on Wednesday, March 31, 2021 at 7:00 p.m. City of Dawson Council Chambers

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

**REGRETS:** Councillor Stephen Johnson

**ALSO PRESENT:** A/CAO Paul Robitaille  
EA Elizabeth Grenon  
CFO Kim McMynn

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**Agenda Item:** Call to Order

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The Chair, Mayor Potoroka called council meeting C21-09 to order at 7:00 p.m.

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**Agenda Item:** Agenda

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**C21-09-01** Moved by Mayor Potoroka, seconded by Councillor Ayoub that the agenda for Council meeting C21-09 of March 31, 2021 be adopted as presented.  
Motion Carried 4-0

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**Agenda Item:** Public Hearings

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**C21-09-02** Moved by Mayor Potoroka, seconded by Councillor Ayoub that Council moves to Committee of the Whole for the purposes of holding public hearings.  
Motion Carried 4-0

a) Lots 5 and 6, Block X, Ladue Estate, Consolidation Application (#21-021)

The Chair called for submissions.

The Chair called for submissions a second time.

The Chair called for submissions a third and final time, and hearing none declared the Public Hearing closed.

b) Lots 1069-2 and 1069-3, Quad 116 B/3, Consolidation Application (#21-024)

The Chair called for submissions.

The Chair called for submissions a second time.

The Chair called for submissions a third and final time, and hearing none declared the Public Hearing closed.

**C21-09-03** Moved by Mayor Potoroka, seconded by Councillor Shore that Committee of the Whole revert to an open session of Council to proceed with the agenda.  
Motion Carried 4-0

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**Agenda Item:** Minutes

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a) Special Council Meeting Minutes C21-03 of February 10, 2021

**C21-09-04** Moved by Councillor Ayoub, seconded by Mayor Potoroka that the minutes of Special Council Meeting minutes C21-03 of February 10, 2021 be approved as presented.  
Motion Carried 4-0

b) Council Meeting Minutes C21-07 of March 10, 2021

**C21-09-05** Moved by Councillor Shore, seconded by Mayor Potoroka that the minutes of Council Meeting minutes C21-07 of March 10, 2021 be approved as amended.  
Motion Carried 4-0

Add agenda item number 7(b) to the conflict of interest for Councillor Kendrick.

c) Special Council Meeting Minutes C21-08 of March 17, 2021

**C21-09-06** Moved by Mayor Potoroka, seconded by Councillor Kendrick that the minutes of Special Council Meeting minutes C21-08 of March 17, 2021 be approved as presented.  
Motion Carried 4-0

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**Agenda Item: Business Arising From Minutes**

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a) Council Meeting Minutes C21-07 of March 10, 2021

Business Arising- Council Meeting Minutes C21-04 of February 17, 2021-Loan Fee: Add Payables batch numbers to minutes for easy reference.

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**Agenda Item: Financial and Budget Reports**

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a) Accounts Payables 21-03- Cheques #56010-56082 & EFT's

**C21-09-07** Moved by Mayor Potoroka, seconded by Councillor Ayoub that Council acknowledges receipt of the Accounts Payable Report #21-03 RE: Cheques #56010 – 56082 & EFT's; provided for informational purposes.  
Motion Carried 4-0

b) Accounts Payables 21-04- Cheques #56083-56143 & EFT's

**C21-09-08** Moved by Councillor Shore, seconded by Councillor Ayoub that Council acknowledges receipt of the Accounts Payable Report #21-04 RE: Cheques #56083 – 56143 & EFT's; provided for informational purposes.  
Motion Carried 4-0

c) Accounts Payables 21-05- Cheques #56144-56185 & EFT's

**C21-09-09** Moved by Mayor Potoroka, seconded by Councillor Shore that Council acknowledges receipt of the Accounts Payable Report #21-05 RE: Cheques #56144 – 56185 & EFT's; provided for informational purposes.  
Motion Carried 4-0

d) TL2- Tax Lien (TL2)

**C21-09-10** Moved by Mayor Potoroka, seconded by Councillor Shore that Council authenticate the list of properties subject to Tax Lien by affixing the seal of the City of Dawson as per S.83(5) of the *Yukon Territory Assessment and Taxation Act (ATA)*.  
Motion Carried 4-0

Council asked that the property owners on the list be contacted one more time by administration before publishing the list in the newspaper.

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

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a) RFD- AYC Resolution

- C21-09-11** Moved by Councillor Shore, seconded by Mayor Potoroka that Council:  
- approve the draft Association of Yukon Communities (AYC) resolution on Inclusive Leadership in Yukon Communities, to be forwarded to AYC in joint sponsorship with the City of Whitehorse (pending Whitehorse Council approval), and  
- direct Administration to investigate the draft resolution's calls to action for member municipalities.  
Motion Carried 4-0

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**Agenda Item: Bylaws & Policies**

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a) Bylaw 2021-02 - 2021 Tax Levy Bylaw

- C21-09-12** Moved by Mayor Potoroka, seconded by Councillor Shore that Council give second reading to Bylaw 2021-02, being the 2021 Tax Levy Bylaw.  
Motion Carried 3-1

b) Bylaw 2021-03 - Fees and Charges 2021 Amendment Bylaw

- C21-09-13** Moved by Mayor Potoroka, seconded by Councillor Kendrick that Council give second reading to Bylaw 2021-03, being the Fees and Charges 2021 Amendment Bylaw.  
Motion Carried 4-0

c) Bylaw 2021-04 - 2021 Annual Operating Budget and the Capital Expenditure Program Bylaw

- C21-09-14** Moved by Mayor Potoroka, seconded by Councillor Shore that Council give second reading to Bylaw 2021-04, being the 2021 Annual Operating Budget and the Capital Expenditure Program Bylaw.  
Motion Carried 4-0

Council would like to see the receipt for the rowing machine.

d) Bylaw 2019-09- 2019 Land Sale No. 2 Bylaw

- C21-09-15** Moved by Councillor Shore, seconded by Councillor Ayoub that Council:  
1. Give Second Reading to Bylaw 2019-09 being the 2019 Land Sale Bylaw No. 2.  
2. Direct administration to arrange signatures for the Agreements for Sale and release a public tender for the survey work following Third Reading.  
Motion Carried 4-0

Council wants to review Bylaw 2019-09 at a COW meeting before going to third reading.

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**Agenda Item: Correspondence**

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- C21-09-16** Moved by Councillor Kendrick, seconded by Mayor Potoroka that Council acknowledge receipt of the following correspondence:  
a) Monthly Policing Report- January  
b) Monthly Policing Report- February  
for informational purposes.  
Motion Carried 4-0

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**Agenda Item:** Adjourn

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**C21-09-17** Moved by Mayor Potoroka, seconded by Councillor Ayoub that Council meeting C21-09 be adjourned at 7:33 p.m. with the next regular meeting of Council being April 28, 2021.  
Motion Carried 4-0

**THE MINUTES OF COUNCIL MEETING C21-09 WERE APPROVED BY COUNCIL RESOLUTION #C21-11-\_\_ AT COUNCIL MEETING C21-11 OF APRIL 28, 2021.**

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Wayne Potoroka, Mayor

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Paul Robitaille, A/CAO

**MINUTES OF SPECIAL COUNCIL MEETING C21-10** of the Council of the City of Dawson held on Wednesday, April 14, 2021 at 7:00 p.m. City of Dawson Council Chambers

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

**REGRETS:**

**ALSO PRESENT:** CAO Cory Bellmore  
EA Elizabeth Grenon  
CDO Stephanie Pawluk  
CFO Kim McMynn

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**Agenda Item:** Call to Order

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The Chair, Mayor Potoroka called council meeting C21-10 to order at 7:00 p.m.

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**Agenda Item:** Agenda

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**C21-10-01** Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for Council meeting C21-10 of April 14, 2021 be adopted as presented.  
Motion Carried 5-0

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**Agenda Item:** Bylaws & Policies

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a) Bylaw 2021-02 - 2021 Tax Levy Bylaw

**C21-10-02** Moved by Mayor Potoroka, seconded by Councillor Ayoub that Council give third and final reading to Bylaw 2021-02, being the 2021 Tax Levy Bylaw.  
Motion Carried 5-0

b) Bylaw 2021-03 - Fees and Charges 2021 Amendment Bylaw

**C21-10-03** Moved by Councillor Johnson, seconded by Councillor Shore that Council give third and final reading to Bylaw 2021-03, being the Fees and Charges 2021 Amendment Bylaw.  
Motion Carried 5-0

c) Bylaw 2021-04 - 2021 Annual Operating Budget and the Capital Expenditure Program Bylaw

**C21-10-04** Moved by Councillor Johnson, seconded by Mayor Potoroka that Council give third and final reading to Bylaw 2021-04, being the 2021 Annual Operating Budget and the Capital Expenditure Program Bylaw.  
Motion Carried 5-0

d) RFD- Sole Source Contract, Swimming Pool Main Drain Replacement

**C21-10-05** Moved by Mayor Potoroka, seconded by Councillor Johnson That Council waive the appropriate procurement methodology as allowed in items 4 and 5 of Policy #14-02 and authorize a sole source contract with Master Pools Alta Ltd. for the swimming pool main drain replacement for the estimated amount of **\$27,800.00 plus GST**.  
Motion Carried 5-0

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**Agenda Item: Public Questions**

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- C21-10-06** Moved by Mayor Potoroka, seconded by Councillor Kendrick that Council move into Committee of the Whole for the purposes of hearing Public Questions.  
Motion Carried 5-0
- C21-10-07** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole revert to an open session of Council to proceed with the agenda.  
Motion Carried 5-0

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**Agenda Item: In Camera**

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- C21-10-08** Moved by Mayor Potoroka, seconded by Councillor Ayoub 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 legal related matter.  
Motion Carried 5-0

*Councillor Ayoub left the meeting at 8:37 p.m.*

- C21-10-09** Moved by Mayor Potoroka, seconded by Councillor Shore that Committee of the Whole revert to an open session of Council to proceed with the agenda.  
Motion Carried 4-0

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**Agenda Item: Adjourn**

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- C21-10-10** Moved by Mayor Potoroka, seconded by Councillor Johnson that Special Council Meeting C21-10 be adjourned at 8:38 p.m. with the next regular meeting of Council being April 28, 2021.  
Motion Carried 4-0

**THE MINUTES OF SPECIAL COUNCIL MEETING C21-10 WERE APPROVED BY COUNCIL RESOLUTION #C21-11- \_\_ AT COUNCIL MEETING C21-11 OF APRIL 28, 2021.**

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Wayne Potoroka, Mayor

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Cory Bellmore, CAO

The City of Dawson  
 Cheque Run 21-06  
 3/19/2021

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
56186	Advance North Mechanical	\$213.96		PW	VehR&M
56187	AirChekLab Inc.	\$475.18		PS	OpSupplies
56188	Arctic Inland Resources Ltd.	\$451.33		PW	OpSupplies
56189	Assoc. of Yukon Fire Chiefs	\$150.00		PS	Annual Membership
56190	Associated Engineering (B.C.) Ltd	\$3,145.15		PW	ProFees
56191	Blu's Logistics Inc.	\$682.50		PS	Freight
56192	Bonanza Klondike Inc.	\$349.46		REC	Propane
56193	Bonanza Market	\$49.13		REC	ProgSupplies
56194	Brenntag Canada Inc.	\$765.90		PW	Chemicals
56195	Bureau Veritas	\$180.08		PW	WaterSampling
56196	Canadian Freightways TST-CF	\$1,241.78	\$639.42	PW	Freight-Chemicals
			\$602.36	PW	Freight-Chemicals
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			\$1,241.78		
56197	Chief Isaac Incorporated	\$791.44		ADM-REC	JaniSvs
56198	Chief Isaac Mechanical	\$404.25		PW	Vehicle R&M
56199	Colliers Project Leaders Inc.	\$2,081.63		REC	ProFees-REC Ctre
56200	Crain Ventures	\$173.25		PW	ContSvs-Electrical
56201	Dawson City General Store	\$734.78	\$266.77	PW	OpSupplies
			\$167.88	PW	OfficeSupplies
			\$88.85	ADM	OfficeSupplies
			\$174.12	REC	ProgSupplies
			\$37.16	REC	OfficeSupplies
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			\$734.78		
56202	Dawson Hardware Ltd	\$1,341.89	\$524.72	PW	OpSupplies
			\$312.41	PW	OpSupplies WTP
			\$51.01	PW	SafetySupplies
			\$51.01	PW	OfficeSupplies WTP
			\$162.17	REC	OpSupplies
			\$23.61	PW	SafetySupplies WTP
			\$205.99	PW	Tools WTP
			\$1.35	ADM	Correction on gst
			\$9.62	PS	OpSupplies
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			\$1,341.89		
56203	Dominion Station	\$56.36		PW	WTP RegFuel
56204	Eecol Electric Corp	\$312.13		REC	OpSupplies
56205	Endurance Automotive	\$109.20		PW	VehR&M
56206	Environmental Operators Certificatio	\$111.23		PW	Annual Dues
56207	Graf Enviro Services Inc.	\$8,610.00		PW	ContSvs-Bin Rental
56208	Grenon Enterprises Ltd.	\$21,317.66	\$9,384.38	PW	Residential WtrDelivery-Feb
			\$393.75	PW	Water Break 3rd Ave - Front of Eldorado Mar1-4
			\$1,971.38	PW	ContSvsFe21-27 Sander & Dome Inspections
			\$105.00	PW	Thaw Dspriggs 4th Ave as per Jonathon
			\$4,522.88	PW	ContSv Feb28-Mar6 - Dome - M.McLeod
			\$4,940.27	PW	Water Break 3rd Ave - Front of Eldorado Mar1-4
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			\$21,317.66		
56209	Infosat Communications	\$79.25		PS	Sat Phone - Mar
56210	Kemp-Griffen, Owen	\$21.50		PW	Reimburse-Contractor Lunch
56211	Klondike Business Solutions	\$101.68		ADM	CopyCount
56212	Klondike Metallic	\$1,349.67	\$210.64	PW	OpSupplies
			\$476.57	PW	OpSupplies WTP
			\$188.99	PW	SafetySupplies
			\$71.81	PW	Tools WTP
			\$327.81	PW	OffSupplies
			\$26.45	PW	SafetyGear
			\$47.40	ADM	SvsChg
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			\$1,349.67		



