



# THE CITY OF DAWSON

AGENDA - COUNCIL MEETING #C22-19  
WEDNESDAY, August 31, 2022 at 7:00 p.m.  
Council Chambers, City of Dawson Office

## Join Zoom Meeting

<https://us02web.zoom.us/j/87396598967?pwd=VIV0NnByUzIPZkdJcHdYYk5BeXluUT09>

Meeting ID: 873 9659 8967

Passcode: 081342

### 1. CALL TO ORDER

### 2. ADOPTION OF THE AGENDA

- a) Council Meeting Agenda #C22-19

### 3. PUBLIC HEARING

- a) Zoning Bylaw Amendment No. 19 (2022-15) – Klondike East Bench
- b) Consolidation Application #22-075 - Lots 15 (S<sup>1</sup>/<sub>4</sub>), 16 and 17 (N<sup>1</sup>/<sub>2</sub>), Block J, Ladue Estate

### 4. ADOPTION OF THE MINUTES

- a) Council Meeting Minutes C22-17 of August 3, 2022
- b) Special Council Meeting Minutes C22-18 of August 18, 2022

### 5. BUSINESS ARISING FROM MINUTES

### 6. BUDGET & FINANCIAL REPORTS

- a) Accounts Payable 22-15 Cheques #58074-58144, & EFT's
- b) Accounts Payables 22-16 Cheques #58145-58196

### 7. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

- a) RFD: Heritage Advisory Committee (HAC) New Parks Canada Member Appointment
- b) RFD: Demolition Permit #22-052 – Adair Wholesale Hardware
- c) RFD: Consolidation Application #22-075 - Lots 15 (S<sup>1</sup>/<sub>4</sub>), 16 and 17 (N<sup>1</sup>/<sub>2</sub>), Block J, Ladue Estate
- d) RFD: North End Phase I Project
- e) RFD: Sawmill Building License of Occupation
- f) RFD: Contract Award – Wheelchair Lift – Admin Building
- g) RFD: Historic Resources Permit application #22-029 - Victory Gardens

### 8. BYLAWS & POLICIES

- a) 2022-15: Zoning Bylaw Amendment No. 19 (East Bench DCD) - 2<sup>nd</sup> Reading
- b) 2022-18 Annual Operating & Capital Expenditure Program Amendment No. 1 – 1<sup>st</sup> Reading
- c) 2022-07 – OCP Bylaw Amendment No.7 (Klondike River Bench DCD) – 3<sup>rd</sup> and Final Reading
- d) Taxation of Vacant Residential Land Policy

### 9. CORRESPONDENCE

- a) Heritage Advisory Committee Meeting Minutes #HAC 22-11 and #HAC 22-12
- b) Canadian Institute of Forestry and Resources Works RE: National Forest Week
- c) RCMP Monthly Policing Report- May
- d) Yukon Spaces RE: Letter of Support
- e) Arthritis Society: Proclamation Request