The City of Dawson  
 Cheque Run 21-06  
 3/19/2021

56213	Manitoulin Transport	\$1,319.50	\$272.98	PW	Freight
			\$1,046.52	Rec	Freight
			\$1,319.50		
56214	Masserey, Mike	\$30.43		ADM	CR#21-072 Reimburse
56215	Mayes Enterprises	\$933.78		REC	ContSvs-Plumbing
56216	Nordique Fire Protection	\$619.50		PS	ContSvs - R&M SafetyGear
56217	North 60 Petro	\$43,079.70	\$8,882.18	REC	BldgFuel - REC Ctre
			\$24,960.19	PW	BldgFuel - WTP
			\$2,316.51	PW	BldgFuel - Garage
			\$538.77	ADM-PS	BldgFuel - City-Fire Hall
			\$2,926.61	ALL	Vehicle Fuel
			\$1,299.16	ALL	Vehicle Fuel
			\$153.42	ADM	BldgFuel - FC Residence
			\$563.51	PW	BldgFuel - Quigley
			\$471.98	PW	BldgFuel - WoodShp
			\$179.29	REC	BldgFuel WF Bldg 2
			\$788.08	REC	BldgFuel WF Bldg 1
			\$43,079.70		
56218	Northern Superior Mechanical	\$2,521.82	\$117.93	PW	OpSupplies WTP
			\$2,403.89	PS	OpSupplies
			\$2,521.82		
# 56219	Northlands Water & Sewer Supplies L	\$3,711.75		PW	ContSvs - Pump R&M
56220	Northern Windows & Doors	\$1,201.20		REC	Zamboni Door Repairs
56221	Pacific Northwest Moving	\$116.42		REC	Freight
56222	Pacific Tier Solutions Inc.- Book King	\$2,547.97	\$2,382.69	ADM	IT Supports - April1-Jun30
			\$165.28	ADM	IT Supports - eCommerce Dec1-Feb28
			\$2,547.97		
56223	Raven's Nook	\$63.00		PW	SafetyGear
56224	Red Mammoth Bistro	\$79.28		ADM	Promo-SpEvt
56225	Superior Propane Inc	\$851.71		REC	Propane
56226	Tremblay-Lemieux, Jessie	\$40.00		REC	CR#21-071 SecurityDepRtn-Fob
56227	Harker, Mary (Davina)	\$66.68		ADM	CR#21-073 Refund - CABLE Overpayment
56228	Trinus Technologies Inc.	\$532.88		ADM	IT Support
56229	Triple J Hotel	\$15.00		PW	Contractor Lunch
56230	Tritech Software Systems	\$7,687.50		ADM	IT Support /Lucity renewal
56231	Tsunami Solutions - 61267	\$340.20	\$170.10	REC-PW	SafetyLine Jan
			\$170.10	REC-PW	SafetyLine Feb
			\$340.20		
56232	Tucker Carruthers	\$16,123.03		ADM	ProFees - Legal
56233	Uline Canada Corporation	\$1,136.96	\$437.15	REC	OpSupplies
			\$699.81	PW	EnergyProg - LED
			\$1,136.96		
56234	WSP Canada Inc	\$2,480.63		REC	ProFees-Eng-REC CtreSettle
56235	Air North	\$511.05	\$103.89	PW	Freight - WtrSamples
			\$90.24	PW	Freight - WtrSamples
			\$109.14	PW	Freight - WtrSamples
			\$103.89	PW	Freight - WtrSamples
			\$103.89	PW	Freight - WtrSamples
			\$511.05		

The City of Dawson  
 Cheque Run 21-07  
 3/26/2021

Cheque		Cheque			
Number	Vendor Name	Amount	Detail	Dept	Description
56236	Advance North Mechanical	\$141.75		PS	ContSvs - Tow
56237	AGF Investments Inc.	\$827.68		ADM	RRSP PP05-06
56238	All-West Glass Whitehorse Ltd.	\$145.47		PW	OpSupplies
56239	Applied Roof Technology Ltd.	\$1,582.00		ADM	CBC Bldg Restoration
56240	Assante Financial Management	\$720.00		ADM	CR#21-082 RRSP PP05-06
56241	Associated Engineering (B.C.) Ltd	\$1,383.48		PW	ProFees
56242	BMO Nesbitt Burns	\$850.00		ADM	RRSP PP05-06
56243	BMO Bank of Montreal	\$1,252.72		ADM	RRSP PP05-06
56244	Bonanza Market	\$62.59	\$48.43	REC	ProgSupplies
			\$14.16	PW	Meals & Travel
			\$62.59		
56245	Cambrian Credit Union	\$1,118.32		ADM	RRSP PP05-06
56246	Canadian Prenatal Nutrition Program	\$4,992.97	\$1,492.97	REC	OutdrWellness Program
			\$1,000.00	REC	REC Grant 2020
			\$500.00	REC	Community Grant 2020
			\$2,000.00	REC	Comm Grant-Freezer Meals Program
			\$4,992.97		
56247	Chief Isaac Incorporated	\$1,503.08	\$131.25	PW	SafetyLine
			\$1,371.83	ALL	ContSvs - JaniSvs
			\$1,503.08		
56248	CIBC - Whitehorse	\$600.00		ADM	RRSP PP05-06
56249	Cliff, Janice	\$896.26		REC	CR#21-080 Instructor
56250	Colliers Project Leaders Inc.	\$2,446.50	\$876.75	ADM	ProFees - CBC Restore
			\$1,569.75	PL&D	ProFees - Land Plan
			\$2,446.50		
56251	Cotter Enterprises	\$3,612.00		CABLE	ContSvs February Cable
56252	Dawson Hardware Ltd	\$396.36	\$69.89	PW	Tools
			\$132.83	PW	OpSupplies Phse
			\$12.82	PW	OpSupplies
			\$27.39	PW	Safety Gear
			\$132.95	REC	OpSupplies
			\$20.48	PS	OpSupplies
			\$396.36		
56253	Grenon Enterprises Ltd.	\$18,061.33	\$459.38	PW	ContSvs Steam Manhole Mar11
			\$6,714.75	PW	ContSv Mar7-13
			\$360.94	PW	ContSv Mathers Thaw
			\$4,110.75	PW	ContSv Mar15-20
			\$590.63	PW	ContSv Gravedigging
			\$5,824.88	PW	ContSvs OldBonanzaRd Mar14-20
			\$18,061.33		
56254	Humane Society	\$7,300.00	\$3,650.00	PS	2021 1st Quarter Operations - Jan01
			\$3,650.00	PS	2021 2nd Quarter Operations - Apr01
			\$7,300.00		
56255	Inkspirationz	\$199.50		PS	ContSv Decals
56256	Investors Group Financial Services Inc	\$1,801.76		ADM	RRSP PP05-06
56257	Klondike Active Transport & Trails Society	\$6,550.00		REC	CommGrant
56258	Kenetic Welding	\$409.50		PW	ContSvs - Welding
56259	L.Kirby In Trust	\$356.25		ADM	Petty Cash reimburse
56260	Klondike Institute of Arts & Culture	\$942.89		REC	Grant MusicRmUpgrades
56261	Klondike Visitors Association	\$2,500.00		REC	Grant Audio-Vis AppDev

The City of Dawson  
 Cheque Run 21-07  
 3/26/2021

Cheque		Cheque			
Number	Vendor Name	Amount	Detail	Dept	Description
56262	The Literary Society of the Klondike	\$1,753.50	\$168.00	CABLE	Advertising
			\$582.75	ADM	Advertising
			\$582.75	ADM	Advertising
			\$210.00	ADM	Advertising
			\$210.00	ADM	Advertising
			<hr/>		
			\$1,753.50		
56263	Klondike Metallic	\$111.96	\$97.28	REC	OpSupp
			\$14.68	PS	OpSupplies
			<hr/>		
			\$111.96		
56264	Manitoulin Transport	\$118.63	\$68.44	REC	Freight
			\$50.19	ADM	Freight
			<hr/>		
			\$118.63		
56265	Masserey, Mike	\$74.26		PW	Reimbursement
56266	Maximillian's Gold Rush Emporium	\$65.41	\$10.97	REC	Promo-SpeEv
			\$54.44	ADM	Promo-SpeEv
			<hr/>		
			\$65.41		
56267	Morgan, Sophia	\$90.00		REC	CR#21-095 Instructor
56268	Murray, Karen	\$748.00		REC	CR#21-079 Instructor
56269	Nordique Fire Protection	\$1,089.10		PS	OpSupplies
56270	North 60 Petro	\$17,659.89	\$1,327.85	REC	N60P 21271-IN REC BldgF REC Ct
			\$1,591.09	ADM-PS	CH-FH BldgFuel
			\$528.29	ADM	CAOhse BldgFuel
			\$1,664.69	REC	BldgFuel Rec Ctre
			\$9,477.46	PW	BldgFuel WTP
			\$3,070.51	ALL	Vehicle Fuel
			<hr/>		
			\$17,659.89		
56271	Northwestel Inc	\$5,509.58		ADM	Phone MAR
56272	Pacific Northwest Moving	\$932.07		REC	Freight
56273	Public Service Alliance of Canada	\$2,546.21		ADM	CR#21-075 Union Dues PP05&06
56274	Rudis, Ben	\$551.25		ADM	ContSvs - IT Support
56275	Scotia Securities	\$2,100.00		ADM	RRSP PP05-06
56276	Simplii Financial	\$850.00		ADM	RRSP PP05-06
56277	Spectrum Security - Sound Ltd.	\$976.48		REC	ContSvs-Kantech
56278	Superior Propane Inc	\$697.14		REC	Propane
56279	Tangerine	\$300.00		ADM	RRSP PP05-06
56280	TD Wealth	\$1,252.72		ADM	RRSP PP05-06
56281	Harker, Mary (Davina)	\$66.68		CABLE	Refund
56282	Cayen, Stefanie	\$40.00		REC	Security Fob Return
56283	Pasloski, Erin	\$91.88		REC	CR#21-078 ProgSupplies
56284	Maude, Brandy	\$87.16		CABLE	CR#21-096 Refund
56285	The Monte Carlo Limited	\$2,500.00		REC	Facility Rental April
56286	Total North Communications Ltd	\$110.25		ADM	Phone IT Support
56287	Trinus Technologies Inc.	\$342.56		ADM	ITSupport
56288	True North Company	\$2,500.00		REC	Facility Rental March
56289	Tsunami Solutions - 61267	\$170.10		PW	SafetyLine
56290	Yukon Energy Corporation	\$41,903.02	\$3,089.36	PW	Street Lights
			\$38,813.66	ALL	Mar16 Electrical
			<hr/>		
			\$41,903.02		
56291	Yukon Government-Finance	\$37,931.87		ADM	2021 Assessment Fees

The City of Dawson  
 Cheque Run 21-08  
 4/9/2021

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
56292	44478 Yukon Inc.-Tangerine Technolog	\$3,127.73		ADM	IT & Equip
56293	Arctic Inland Resources Ltd.	\$2,444.90		PW	Boardwalk Mat'l
56294	Boddie, James	\$120.00		REC	CR#21-107 Instructor
56295	Bonanza Market	\$76.56		ADM	OffSupplies
56296	Chief Isaac Incorporated	\$598.50	\$152.25	PW	SafetyLine MAR
			\$294.00	PW	SafetyLine APR
			\$152.25	PW	SafetyLine FEB
			\$598.50		
56297	Cooper, Sarah	\$120.00		REC	CR#21-100 Instructor
56298	Davis, Kirsten	\$31.90		REC	CR#21-098 Reimburse
56299	Dawson Chamber of Commerce	\$250.00		REC	Promo-SpcEvt
56300	Dawson City General Store	\$185.97	\$14.56	REC	OpSupplies
			\$168.41	REC	ProgSupplies
			\$182.97		
56301	Dawson Hardware Ltd	\$584.91	\$28.31	REC	SafetySupplies
			\$55.39	REC	OpSupplies
			\$315.59	PW	OpSupplies
			\$27.38	ADM	OpSupplies
			\$6.50	PS	OpSupplies
			\$116.17	PW	Bldg R&M
			\$7.93	PW	OpSupplies Phse
			\$8.76	PW	HvyEquR&M
			\$18.88	PW	SafetyGear
			\$584.91		
56302	Dawson Ski Association	\$1,496.00		REC	Lift Passes
56303	Dawson Trading Post	\$6.20		PW	OpSupplies
56304	CentralSquare Canada	\$926.36		ADM	Administrative
56305	Downtown Hotel	\$1,447.46		PW	Accom Covid
56306	Ed Repair & Services	\$776.52		PW	Veh R&M
56307	Eecol Electric Corp	\$1,119.83		PW	OpSupplies
56308	Endurance Automotive	\$382.83		PW	Veh R&M
56309	Teagan Ewing	\$270.00		REC	CR#21-104 Instructor
56310	Ezzard, Jaden	\$292.50		REC	CR#21-101 Instructor
56311	Future Proof My Building Consulting Lt	\$7,166.25		PW	ProFees
56312	Gammie Trucking Ltd.	\$52,794.00		PW	ContSvs-Spring Strip
56313	Guillevin International Inc.	\$243.18		PW	OpSupplies
56314	Infosat Communications	\$79.25		PS	SatPhone
56315	Jacobs Industries Ltd	\$153.14		PW	OpSupplies
56316	Klondike Active Transport & Trails Soci	\$6,550.00		REC	RG#21-003 Grant 2020
56317	Klondike Metallic	\$486.77	\$219.19	PW	OpSupplies
			\$211.85	PW	Tools
			\$55.73	REC	OpSupplies
			\$486.77		
56318	Kormendy, Rachel	\$292.50		REC	CR#21-102 Instructor
56319	Langlois-Phil	\$61.77		PW	CR#21-106 Reimburse
56320	Lawson Lundell LLP	\$16,725.25		ADM	ProFees-Legal
56321	MacDougall, Megan	\$600.00		REC	CR#21-103 Instructor
56322	Manitoulin Transport	\$84.41	\$34.22	ADM	Freight
			\$50.19	PW	Freight
			\$84.41		
56323	Masserey, Mike	\$76.91		PS	CR#21-105 Reimburse
56324	Nordique Fire Protection	\$619.50		PS	ContSvs
56325	North 60 Petro	\$21,267.14	\$1,181.63	ADM-PS	BldgFuel-City-Fire Hall

The City of Dawson  
 Cheque Run 21-08  
 4/9/2021

Cheque		Cheque			
Number	Vendor Name	Amount	Detail	Dept	Description
			\$14,281.97	PW	BldgFuel WTP
			\$3,616.82	REC	BldgFuel REC Ctre
			\$1,070.28	PW	BldgFuel Garage
			\$1,116.44	REC	BldgFuel WFB
			<hr/>		
			\$21,267.14		
56326	Northern Superior Mechanical	\$1,120.31	\$1,025.58	PW	OpSupplies
			\$94.73	PW	Veh R&M
			<hr/>		
			\$1,120.31		
56327	Raven's Nook	\$81.50	\$50.00	ADM	Promo DawDollar
			\$31.50	PL&D	SafetyGear
			<hr/>		
			\$81.50		
56328	Red Mammoth Bistro	\$45.99		ADM	Promo
56329	Gagne, Kayla	\$3,000.00		REC	RG#21-004 REC&CommGran
56330	Jimmy's Place Artist Collective	\$2,300.00		REC	CG#21-007 CommGrant 2020
56331	Total North Communications Ltd	\$582.75		ADM	Phone IT
56332	Trinus Technologies Inc.	\$1,764.32	\$38.06	ADM	ITSupp
			\$114.19	ADM	ITSupp
			\$1,612.07	ADM	ContSvs IT
			<hr/>		
			\$1,764.32		
56333	Terri Turai	\$833.00		REC	CR#21-099 Instructor
56334	Unbeatable Printing	\$168.00	\$63.00	REC	ContSvs-Printing
			\$105.00	PS	ContSvs-Printing
			<hr/>		
			\$168.00		
56335	WSP Canada Inc	\$3,037.13	\$1,685.25	PW	ProFees
			\$1,351.88	PW	ProFees
			<hr/>		
			\$3,037.13		
56336	Yukon University	\$3,152.90		PW	Training
56337	Yukon Agricultural Association	\$2,500.00		REC	CG#21-009 CommGrant
56338	Air North	\$295.00	\$104.88	PW	Freight
			\$97.28	REC	Freight
			\$92.84	PW	Freight
			<hr/>		
			\$295.00		
56339	Colliers Project Leaders Inc.	\$3,249.75		REC	ProFees
<b>Electronic Fund Transfers</b>					
Mar 01	Meridian Lease	\$1,973.11		PS	Breathing apparatus
Mar 01	Roynat Leases	\$818.00		various	Photocopier leases
Mar 01	Canada Life	\$15,382.23		various	March employee benefits
Mar 05	Payroll	\$116,763.85		ALL	PP#5
Mar 29	CIBC Group RRSP	\$3,107.24		ALL	RRSP Prog PP3&4
Mar 22	Visa	\$10,117.46		various	Bell/HRprogram/subscriptions/supplies
Mar 19	Payroll	\$110,554.29		ALL	PP#6
Mar 22	CCSA	\$7,159.50		CABLE	monthly cable charge
Mar 31	Bank charges	\$314.84		ADM	payroll/bank/Visa machine
Mar 31	Refund of Dawson Creek payments	\$3,954.45		ADM	19 Deposits deposited to City in error



# Report to Council

For Council Decision     For Council Direction     For Council Information

In Camera

<b>SUBJECT:</b>	Lots 1069-2 and 1069-3 Consolidation Application (#21-024)	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO & Charlotte Luscombe, Planning Assistant	<b>ATTACHMENTS:</b> 1. Application & Supporting Documentation
<b>DATE:</b>	April 21, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw	

## RECOMMENDATION

It is respectfully recommended that Council grant subdivision authority to consolidate Lots 1069-2 and 1069-3 Quad 116 B/3 (Consolidation Application #21-024), subject to the following conditions:

- 1.1. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
- 1.2. 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 / BACKGROUND

Subdivision Application #21-024 was received March 12<sup>th</sup>, 2021; the applicant is requesting to consolidate lots 1069-2 and 1069-3. The final lot will be 0.738ha (1.82 acres). The application successfully passed a public hearing on March 31<sup>st</sup> 2021.

The proposed consolidation was previously approved by Council in 2019 via resolution C19-06-07 and was also subject to a spot land purchase request. Permission to consolidate was granted, while the spot land application was denied. Resolution C19-06-07 states:

*Moved by Deputy Mayor Shore, seconded by Councilor Ayoub that council approve the consolidation of Lots 1069-2 and 1069-3, but decline to approve the lot enlargement with land disposition 2015-2000, subject to the conditions as presented in the Request for Decision RE: Subdivision Application #19-001.*

*Motion Carried 4-0*

Council has been clear that spot land applications are not supported within the municipal boundary without appropriate land planning exercises to determine a future vision and plan for the land. The applicant therefore in this application has only applied for consolidation of their existing properties. The applicant must apply for consolidation again as the time has lapsed on the previous approval. Figure 1 shows the existing and proposed lot configuration, and Figure 2 shows the location in context.

**Comments**

Department heads have been asked to comment on this application for the purposes of assessing operational requirements such as access, lot grading, and slope stability, and at the time of writing this report, Recreation and Protective Services have indicated they have no concerns. Comments from Public Works will be included once they have completed their review of the application.

The application has been circulated to every property owner within a 1km radius of this property, inviting comments and questions. No comments have been received at the time of submitting this report.

**Subdivision Bylaw**

Subdivision Control Bylaw s. 3.01 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. The existing vehicle access to the site is via Narozny Road and this will be unaffected by the consolidation application.







**Figure 2** Context map showing location of lots under consideration.

**Official Community Plan**

The property is currently designated as MU – Mixed Use. Uses associated with this designation include 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. Therefore, the 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 Bylaw**

The property is currently zoned M1 – Industrial. The Zoning By-Law is intended to implement the goals of the OCP. Therefore, the purpose of the M1 zone as per the Zoning Bylaw is to permit Industrial businesses such as the storage of materials, cleaning & testing materials and the processing of raw materials. A Zoning assessment found the proposed lot to conform to the Zoning Bylaw. Any future development of the proposed lots must also conform with the Zoning Bylaw. Further, this consolidation will improve overall conformity with the Zoning Bylaw as Lot 1069-2 is currently undersized (the minimum is 0.4ha) which limits the developability.

**OPTIONS**

1. Council grant subdivision authority to consolidate Lots 1069-2 and 1069-3 Quad 116 B/3 (Consolidation Application #21-024), subject to the following conditions:
  - 1.1. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
  - 1.2. 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.
2. Council does not grant subdivision authority to consolidate Lots 1069-2 and 1069-3 Quad 116 B/3.

**APPROVAL**

<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> <i>C. Bellmore</i>
<b>DATE:</b>	April 23/21	



# THE CITY OF DAWSON

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

OFFICE USE ONLY	
APPLICATION FEE:	\$105 + GST
DATE PAID:	12/3/21
RECEIPT #:	37808
PERMIT #:	21-024

## SUBDIVISION APPLICATION

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

### PROPOSED DEVELOPMENT

Subdivision

Consolidation

Boundary Adjustment

CIVIC ADDRESS: 9 + 12 Narozny Road VALUE OF DEVELOPMENT: \_\_\_\_\_

LEGAL DESCRIPTION: LOT(S) 1069-2 + 1069-3 BLOCK \_\_\_\_\_ ESTATE Quad 1168/3 PLAN# 2007-0005 LTD YT

PROPOSED DEVELOPMENT: Please provide a brief description of the proposed development, including the number of proposed lots and their sizes.

Would like to consolidate two adjoining lots  
 9 Narozny Road. legal description 1069-2 Klondike Hwy  
 12 Narozny Road. legal description 1069-3 Klondike Hwy

### APPLICANT INFORMATION

APPLICANT NAME(S): Kyle Bruce

MAILING ADDRESS: Box 1472 POSTAL CODE: y0b 1G0

EMAIL: Kylebruce.kwb@gmail.com PHONE #: 867-993-2922

### OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

EMAIL: \_\_\_\_\_ 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.

No



# THE CITY OF DAWSON

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OFFICE USE ONLY	
PERMIT #:	21-024

**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.

Property is 0.6km from Klondike River

**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.).

Two flat lots topped with gravel. No water, bush or trees

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

9 Narozny has small shop, couple sensors as well as small trailer  
12 Narozny has mobile home

## DECLARATION

- I/WE hereby make application for a Development Permit under the provisions of the City of Dawson Zoning Bylaw No. 2018-19 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.**

March 12 2021  
DATE SIGNED

  
SIGNATURE OF APPLICANT(S)

March 12 2021  
DATE SIGNED

  
SIGNATURE OF OWNER(S)

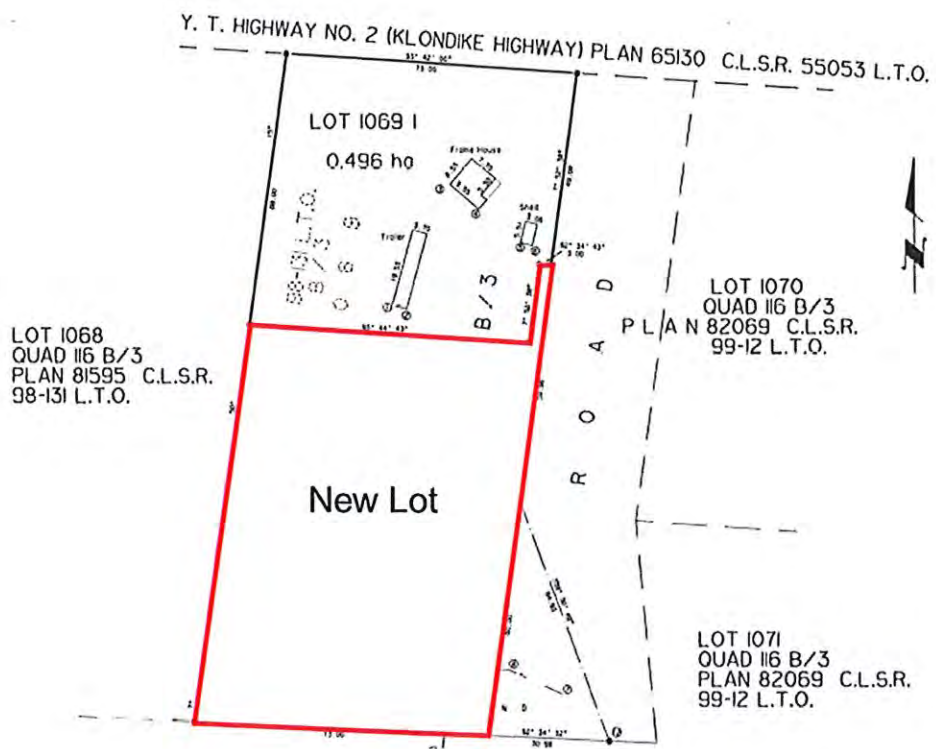
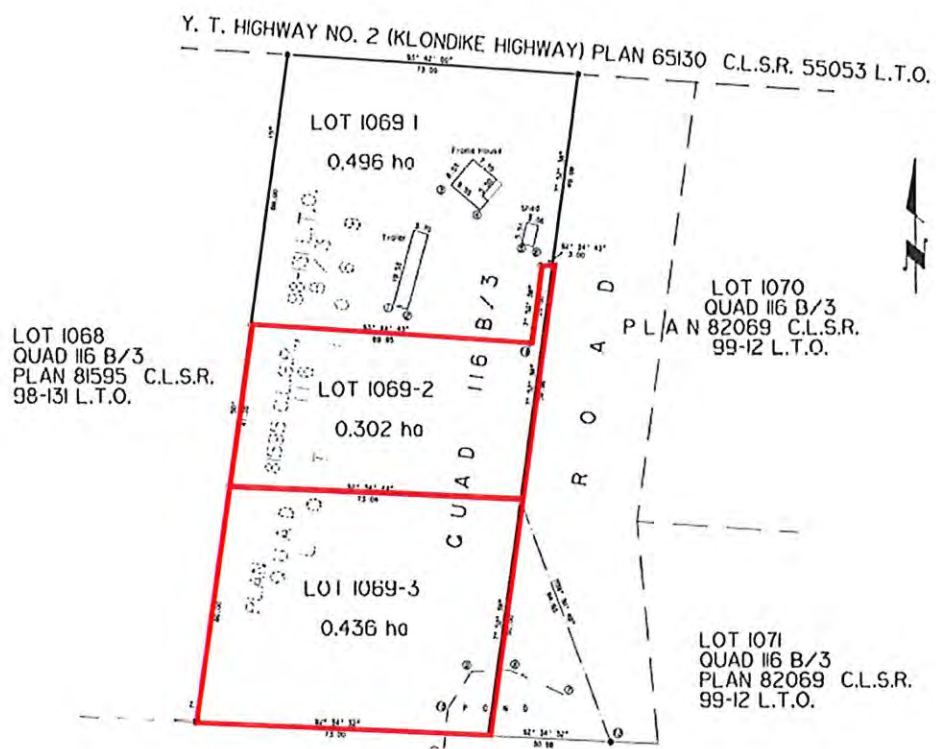


Figure 1: Existing and proposed lot configuration.

# Yukon

## GeoYukon map and data viewer



0.1  
0 0.03 0.1 Kilometers  
Projection: Yukon Albers Equal Area Conic  
Produced from: GeoYukon application  
1: 1,250

This map is a user generated static output from an internet mapping site and is for reference only. Data items that appear on this map are not necessarily current, accurate or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.  
Date Printed: 16-Mar-2021



- Legend**
- Community Boundaries
  - Community Centres
  - Land Reproduction Areas
  - Land Dispositions
  - Land Use Plans
  - Land Use Studies
  - Development Hold
  - Assets
  - Lots For Sale -
  - Surveyed
  - Land Parcel Polygon -
  - Surveyed
  - Surveyed Polygons

Between line 3  
50'