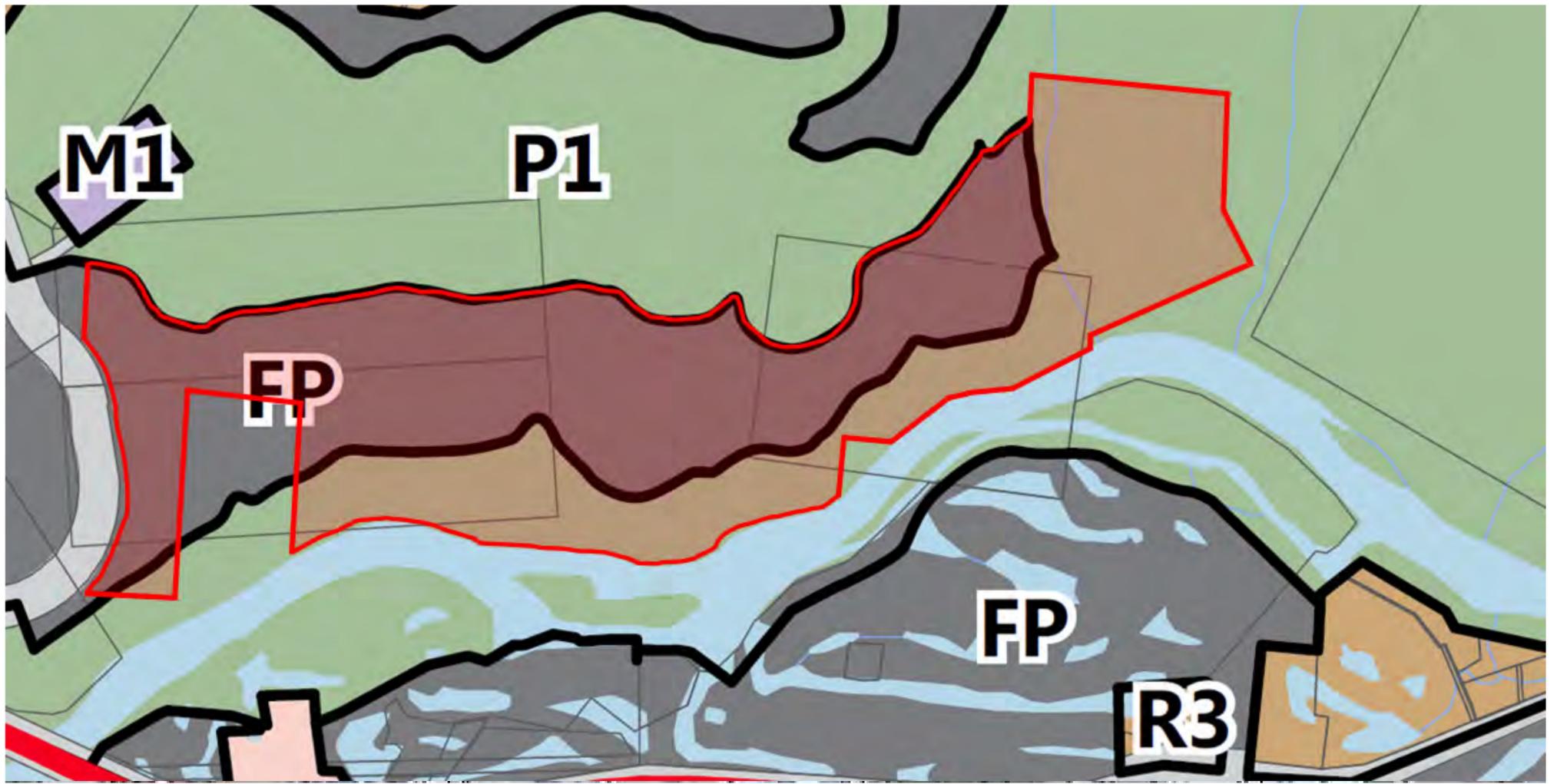
### 10. BUSINESS ARISING FROM CORRESPONDENCE

### 11. PUBLIC QUESTIONS

### 12. IN CAMERA

- a) Legal and Personnel Related Matters

### 13. ADJOURNMENT



**CITY OF DAWSON**

**PLANNING AND DEVELOPMENT DEPARTMENT**



## **Notice of Public Hearing | Zoning Bylaw Amendment | Bylaw No. 19 (Bylaw #2022-15)**

**Subject Property: Klondike East Bench Direct Control District**

**Date: August 31, 2022**

**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. 294, upon receiving an application for a Zoning Bylaw amendment, Council must give public notice of the application. Therefore, the City of Dawson is now requesting input from the public regarding an amendment to the Zoning Bylaw to establish Direct Control Districts in the Zoning Bylaw generally, establish the Klondike East Bench Direct Control District specifically, and add 'reclamation', 'remediation' and 'land development preparation' as definitions and permitted uses in all zones.