1 - 50' X 10' 216' From West  
23' From East

2 - 35' From N Building  
20' From S 12' high

2 - 12' X 60' Building 12' high

45' From E 151' From W

166' From N 126' From S

3 - 40' X 80' Building

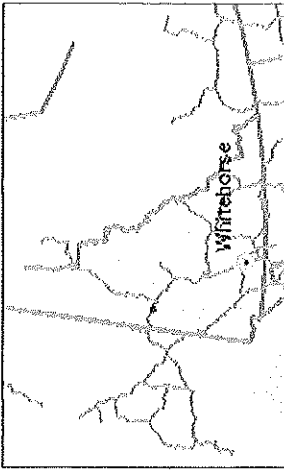
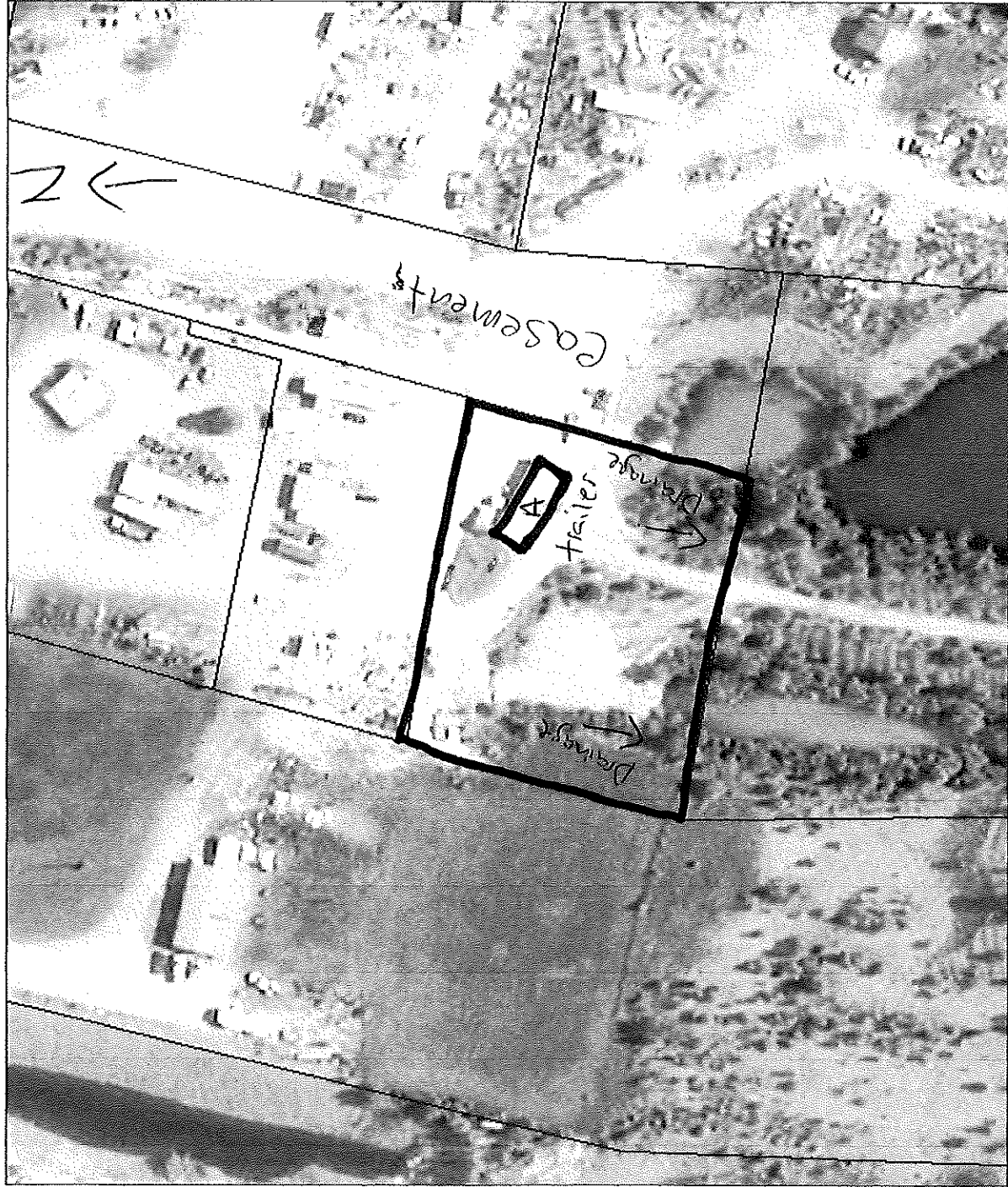
45' From N 14' high

274' From S

72' From E

130' From W

**Notes**



### Legend

- Land Parcels Polygon - Surveyed
- Easements Polygon - Surveyed

A - 12' X 60'  
45' from E Property  
boundary

Proposed building  
28' X 76'

### Notes



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Date Printed: 13-Apr-2021

0.1 Kilometers

0 0.03

1: 1,250

0.1  
Projection: Yukon Albers Equal Area Conic  
Produced from: GeoYukon application

# THE CITY OF DAWSON

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## NOTICE OF PUBLIC HEARING: SUBDIVISION APPLICATION

*Consolidation #21-024*

**Subject Property: Lots 1069-2 and Lots 1069-3 Quad 116 B/3**

**Date: March 31<sup>st</sup>, 2021**

**Time: 7:00pm**

**Location: Council Chambers, City Hall**

**Listen to Public Hearing: Radio CFYT 106.9 FM or cable channel #11**

As per the Municipal Act, S. 319.4, upon receiving an application for subdivision, Council must give public notice of the application. Therefore, the City of Dawson is now requesting input from the public regarding the Consolidation of Lots 1069-2 and Lots 1069-3 Quad 116 B/3.



**For more information or to provide your input prior to the public meeting, please contact the Community Development and Planning Officer or Planning Assistant using the following contact information:**

**Stephanie Pawluk**

Community Development & Planning Officer  
Box 308, Dawson City YT Y0B 1G0  
[cdo@cityofdawson.ca](mailto:cdo@cityofdawson.ca)  
867-993-7400 ext. 414

**Charlotte Luscombe**

Planning Assistant  
Box 308, Dawson City YT Y0B 1G0  
[planningassist@cityofdawson.ca](mailto:planningassist@cityofdawson.ca)  
867-993-7400 ext. 438



# THE CITY OF DAWSON

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

## Zoning Assessment

File Number: 21-024 Date: 22/4/21  
 Zone: M1-Industrial Assessment completed by: SPawluk

### 1. Application Type

<input type="checkbox"/>	OCP Amendment	<input type="checkbox"/>	Variance
<input type="checkbox"/>	Zoning Amendment	<input type="checkbox"/>	Development
<input checked="" type="checkbox"/>	Subdivision	<input type="checkbox"/>	Other:

2. Official Community Plan Designation: MU: Mixed Use  
 Does the proposed development meet OCP requirements?  yes \_\_\_no  
 If no, OCP amendment is required.

3. Zoning By-Law Designation: M1: Industrial  
 Does the proposed development meet ZBL requirements?  yes \_\_\_no  
 If no, ZBL amendment is required.

4. Heritage Management Plan Designation: Klondike Valley, confluence & Bowl  
 Does the proposed development require HAC review? \_\_\_ yes \_\_\_no   
 If yes, fill out Heritage Assessment form.

### 5. Zone Specific Regulations:

Provision	Permitted	Proposed	Compliant	Variance Required
Permitted Use	<u>Ind.</u>	<u>Ind.</u>	<input checked="" type="radio"/> Y / N	
Minimum Parcel Size	<u>0.4 ha</u>	<u>0.738 ha</u>	<input checked="" type="radio"/> Y / N	
Maximum Parcel Size	<u>/</u>	<u>/</u>	Y / N	
Minimum Parcel Width	<u>/</u>	<u>/</u>	Y / N	
Minimum Setback (Front)	<u>20 ft</u>	<u>1.22 ft 2.45 ft 3.72 ft</u>	<input checked="" type="radio"/> Y / N	
Minimum Setback (Side) <sup><u>North</u></sup>	<u>20 ft</u>	<u>1.35 ft 2.166 ft 3.45 ft</u>	<input checked="" type="radio"/> Y / N	
Minimum Setback (Side) <sup><u>South</u></sup>	<u>20 ft</u>	<u>1.127 ft 2.126 ft 3.274 ft</u>	<input checked="" type="radio"/> Y / N	
Minimum Setback (Rear)	<u>20 ft</u>	<u>1.216 ft 2.151 ft 3.130 ft</u>	<input checked="" type="radio"/> Y / N	





# THE CITY OF DAWSON

P.O BOX 308, DAWSON CITY, YUKON Y0B 1G0

PH: (867) 993-7400, FAX: (867) 993-7434

Provision	Permitted	Proposed	Compliant	Variance Required
Minimum Floor Area	/	/	Y / N	
Maximum Height (Principal)	35 ft.	1. 12 ft 2. 12 ft 3. 14 ft	Y / N	
Maximum Height (Accessory)			Y / N	
Maximum Parcel Coverage	/		Y / N	
Maximum Floor Area Ratio (FAR)	/		Y / N	
Minimum Off-Street Parking Spaces			Y / N	
Minimum Setback (Principal and Accessory)	20 ft	50 ft	Y / N	
Zone Specific:			Y / N	
Zone Specific:			Y / N	

6. Notes:

# Report to Council



For Council Decision     For Council Direction     For Council Information

In Camera

<b>SUBJECT:</b>	Dredge Pond Phase II Project Charter	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO	<b>ATTACHMENTS:</b> 1. Dredge Pond Phase II Project Charter
<b>DATE:</b>	April 23, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	Municipal Act Official Community Plan Zoning Bylaw Land Development Protocol	

## RECOMMENDATION

It is respectfully recommended that Council approve the Dredge Pond Phase II Project Charter.

## ISSUE / BACKGROUND

A Project Charter is required to set the direction and delineate the roles and responsibilities between the Yukon Government and City of Dawson in conducting this larger-scale land development project. This Project Charter outlines the project objectives, roles and responsibilities, and draft scope of work for the Dredge Pond II Residential Development Project.

## ANALYSIS

The Project Charter has been reviewed by Administration and was presented to Committee of the Whole on April 21, 2021. At this meeting, direction was provided to edit the background section; the Charter has since been amended.

This Charter is similar to the Dome Road Project Charter that was approved in 2020.

## Options

1. Council approve the Dredge Pond Phase II Project Charter.
2. Council provide feedback and conditionally approve the Dredge Pond Phase II Project Charter.
3. Council provide feedback and not approve the Dredge Pond Phase II Project Charter.

## APPROVAL

<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	April 23/21	

# **Project Charter between Government of Yukon and City of Dawson Dredge Pond II Residential Development Project**

---

The Government of Yukon (YG) and City of Dawson (City) are working together to pursue future development of the Dredge Pond II area. The project will require coordination and partnership between the two organizations to oversee, facilitate, support, and make decisions on all aspects of the project. This includes project scoping, planning, engineering, technical studies, and overall construction and development of the area. This Project Charter outlines the project objectives, roles and responsibilities, and draft scope of work for the Dredge Pond II Residential Development Project. It is understood that the role of both organizations will change depending on the stage of the development process (e.g. support role vs. management role).

## **1. OVERVIEW:**

Government of Yukon Community Services (CS) and the City of Dawson (City) are interested in pursuing the eventual development of the Dredge Pond II area for un-serviced residential development (country residential development). The Dredge Pond II area is YG Commissioner's Land and is currently held under a land reserve (Disposition Number 2012-0521) for the purpose of country residential development. Time is of the essence due to the complexity and length of time involved in proceeding through the entire land development process to a public lottery. In order for the overall process to be successful, there is a need for all Parties involved to have a clear understanding of their respective roles and responsibilities in this process.

## **2. SUBJECT AREA:**

The subject area falls within the City of Dawson municipal boundaries. It is bordered by the Klondike Highway to the south; the original Dredge Pond subdivision to the west; the Klondike River to the north; and the municipal boundary to the east. The Dredge Pond II residential reserve is approximately 142 hectares (351 acres) in size. The final residential subdivision will be reduced in size to reflect a riparian buffer zone from the river, a potential historic park area, and other considerations. There are several Tr'ondëk Hwëch'in (TH) Settlement Parcels that border the subject area including TH C-14B and TH C-5B. TH C-3B is across the highway from the subject area. Refer to the map of the subject area in Appendix A.

## **3. BACKGROUND:**

The original Dredge Pond subdivision to the west of the area was constructed in the early 2000s and resulted in over 30 country residential lots.

The Dredge Pond II area is designated FRP – Future Residential Planning in the City of Dawson Official Community Plan. The OCP contains specific policies to investigate the suitability of the Dredge Pond areas for new residential development. The Zoning Bylaw zones the area FP – Future Planning, which indicates the area is set aside for future development and growth areas. If development proceeds, both OCP and Zoning Bylaw amendments will be required once planning determines the appropriate OCP designation and zoning.

In 2012, planning and design work commenced for the Dredge Pond II area, which resulted in draft concepts. Work was suspended at the time due to other land development priorities. In addition, an initiative to potentially designate the Dredge Pond II area as a municipal historic site was considered in order to preserve the historic dredge tailings. The proposal was eventually put on hold in 2018 in order to find an appropriate balance of housing development and historic preservation. The sentiment is that the site could accommodate both country residential development and a smaller historic area that contains a representative sample of the dredge tailings.

#### **4. PROJECT OBJECTIVES:**

The project objectives are to:

- determine the feasibility and development potential of the Dredge Pond II country residential area, including assessing development costs;
- determine final project boundaries based on feasibility, public engagement, and planning work;
- determine the areas and boundaries of the proposed country residential portion and the proposed historic park portion;
- develop a final plan for the Dredge Pond II area that outlines a multi-phased residential development including a proposed first phase;
- develop preliminary engineering for all phases of development;
- develop detailed engineering, including a Development Agreement for infrastructure;
- implement, construct, develop, and prepare lots for release; and
- engage and consult with Tr'ondëk Hwëch'in, stakeholder and community organizations, and residents.

#### **5. PROJECT MANAGEMENT:**

As this is Government of Yukon land, YG will be the primary project manager, with support from the City of Dawson as needed throughout the project. Contracts for the work will be administered by YG. Procurement methods will follow applicable YG regulations and standard practices.

In determining the development potential of the area, constraints identified through the preliminary civil engineering work, potential heritage resources, environmental conditions, hydrology conditions, and geotechnical conditions may require the study area to be revised. If revised, the remaining project scope will be based on this revised study area.

An overall planning concept will be prepared for the study area and, if viable, detailed engineering and implementation will follow for the first phase of development. As the first phase gets absorbed by the market, future phases of development will follow.

Final deliverables are expected to be an overall plan for the study area and development engineering plans/implementation (construction) of developed lots within phase 1 (determined through the planning process). Lots will likely be sold via a public land lottery process. Future development phases will be based on market demand, off-site infrastructure upgrades, and all necessary regulatory processes being addressed.

Regarding public engagement, the City of Dawson will support the consultant teams hired for the work. This includes advertising, public communications, and logistical support for any public engagement components and events. For media enquiries, as Yukon Government is managing the contracts, they will be the primary point of contact.

## 6. PROJECT WORKPLAN:

Phase	Notable Tasks	Lead (L) and Support (S)	General Timelines for Completion
Direction to Proceed	<ul style="list-style-type: none"> <li>Project Charter</li> <li>Council Resolution to proceed with project</li> </ul>	Government of Yukon (L) City of Dawson (L)	Spring 2021
Feasibility Work	<ul style="list-style-type: none"> <li>Environmental Site Assessments</li> <li>Geotechnical</li> <li>Heritage</li> <li>Hydrology and Klondike River dynamics</li> </ul>	Government of Yukon (L)	Summer 2021
Dredge Pond II Planning and Pre-Design Report	<ul style="list-style-type: none"> <li>Final development boundaries</li> <li>Final neighbourhood vision and principles</li> <li>Neighbourhood concept</li> <li>Recommended zoning, subdivision layout</li> <li>Proposed historic park boundary, site elements, and next steps</li> <li>Preliminary engineering (all phases)</li> <li>Class C cost estimates</li> <li>TH consultation</li> <li>Public and stakeholder engagement</li> </ul>	Government of Yukon (L) City of Dawson (S)	Summer 2022
YESAA Process and Decision Document	<ul style="list-style-type: none"> <li>Project proposal and application</li> <li>Seeking Views and Information Stage</li> <li>Evaluation Report</li> <li>Final Decision Document</li> </ul>	Government of Yukon (L)	Fall 2022
Detailed Design (Phase 1)	<ul style="list-style-type: none"> <li>Development Agreement between City and YG</li> <li>Detailed subdivision design</li> <li>Infrastructure design</li> </ul>	Government of Yukon (L) City of Dawson (S)	Spring 2023
Construction and Subdivision Approval (Phase 1)	<ul style="list-style-type: none"> <li>Infrastructure improvements</li> <li>Subdivision approval</li> <li>Servicing and roadwork</li> </ul>	Government of Yukon (L)	Fall 2023
Lot Release	<ul style="list-style-type: none"> <li>Appraisals</li> <li>Lot pricing</li> <li>Lot release</li> </ul>	Government of Yukon (L)	Winter 2023

## 7. DREDGE POND II PLANNING AND PRE-DESIGN REPORT ROLES AND RESPONSIBILITIES

This particular stage in the planning and development process for Dredge Pond II warrants a specific outline of roles and responsibilities between the City of Dawson and Government of Yukon. This charter should be updated as the project enters later stages including detailed design and construction.

City of Dawson	Government of Yukon, Community Services	Consultant Teams
<ul style="list-style-type: none"> <li>• Provides logistical support for the public engagement component to the consultant team hired to complete the master plan.</li> <li>• Acts as main point of contact regarding public/community enquires. Forwards enquiries to the Project Manager as required.</li> <li>• Supports the consultant team in the preparation of a communications and engagement strategy.</li> <li>• Processes OCP and Zoning amendments for the area.</li> <li>• Supports the Government of Yukon by reviewing, advising, and providing input on the planning, design, and engineering components of the master plan.</li> <li>• Serves on a Dredge Pond II technical working group or committee if deemed necessary during the planning process.</li> <li>• Facilitate and support the Consultant Team’s presentation of the final master plan and pre-design report to Council.</li> </ul>	<ul style="list-style-type: none"> <li>• Decision maker on all contractual aspects of the plan and pre-design report, including contract management for the consultant hired to complete the plan.</li> <li>• Provides funding for the planning, public engagement, engineering, and technical work required to complete the plan.</li> <li>• Provides funding for community engagement events related to this event including public meeting expenses, advertising, room rentals, catering, and incidentals.</li> <li>• Manages the financial aspects of the project, on a cost recovery basis.</li> <li>• Serves on a Dredge Pond II technical advisory group or committee if deemed necessary during the planning process.</li> <li>• Drafts any Cabinet or Management Board submissions necessary.</li> <li>• Works with the consultant to coordinate and manage the project submission to YESAB for review.</li> </ul>	<ul style="list-style-type: none"> <li>• Prepares, leads, and presents at public engagement events;</li> <li>• Prepares and produces display materials for public engagement events.</li> <li>• Coordinates any meetings or workshops involving City of Dawson, Government of Yukon, and other partners;</li> <li>• Analyses all data, reports, and background documents;</li> <li>• Coordinates and leads any site visits;</li> <li>• Coordinates and manages any sub-consultants working as part of the team;</li> <li>• Conducts any research associated with the project;</li> <li>• Prepares all reports, maps, documents, and final deliverables associated with the project;</li> <li>• Prepares and submits the project proposal to YESAB for review.</li> <li>• Presents final plans and deliverables if necessary (e.g. presentations to Dawson City Council).</li> </ul>

## **8. TECHNICAL WORKING GROUP/COMMITTEE**

- If a working group or committee is deemed necessary, staff from the Government of Yukon Community Services and City of Dawson will serve on it. A decision on whether a working group/committee is required will be made during the RFP scoping phase, in consultation with the City of Dawson.
- The group/committee will review, provide direction and feedback, and approve all technical components of the work. This includes reviews of draft deliverables and providing guidance and direction to consultants.
- The consultant team hired to complete the work will prepare the necessary materials needed for the meetings. The consultant team will chair the meetings and prepare relevant agendas and minutes.
- Other organizations may be invited to the meetings on an as-needed basis and to provide specific technical advice.

## **9. DREDGE POND II PLANNING AND PRE-DESIGN REPORT DELIVERABLES**

The final deliverable is expected to be an overall master plan for the study area and preliminary engineering for all infrastructure (roads, storm, electrical and telecommunications), grading, and construction work. Components of the final deliverable include:

- vision, neighbourhood design features, and final Master Plan concept;
- summary of public engagement, LFN consultation, and stakeholder engagement;
- final development boundaries based on hydrology, setbacks from river, and other considerations;
- final boundary of the proposed historic park including preliminary park features and next steps;
- final subdivision plan. It will include elements such as lot sizes and dimensions, housing units, transportation, trails and recreation, and zoning;
- phasing plan and implementation plan that outlines a detailed step-by-step account of next steps and responsibilities;
- preliminary engineering servicing plan that will include all engineering and servicing requirements for the subdivision;
- grading and cut/fill analysis;
- servicing Class “C” cost estimates based on the final plan and pre-design work;
- analysis of estimated long-term operational costs to the City of Dawson including roads and other assets; and
- an economic and market analysis of the proposed development including anticipated absorption, market conditions, housing demand and preferences, lot release models, and cost-recovery models.

## **10. DEVELOPMENT COST RECOVERY**

- YG Community Services will manage the project on a cost recovery basis.
- All costs associated with the planning, engineering, and construction of the development within the study area will be recovered through revenue from future lot sales of YG tenure.

## **11. POTENTIAL RISKS & CONSTRAINTS**

- There is a risk that the feasibility, planning, and engineering work may reveal that some land is not developable.

- Risk in spending resources on investigatory purposes and developing deliverables that cannot be implemented (or cause delays in implementation) due to site conditions, constraints, socio-economic reasons, or development costs.
- Risk in spending resources that may not be cost recoverable if development does not proceed (either due to viability/feasibility issues or off-site infrastructure/capacity issues).
- Risk of lack of community buy-in of the proposed development scheme (i.e. nearby lot owners not in support of development).
- Risks of large-scale environmental constraints including flooding hazards posed by the Klondike River and sensitivity of the tailings ponds.
- Suitability of using the dredge tailings and ponds for residential development and road infrastructure.
- Suitability of installing private residential wells and septic systems.
- Access considerations from the highway.
- Coordination and compatibility with adjacent TH parcels.
- Scope and refinement of the planning area including:
  - establishing the riparian setback zone to respect distances from the river and ponds that have fish/wildlife potential.
  - potential setbacks from adjacent property owners including TH.
  - the proposed historic site area.

**12. ALTERNATIVE LAND DEVELOPMENT MODEL**

An alternative land development and release model is to release a portion of the Dredge Pond II site as a raw land parcel to the private sector. The private sector would be responsible for regulatory approvals, servicing design, surveying, and construction including roads, trails, and services. As private sector capacity to develop the entire area is likely limited, a portion of the site could be released (e.g. the western portion closest to the existing Dredge Pond subdivision). This is not the recommended option, and YG recommends the conventional approach of completing a planning and pre-design report for the entire area, however it is important to consider alternatives. If, during the Dredge Pond II process, new information, priorities, or direction is obtained that might give preference to an alternative development model, then YG and the City should determine next steps and new direction for the area.

**13. UNDERSTANDING & ACCEPTANCE**

We the undersigned support the planning and development of the Dredge Pond II area in the City of Dawson for future residential development, as per the above.

In recognition that the Yukon is acting as the developer for this project, it is understood that lots will be developed and sold in accordance with the Yukon Land Act and regulations.

We agree to appoint representatives from our respective organizations to assist with the development of these lands. We hereby provide the Department of Community Services with a mandate to proceed.

\_\_\_\_\_  
 Laura Prentice, Director  
 Land Development Branch, Community Services  
 Government of Yukon

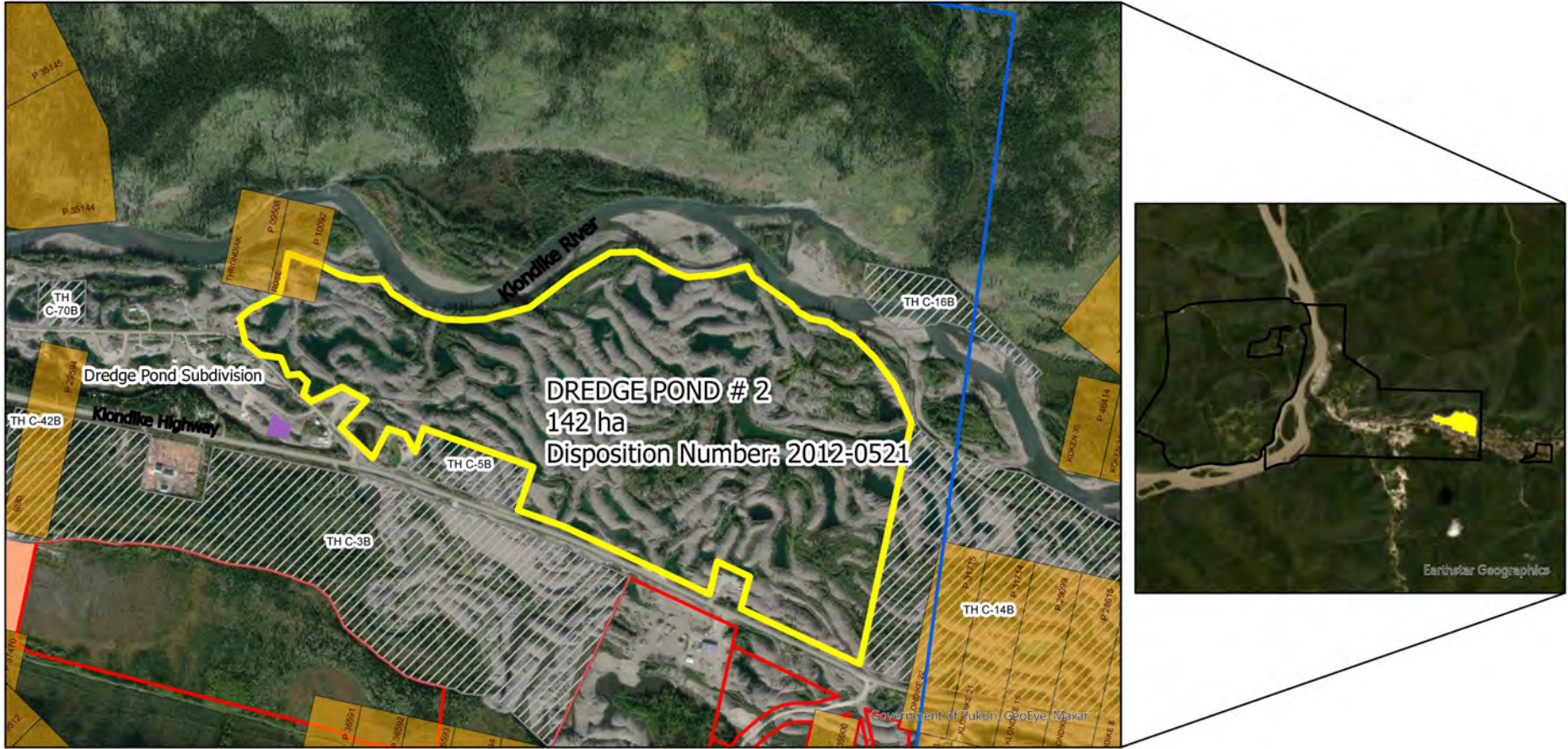
\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Cory Bellmore, Chief Administrative Officer  
 City of Dawson

\_\_\_\_\_  
 Date



# Appendix A – Planning Area



- |                                   |   |                          |
|-----------------------------------|---|--------------------------|
| Community Boundaries              | <b>First Nation Settlement Lands - Surveyed</b> | <b>Land Tenure</b>       |
| Dredge Pond # 2 Planning Boundary | <b>Category</b>                                 | <b>Land Dispositions</b> |
|                                   | A: Surface and Subsurface Rights                | Transfer Request         |
|                                   | B: Surface Rights                               | Agreement for Sale       |
|                                   | FS: Fee Simple                                  | Easement                 |
|                                   |   | Lease                    |
|                                   |   | Reservation              |

**DREDGE POND # 2 Planning Area**  
 0 0.5 1 Kilometers



# Report to Council



For Council Decision     For Council Direction     For Council Information

In Camera

<b>SUBJECT:</b>	LDB Infill Projects 1-3	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO	<b>ATTACHMENTS:</b> 1. LDB Summary of Recommendations and Rationale 2. Infill Project #1 Concept Plan 3. Infill Project #2 Concept Plans 4. Infill Project #3 Site Map
<b>DATE:</b>	April 23, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	Municipal Act Official Community Plan Zoning Bylaw Land Development Protocol	

## RECOMMENDATION

It is respectfully recommended that Council direct Administration to:

1. Pursue phased development of two unserviced lots on the west side of the road in the short-term and two unserviced lots on the east side of the road in a later phase for Infill Area 1.
2. Pursue serviced development of ~22 lots at 0.3 to 1.0 acres in size for Infill Area 2.
3. Pursue the potential option of releasing a raw land parcel to the private sector for development.

## ISSUE / BACKGROUND

The Yukon Government Land Development Branch (LDB) is pursuing infill lot development on three sites, following Council direction and as per the Official Community Plan. Feasibility work and conceptual planning work has been conducted on Areas 1 and 2, and preliminary feasibility work has been conducted on Area 3. LDB is seeking Council decisions on development options for all three sites.

## ANALYSIS

Council Resolution C19-15-10 directed administration to pursue industrial infill for sites 1, 2 and 3. This Council direction to pursue industrial infill is noted following Council discussion surrounding the potential desire for residential use of Infill Areas 1 and 2 during the LDB's April 21<sup>st</sup> 2021 land development presentation to Council. Further, it should be noted that these areas are designated as Mixed Use in the Official Community Plan. The Mixed Use OCP designation allows for Industrial or Commercial Mixed Use zoning. Residential zoning (R1, R2 & R3) is not permitted under this OCP designation.

*Moved by Councillor Johnson, seconded by Councillor Ayoub that council direct administration to begin preliminary development planning work for Industrial Infill Areas 1, 2, and 3 and Dome Residential Areas A, B, C, and D, as shown in Development Boundary Maps 1 and 2.*

The concept plans and recommendations for each site were presented to Committee of the Whole on April 21, 2021. Please refer to the attached *LDB Summary of Recommendations and Rationale* for further analysis of the options.

Work done to date includes:

- Infill Area 1:
  - Feasibility work (Phase 1 ESA, desktop and drilling geotechnical studies, heritage assessments, pond assessments).

- Planning report with conceptual site plan options.
- Consultation with TH.
- Infill Area 2:
  - Feasibility work (Phase 1 ESA, desktop and drilling geotechnical studies, heritage assessments, pond assessments).
  - Planning report with conceptual site plan options.
  - Work plan outlining CoD & YG roles & responsibilities.
- Infill Area 3:
  - Geotechnical feasibility study
  - Heritage feasibility

<b>Options</b>
----------------

Infill Area 1 Options:


- .1 Pursue phased development -two unserviced lots on the west side of the road in the short-term and two lots on the east side of the road in a later phase. **LDB recommendation.**
- .2 Create a larger four lot development and release at same time.
- .3 Do not proceed with the development.

Infill Area 2

- .1 Pursue serviced development: ~22 lots at 0.3 to 1.0 acres in size. **LDB recommendation.**
- .2 Pursue unserviced development: 9 lots at 1.0 acres in size.
- .3 Consider joint development with adjacent parcels.
- .4 Do not proceed with development.

Infill Area 3

- .1 Pursue potential option of releasing raw land parcel to the private sector for development. **LDB recommendation.**
- .2 Consider lot expansions of existing privately owned industrial lots.
- .3 Do not proceed with development.

<b>APPROVAL</b>	
<b>NAME:</b>	Cory Bellmore, CAO
<b>DATE:</b>	April 23/21
<b>SIGNATURE:</b> 	

**April 28 City of Dawson Regular Council Meeting**

**Commercial/Industrial Infill Sites 1, 2, 3 – YG LDB Recommendations**

Site	LDB's Recommendations	Justification for Recommendations
<p><b>Commercial/Industrial Infill 1 – 2-4 Lot Unserviced Development</b></p>	<ul style="list-style-type: none"> <li>• Development will be an unserviced development similar to existing lots in area. Well and septic systems can be installed by property owner.</li> </ul>	<ul style="list-style-type: none"> <li>• The nearest water and sanitary services are located in the Klondike Highway which is approximately 300 m away. Extending services for a small development of 4 lots is not cost recoverable and would mean the project cannot proceed.</li> </ul>
	<ul style="list-style-type: none"> <li>• Pursue a phased approach where 2 lots on west side can be released in short-term; and 2 lots on east side can be a later phase.</li> </ul>	<ul style="list-style-type: none"> <li>• Lots on west side have less constraints and can be released sooner, which will address short-term commercial lot demand.</li> </ul>
	<ul style="list-style-type: none"> <li>• Rezone lots from M1 (Industrial) to C2 (Commercial).</li> </ul>	<ul style="list-style-type: none"> <li>• Rezoning to commercial supports the OCP (currently designates area as Mixed-Use). Rezoning to residential is not supported in the OCP.</li> <li>• Original direction received from Council in a 2019 Resolution was for industrial or commercial development in these infill sites.</li> <li>• LDB has spent money on the premise this is a commercial development based on Council direction.</li> <li>• Addresses commercial lot demand. Other residential projects will address residential lot demand.</li> <li>• However, C2 zoning also allows for residential uses so a buyer could potentially develop a residential use along with a commercial use on their property.</li> <li>• Rezoning to C2 will help address comments and concerns received from TH regarding impacts to the resident living on their C-75FS Settlement Parcel to the south. C2 zoning supports lighter commercial uses and will prohibit industrial uses that could produce more noise or other nuisances. In addition, the parcels could be amended with an additional zoning restriction to increase the setbacks for buildings to the southern property line to 10 m (currently its 6 m). This will address TH's comments as well.</li> <li>• The area appears to be a transition zone to more intensive industrial uses to the east (Callison). Nearby parcels are also zoned C2, so this zoning appears appropriate.</li> </ul>

Site	LDB's Recommendations	Justification for Recommendations
<b>Commercial/Industrial Infill 2 – ~22 Lot Serviced Development</b>	<ul style="list-style-type: none"> <li>Development will be a serviced development with water and sewer extended into subdivision. Final servicing decisions will be made during detailed design phase.</li> </ul>	<ul style="list-style-type: none"> <li>There is nearby water and sanitary services running along highway. Lot sizes can be reduced due to servicing.</li> </ul>
	<ul style="list-style-type: none"> <li>Pursue an approximately 22 lot (or more) serviced development with lots ranging in size from 0.3 to 1.0 acres.</li> </ul>	<ul style="list-style-type: none"> <li>Extending services will still be expensive due to geotechnical considerations (e.g. tailing ponds). The number of lots should be maximized to ensure cost recovery. Development could be a unique commercial development supporting smaller scale live/work businesses (e.g. trades centre, contractor services, artists, etc.). A range of lot sizes would be provided for buyers who may want more of a conventional commercial lot; or a smaller lot.</li> </ul>
	<ul style="list-style-type: none"> <li>Rezone area from FP (Future Planning) to C2 (Commercial). A special modification to the C2 zone should be considered to lower the minimum C2 lot size from 1 acre to 0.3 acres.</li> </ul>	<ul style="list-style-type: none"> <li>Original direction received from Council in a 2019 Resolution was for industrial or commercial development for this infill # 2 site.</li> <li>LDB has spent money on the premise this is a commercial development based on Council direction.</li> <li>Addresses commercial lot demand. Other residential projects will address residential lot demand.</li> <li>However, C2 zoning also allows for residential uses so a buyer could potentially develop a residential use along with a commercial use on their property. This could be a unique live/work area.</li> <li>Existing nearby parcels are zoned C2, so this zoning would be compatible.</li> <li>C2 zoning doesn't allow for intensive industrial uses such as junkyards, heavy equipment storage, and bulk fuel depots.</li> <li>TH comments to date on this site have been preliminary but some concerns have been expressed about developing too close to the Klondike River. A riparian setback has been applied respecting a sufficient distance from the river. There may be an opportunity to work with TH regarding joint development. The 22 lot option could allow for this.</li> </ul>

Site	LDB's Recommendations	Justification for Recommendations
<b>Commercial/Industrial Infill 3 – ~1 Lot Raw Land Parcel</b>	<ul style="list-style-type: none"> <li>Release development as a single-raw land unserviced parcel.</li> </ul>	<ul style="list-style-type: none"> <li>The geotechnical study flagged poor development potential in a portion of the area due to wet/swampy areas and need for imported fill. A private developer may have the capacity and resources to do this work.</li> <li>If no purchaser picks up the parcel after some time, other options can be explored including potential multiple lot development.</li> <li>Access to the lot will be investigated by LDB further and a final proposed lot boundary will be forwarded for Council direction. Several potential access options exist.</li> </ul>
	<ul style="list-style-type: none"> <li>Rezone area from FP (Future Planning) to M1 (Industrial)</li> </ul>	<ul style="list-style-type: none"> <li>OCP designates area as Mixed Use which supports the M1 zone.</li> <li>All nearby parcels are zoned M1 so it would be compatible with existing parcels.</li> <li>Development is part of the Callison Industrial Subdivision.</li> <li>Council direction in 2019 was for industrial/commercial development.</li> </ul>



## Project 2: Commercial/Industrial Infill Area 2

Updated 2/16/14, 2:06 PM by: SSI/FFORD

\\1128\TEMPORARY\1128 DW MID DRAWING\NORTH SITE\FIGURE 2\JMG

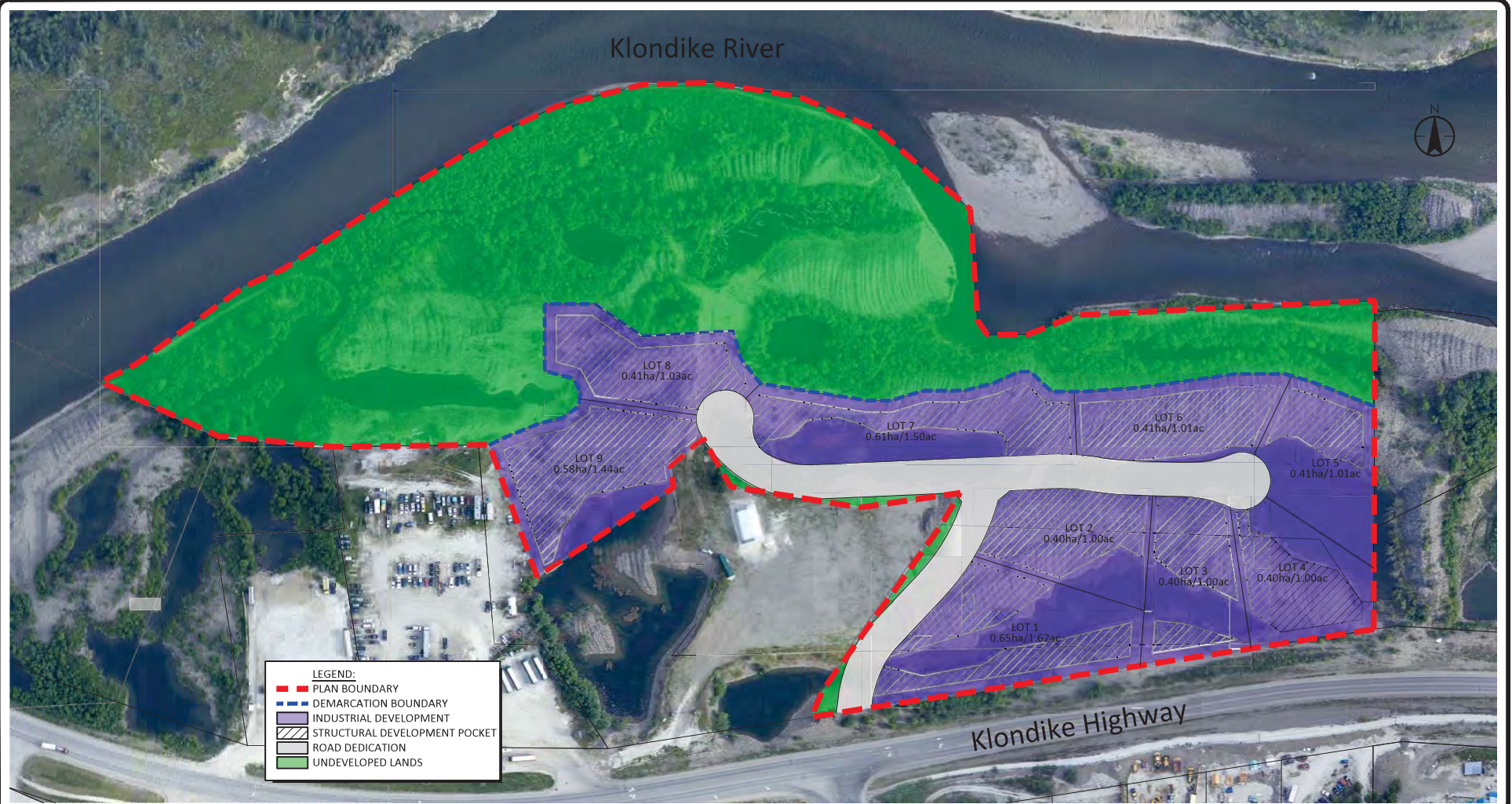


Figure 6.0 - Option A  
Infill Site #2 - 9 Lot Cul-de-sac (1.0ac Lots)



Prepared for:  
Government of  
Yukon

DRAWN BY: SAS  
CHECKED BY: GCL  
SCALE: 1:2000  
PROJECT #:

April, 2021



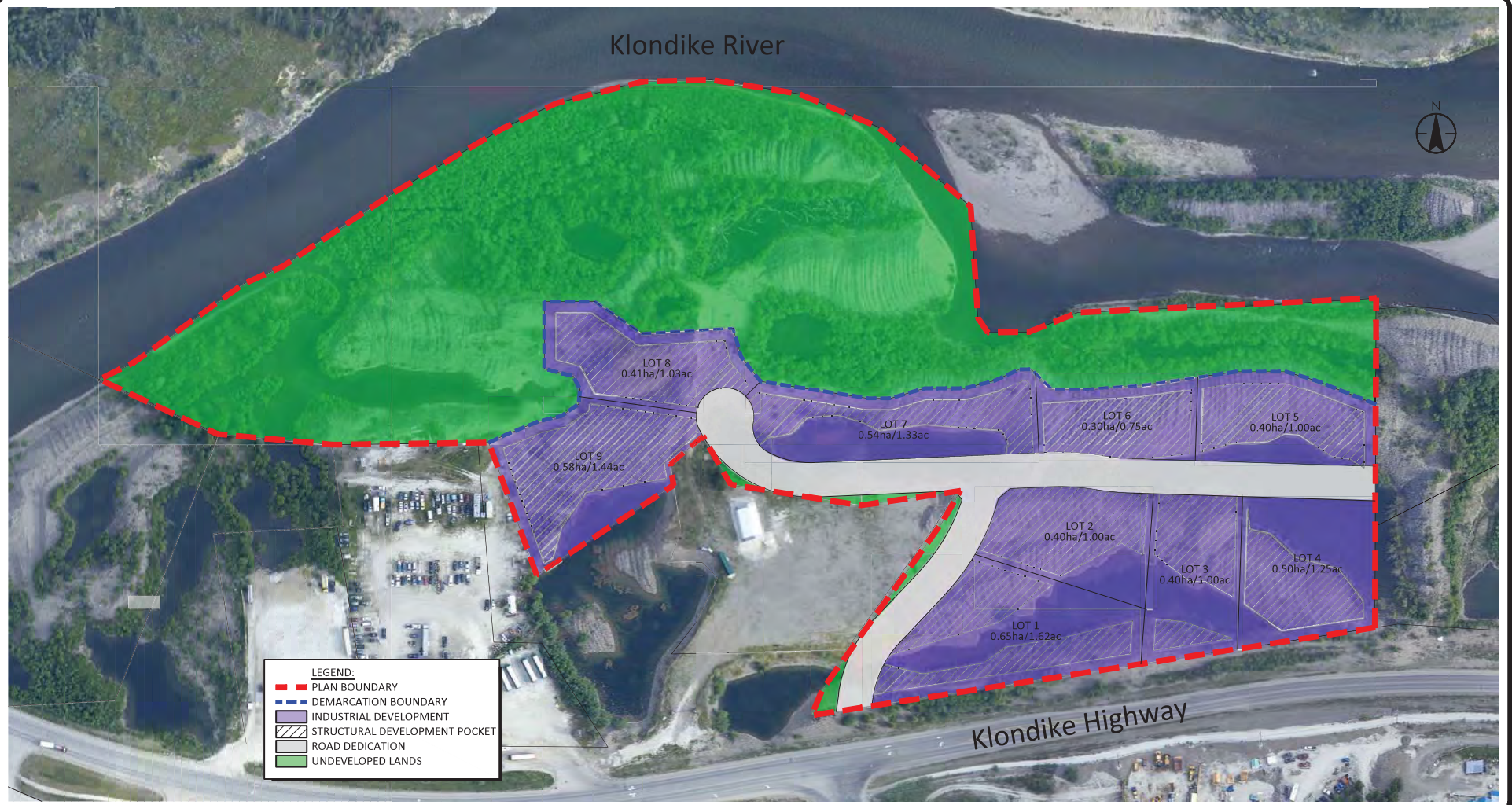


Figure 7.0 - Option A-1  
 Infill Site #2 - 9 Lot Cul-de-sac (1.0ac Lots)



Prepared for:  
 Government of  
 Yukon

DRAWN BY: SAS  
 CHECKED BY: GCL  
 SCALE: 1:2000  
 PROJECT #:

April, 2021

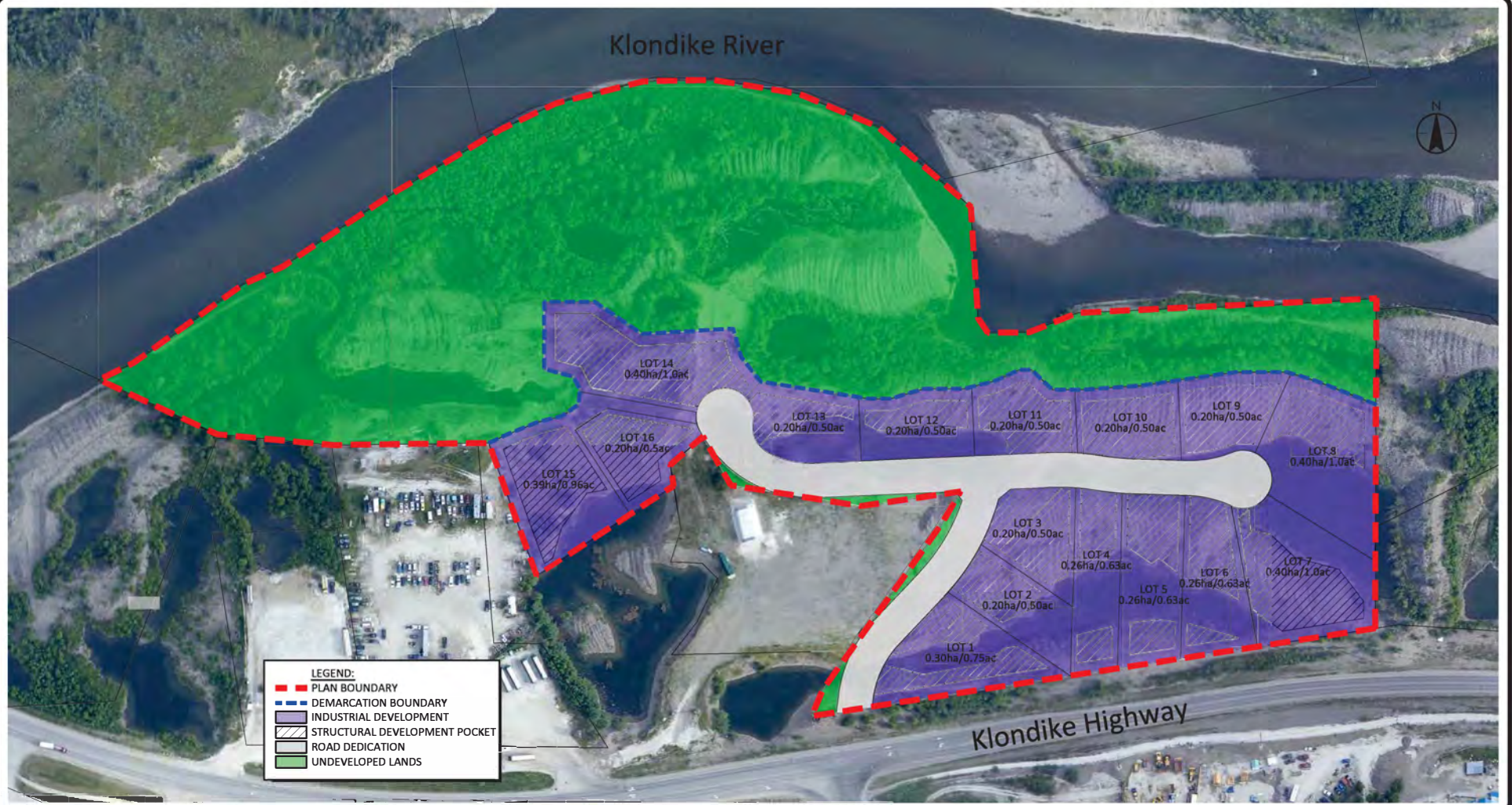


Figure 8.0 - Option B  
 Infill Site #2 - 16 Lot Cul-de-sac (Mixed sized lots)



Prepared for:  
 Government of  
 Yukon

DRAWN BY: SAS  
 CHECKED BY: GCL  
 SCALE: 1:2000  
 PROJECT #:

April, 2021

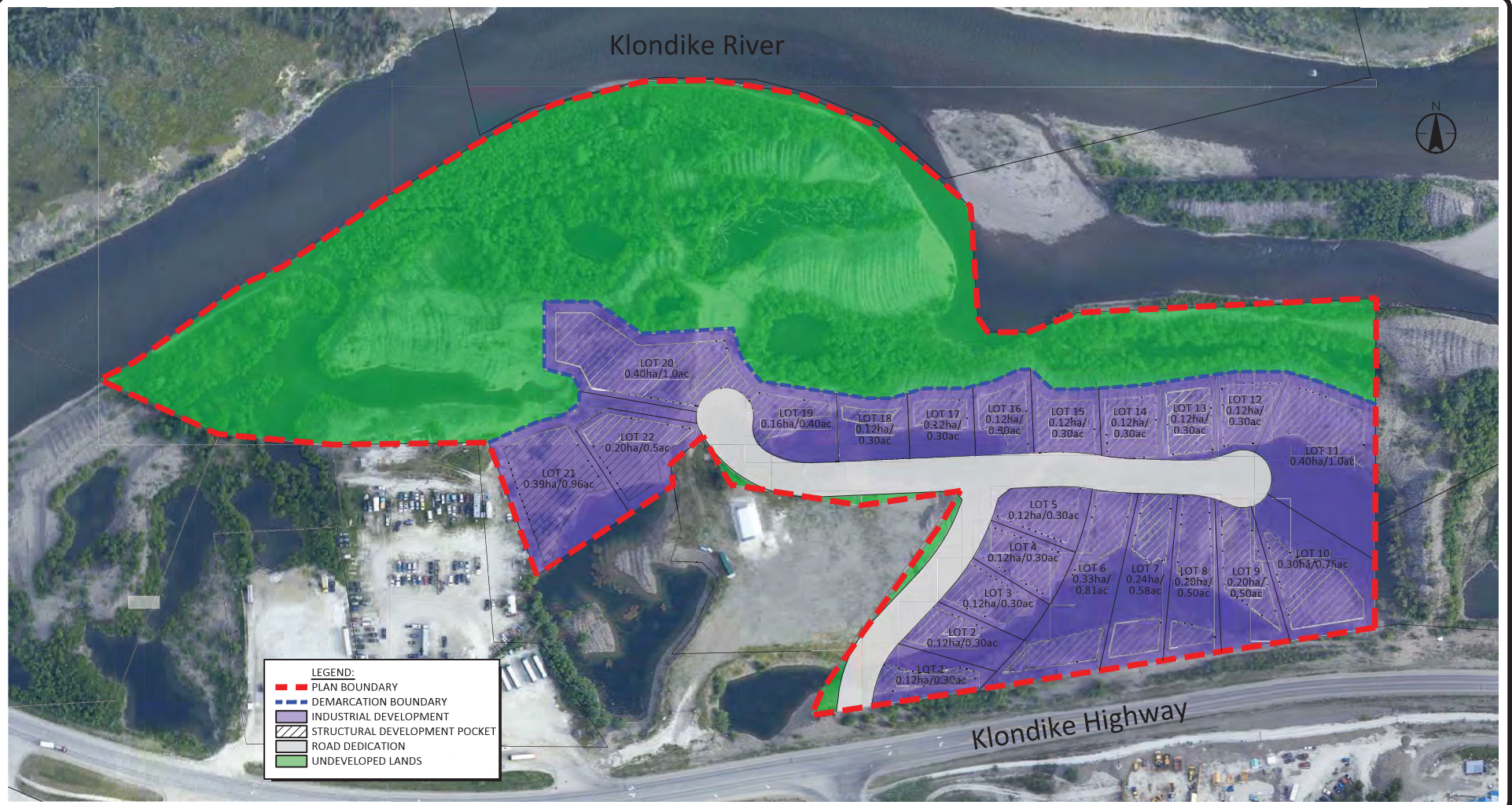


Figure 10.0 - Option C  
 Infill Site #2 - 22 Lot Cul-de-sac (Mixed sized lots)

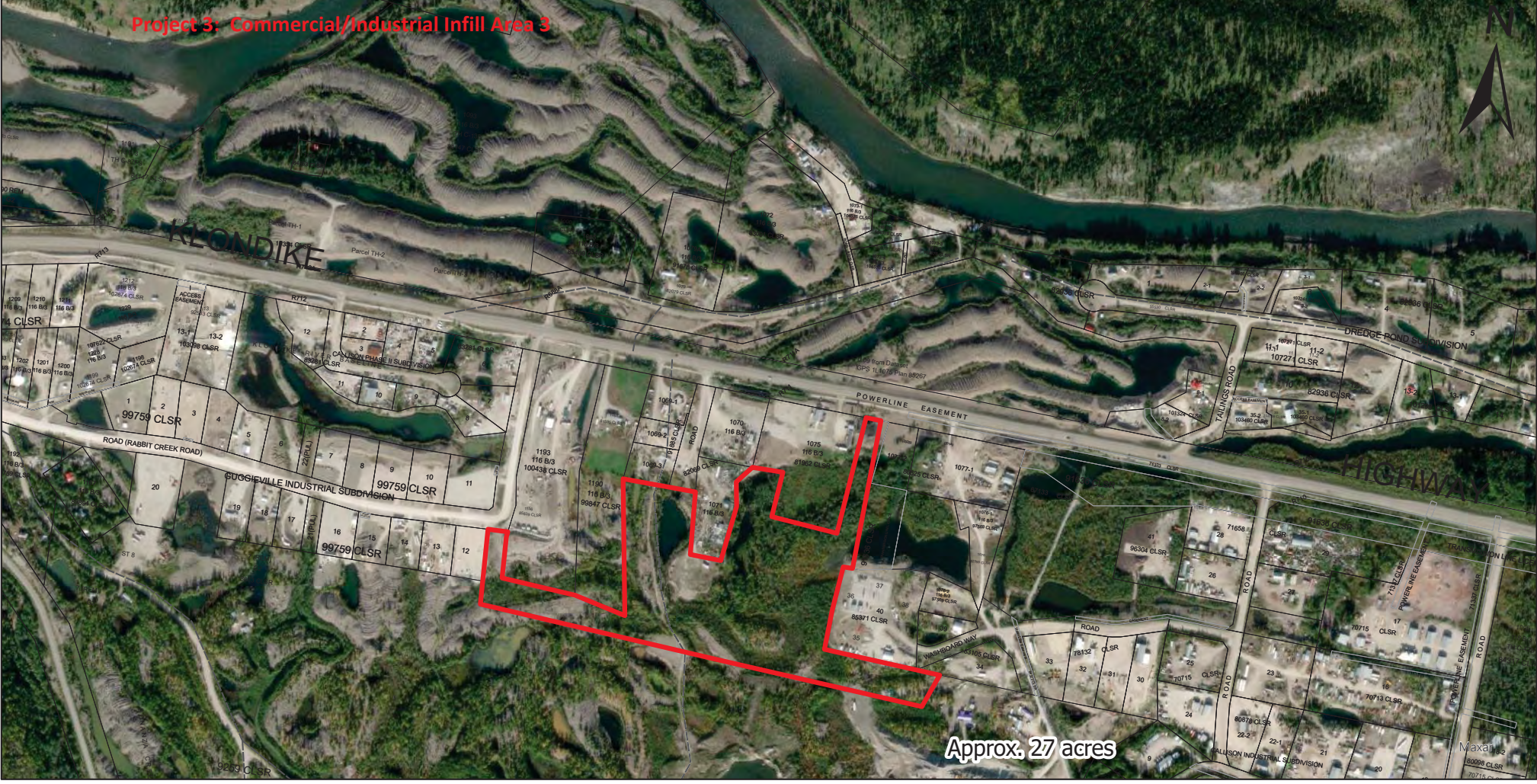


Prepared for:  
 Government of  
 Yukon

DRAWN BY: SAS  
 CHECKED BY: GCL  
 SCALE: 1:2000  
 PROJECT #:

April, 2021

Project 3: Commercial/Industrial Infill Area 3



Approx. 27 acres



 Infill # 3 - Dawson



# Report to Council



For Council Decision     For Council Direction     For Council Information

In Camera

<b>AGENDA ITEM:</b>	<b>Civic Addressing Amendment No. 2 Bylaw (2021-05)</b>	
<b>PREPARED BY:</b>	Elizabeth Grenon Executive Assistance (EA)	<b>ATTACHMENTS:</b> <ul style="list-style-type: none"><li>• Civic Addressing Amendment No. 2 Bylaw (2021-05)</li><li>• Civic Addressing Bylaw #15-01</li></ul>
<b>DATE:</b>	April 13, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	<ul style="list-style-type: none"><li>• Civic Addressing Bylaw #15-01</li><li>• Civic Addressing Amendment No. 1 #15-13</li></ul>	

## RECOMMENDATION

That Council give Bylaw 2021-05 being Civic Addressing Amendment No. 2 first reading.

## ISSUE / PURPOSE

To amend Civic Addressing Bylaw #15-01 and make a map amendment to Schedule B, Road Names Map (City Wide).

## BACKGROUND SUMMARY

Tr'ondëk Hwëch'in Chief and Council passed a resolution at a Council meeting to change the previously unnamed road (surveyed R-2) between the North Klondike Highway and Joe Henry Road (in C4) to Hähkè Steve Taylor Road.

## ANALYSIS / DISCUSSION

To keep the maps in Civic Addressing Bylaw #15-01 current, the Bylaw needs to be amended when there are new roads, streets, avenues and when new road names are chosen.

## APPROVAL

<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	April 23, 2021	



# THE CITY OF DAWSON

## *Civic Addressing Amendment No. 2 Bylaw*

Bylaw No. 2021-05

**WHEREAS** Section 265(j) of the *Municipal Act*, RSY 2002, C. 154 and amendments thereto from time to time, provides that council may pass bylaws respecting naming of highways within the municipal boundaries; and

**WHEREAS** it is deemed desirable and expedient to amend the Civic Addressing Bylaw #15-01; 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 ***Civic Addressing Amendment No. 2 Bylaw***.

#### **2.00 Purpose**

2.01 The purpose of this bylaw is to amend bylaw #15-01 being the *Civic Addressing Bylaw*.

### **PART II – APPLICATION**

#### **3.00 Amendment**

3.01 That Schedule B, Road Names Map (City Wide) is hereby amended as follows:

The road (surveyed as Road R-2) between Joe Henry Road and the North Klondike Highway shall be named “Hähkè Steve Taylor Road”.

### **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.



# THE CITY OF DAWSON

## Civic Addressing Amendment No. 2 Bylaw

Bylaw No. 2021-05

### 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	
SECOND	
THIRD and FINAL	

\_\_\_\_\_  
*Wayne Potoroka, Mayor*  
**Presiding Officer**

\_\_\_\_\_  
*Cory Bellmore, CAO*  
**Chief Administrative Officer**



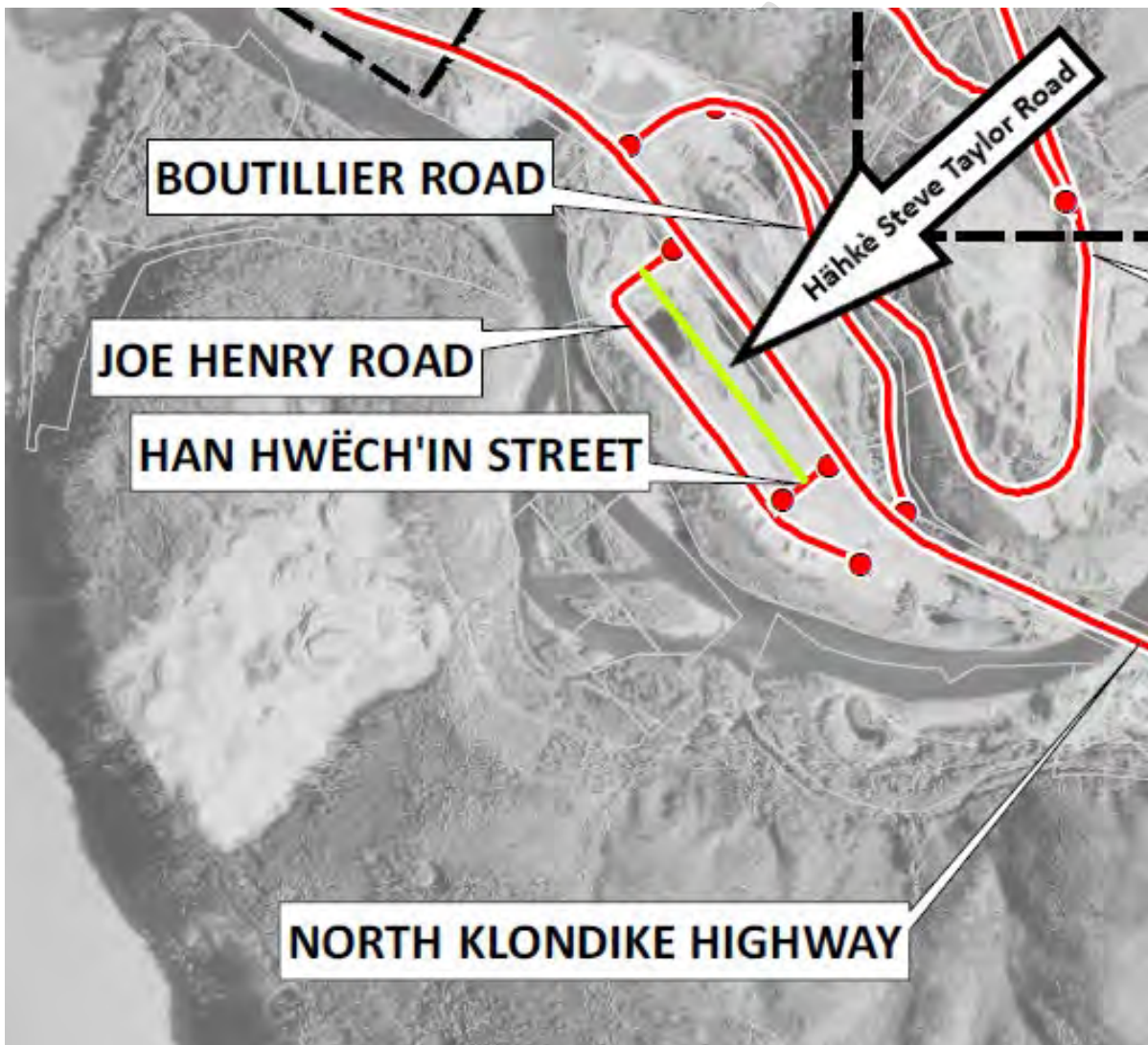
# THE CITY OF DAWSON

*Civic Addressing Amendment No. 2 Bylaw*

Bylaw No. 2021-05

## 7.00 Appendices

Appendix A – Amendment to Schedule B Road Names Map (City Wide)





**THE CITY OF DAWSON  
CIVIC ADDRESSING BYLAW  
BYLAW #15-01  
(Consolidated with #15-13)**

A bylaw to provide for the naming of municipal highways and orderly numbering of properties and buildings within the municipal boundaries

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**WHEREAS** Section 265(a) of the Municipal Act, Revised Statutes of the Yukon 2002, Chapter 154 and amendments thereto from time to time, provides that council may pass bylaws respecting the safety and welfare of its residents, and emergency services; and

**WHEREAS** Section 265(j) of the Municipal Act, Revised Statutes of the Yukon 2002, Chapter 154 and amendments thereto from time to time, provides that council may pass bylaws respecting naming of highways within the municipal boundaries; and

**WHEREAS** Council wishes to name certain highways and confirm the names of others, and to implement a property and building numbering system within the municipal boundaries that is consistent with practices across the Yukon while respecting the existing historic numbering system used in the Historic Townsite;

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

**SHORT TITLE**

1. This bylaw may be cited as the "Civic Addressing Bylaw".

**HIGHWAY NAMES**

2. That all highways within the municipal boundaries of the City of Dawson shall be named in accordance with Schedules "A" and "B" attached hereto and forming part of this bylaw.

**PROPERTY AND BUILDING NUMBERS**

3. That the Chief Administrative Officer or delegate:
  - a) Shall assign a number to all properties with buildings and to vacant properties upon request by the owner.
  - b) May assign a number to any other vacant property if it is deemed necessary.
  - c) May assign a number to each building on a property if more than one building is located on it.
  - d) Shall maintain a record of all numbers.
4. That properties and buildings within the municipal boundaries of the City of Dawson shall be numbered as closely as possible in accordance with the following:
  - a) In the Historic Townsite properties and buildings shall be numbered by block in accordance with Schedule "C" attached hereto and forming part of this bylaw.
  - b) New Urban Residential highways outside the Historic Townsite shall be numbered in a simple consecutive format while allowing for subdivision to the minimum highway frontage permitted under the zoning bylaw.

City of Dawson Civic Addressing Bylaw #15-01

- c) The North Klondike Highway and Top of the World Highway shall be numbered by 32m highway frontage increments. The zero point for the North Klondike Highway is the intersection with the Alaska Highway.
  - d) All other highways outside the Historic Townsite shall be numbered by 15m highway frontage increments. The zero point shall be the intersection with the highway from which it is most commonly approached.
  - e) When proceeding in the direction of increasing numbers, properties and buildings shall bear odd numbers on the:
    - i. Left side of the highway within the Historic Townsite
    - ii. Right side of the highway outside the Historic Townsite
  - f) When proceeding in the direction of increasing numbers, properties and buildings shall bear even numbers on the:
    - i. Right side of the highway within the Historic Townsite
    - ii. Left side of the highway outside the Historic Townsite
5. In any case not provided for in the above directions, the Chief Administrative Officer or delegate may assign a number at their discretion.

**REQUIREMENT TO AFFIX NUMBER**

- 6. Every owner of any building or property situated within the City of Dawson, shall forthwith affix, or cause to be affixed to said building or property, the number or numbers assigned under this bylaw, in accordance, so far as possible, with any guidelines for doing so that may be issued by the Chief Administrative Officer or delegate from time to time.
- 7. In the event that the owner does not affix a number or numbers in accordance with part (6) above, the Chief Administrative Officer or delegate may affix, or cause to be affixed, the assigned number or numbers to such building or property at the expense of the owner.

**REPEAL**

- 8. Bylaw #32 and Bylaw #259 and any amendments thereto are hereby repealed.

**COMING INTO FORCE**

- 9. This bylaw shall come into full force and effect on the date of final passage hereof at which time all bylaws and/or resolutions that are inconsistent with the provisions of this of this bylaw are hereby repealed or rescinded insofar as necessary to give effect to the provisions of this bylaw.

**READ A FIRST TIME: February 24<sup>th</sup>, 2015**

**READ A SECOND TIME: March 10<sup>th</sup>, 2015**

**READ A THIRD TIME: May 5<sup>th</sup>, 2015**

Originals signed by:  
Wayne Potoroka, Mayor

Michael Riseborough, CAO







**From:** [Wayne Potoroka](#)  
**To:** [Executive Assistant](#); [CAO Dawson](#)  
**Subject:** FW: Gold Rush Campground  
**Date:** April 20, 2021 11:32:41 AM

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Here's another for our correspondence file.

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**From:** Buddy Herring <bherring4@yahoo.com>  
**Sent:** April 16, 2021 10:15 AM  
**To:** wayne.potoroka@cityofdawson.ca  
**Subject:** Gold Rush Campground

If this campground is forced to close, I will not be coming back to Dawson Creek. If you have to rely on walking to see your town there are no other options. There must be plenty of places to relocate your recreation center. Hope you can work out a solution that works for the town and the visitors.

Buddy Herring

RECEIVED  
APR 15 2021

**MONTHLY  
POLICING REPORT  
March, 2021**

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



The Dawson City RCMP Detachment responded to a total of 142 calls for service during the month of March, 2021.

<b>OCCURENCES</b>	<b>March, 2021</b>	<b>Year to Date 2021</b>	<b>March 2020</b>	<b>Year to date 2020</b>	<b>Year Total 2020</b>
Assaults (all categories)	8	19	7	13	52
Sexual Assault	1	4	2	3	6
Break and Enter	2	5	1	2	13
Thefts (all categories)	5	9	2	8	56
Drugs (all categories)	3	6	4	8	28
Cause A Disturbance	8	15	4	11	70
Mischief	11	26	14	33	144
Impaired Driving	1	6	4	6	33
Vehicle Collisions	5	13	5	15	44
Mental Health Act	6	15	2	12	42
Assistance to General Public	5	12	11	25	81
Missing Persons (Search and Rescue) and Missing	1	5	1	1	28
Wellbeing Checks	1	12	6	26	74
Check Stops (represents number of vehicles checked at one check stop)	0	0	44	288	502
Other Calls for Service	85	192	74	195	922
<b>Total Calls for Service</b>	<b>142</b>	<b>339</b>	<b>181</b>	<b>646</b>	<b>2095</b>
<b>Total Criminal Code Charges</b>	<b>10</b>	<b>45</b>	<b>3</b>	<b>8</b>	<b>69</b>
<b>Total Liquor Act/MVActCharges</b>	<b>0</b>	<b>1 MVAct</b>	<b>0</b>	<b>3 MVAct</b>	<b>9 Motor Vehicle Act</b>

**PLEASE NOTE: The statistic numbers in the report may change monthly as file scoring is added, deleted or changed. This occurs as investigations develop resulting in additional charges or proving an incident to be unfounded.**



	<b>March, 2021</b>	<b>Year to Date 2021 Total</b>	<b>March, 2020</b>	<b>Year Total 2020</b>
Prisoners held locally	1	9	2	44
Prisoners remanded	0	3	0	2
<b>Total Prisoners</b>	1	12	2	46

<b>Justice Reports</b>	<b>March, 2021</b>	<b>Year to Date 2021</b>	<b>February, 2020</b>	<b>Year Total 2020</b>
Victim Services Referrals Offered	4	19	0	54
Youth Diversions	1	1	0	1
Adult Diversions	0	0	0	2
<b>Restorative Justice Total</b>	1	1	0	3



**Cst. Marc TREMBLAY and Postmaster Daniel VIGLIOTTI passing the mail to Bib #2 Musher Nathaniel HAMLIN during the Percy DeWolfe Memorial Mail Race March 6, 2021**

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

Community approved priorities are:

- (1) Substance Abuse
- (2) Road Safety
- (3) Youth Initiatives
- (4) Attendance at THFN and Community Events
- (5) Restorative Justice

#### **(1) Substance Abuse**

Members of the RCMP continue to make patrols of the downtown area during bar closing to deter people from driving home while intoxicated and also assist those that may need help getting home safely.

With the arrival of the sun and warmer temperatures in March members have also began conducting foot patrols again of the downtown area, dyke and the gazebo. Foot patrols are made of these areas as they tend to attract people who want to enjoy the weather and are known to be areas where people also consume alcohol.

## (2) Road Safety

With the arrival of spring patrols have been increased around Robert Service School especially during the lunch hour and after school as students are spending more time outside. Also with the arrival of seasonal workers to Dawson City, and as they are not always aware of the school bus pick-up zone or the speed in the school zone, we are providing some education to watch out for students crossing or loading the busses.

Several members of the Dawson City RCMP were trained on the SoToxa oral fluid screening device which will help in the detection of impaired drivers who have consumed cannabis. This training will be beneficial to members when enforcing impaired driving legislation that came into effect with the legalization of cannabis.

## (3) Youth Initiatives

Members of the Dawson City RCMP have continued to keep busy with youth activities in the last month with a youth versus the RCMP ball hockey game at Minto Park tennis courts. The game was fast paced with the youth coming out victorious by one goal.

Members have attended Robert Service School during the morning recess and walked through of the school with staff talking with students and played soccer with youth during recess time. Members have also stopped by the Youth Centre and spoke with the youth and continued to be involved with the Tato Youth Council.

The Top Cop Reading Program has started and is for students in grades K to 4. The program encourages students to read or be read to at home for 30 minutes a day for 30 days. Students keep track of their minutes and at the end of the 30 days there will be prizes and an obstacle course for the students to run similar to that of the RCMP Physical Abilities Requirement Evaluation (P.A.R.E).

## (4) Attendance at THFN and Community Events

Members of the Dawson City RCMP have been involved with the community last month in various ways including the mail handoff at the Percy DeWolfe and riding the trail by skidoo to ensure the route was safe and no musher was in need of assistance.

Members and staff attended a Cultural Story Session with Tron'dek Hwech'in and had a very interesting discussion about the origin of the stories and why they may have been created.

Members called Elder's Bingo at the TH Farm Wellness event and also took part in other events at the farm over the weekend.

Members of the RCMP have also been involved with the community through other events in the month of March which included volunteering at Moose Mountain, attending community justice meetings and stopping by the ice track to interact with those that were enjoying the festivities.

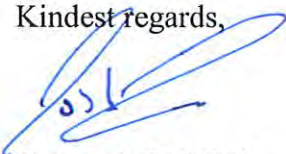
(5) Restorative Justice

The restorative justice process is continuing to be used and two youth were referred to the restorative justice process as the result of an investigation into an assault. Updates will be provided over the coming months as the process continues.

**Fun Fact**

On March 11, 1969, the last RCMP Dog Sled Patrol was conducted at Old Crow, Yukon Territory.

Kindest regards,



Cst. Josh TOWER

For

Sgt. Rob MORIN  
N. C. O. In Charge  
Dawson City RCMP-GRC  
Box 159  
Dawson City, Yukon Y0B 1G0