**FOR MORE INFORMATION, PLEASE CONTACT THE PLANNING & DEVELOPMENT MANAGER OR THE PLANNING & DEVELOPMENT OFFICER  
USING THE FOLLOWING CONTACT INFORMATION:**

**Stephanie Pawluk**  
Planning & Development Manager  
Box 308, Dawson City YT Y0B 1G0  
planningmanager@cityofdawson.ca  
867-993-7400 ext. 414

**Stephani McPhee**  
Planning & Development Officer  
Box 308, Dawson City YT Y0B 1G0  
planningofficer@cityofdawson.ca  
867-993-7400 ext. 438



## CITY OF DAWSON

## PLANNING AND DEVELOPMENT DEPARTMENT



# Notice of Public Hearing | Subdivision Application #22-075

Subject Property: Lots 15 (S¼), 16, and 17 (N½) Block J Ladue Estate

Date: August 31, 2022

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 15 (S¼), 16, and 17 (N½) Block J Ladue Estate (933-941 Third Avenue) into one lot.**

FOR MORE INFORMATION, PLEASE CONTACT THE PLANNING & DEVELOPMENT MANAGER OR THE PLANNING & DEVELOPMENT OFFICER  
USING THE FOLLOWING CONTACT INFORMATION:

Stephanie Pawluk  
Planning & Development Manager  
Box 308, Dawson City YT Y0B 1G0  
planningmanager@cityofdawson.ca  
867-993-7400 ext. 414

Stephani McPhee  
Planning & Development Officer  
Box 308, Dawson City YT Y0B 1G0  
planningofficer@cityofdawson.ca  
867-993-7400 ext. 438

**MINUTES OF COUNCIL MEETING C22-17** of the Council of the City of Dawson held on Wednesday, August 3, 2022 at 7:00 p.m. via City of Dawson Council Chambers

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**PRESENT:**

Mayor William Kendrick  
 Councillor Alexander Somerville  
 Councillor Brennan Lister  
 Councillor Patrik Pikálek

**REGRETS:**

Councillor Julia Spriggs

**ALSO PRESENT:**

CAO: Cory Bellmore  
 EA: Elizabeth Grenon  
 PDM: Stephanie Pawluk

	<b>1</b>	<b>Call To Order</b>	The Chair, Mayor Kendrick called Council meeting C22-17 to order at 7:01 p.m.
<b>C22-17-01</b>	<b>2</b>	<b>Adoption of the Agenda</b>	Moved By: Mayor Kendrick Seconded By: Councillor Somerville  That the agenda for Council meeting C22-17 of August 3, 2022 be adopted as presented. CARRIED 4-0
	<b>3</b>	<b>Adoption of the Minutes</b>	
<b>C22-17-02</b>	<b>3.1</b>	<b>Council Meeting Minutes C22-16 of July 6, 2022</b>	Moved By: Mayor Kendrick Seconded By: Councillor Somerville  That the minutes of Council Meeting C22-16 of July 6, 2022 be approved as presented. CARRIED 4-0
	<b>4</b>	<b>Business Arising From Minutes</b>	- When will Council be reviewing the Land Protocol? - When is the propane RFD coming back to Council?
	<b>5</b>	<b>Financial and Budget Reports</b>	
<b>C22-17-03</b>	<b>5.1</b>	<b>Accounts Payable 22-13 Cheques #57954-58019, &amp; EFT's</b>	Moved By: Mayor Kendrick Seconded By: Councillor Pikálek  That Council acknowledges receipt of the Accounts Payables 22-13 Cheques #57954-58019 and EFT's, provided for informational purposes. CARRIED 4-0

C22-17-04	5.2	<b>Accounts Payables 22-14 Cheques #58020-58072</b>
		Moved By: Mayor Kendrick Seconded By: Councillor Somerville
		That Council acknowledges receipt of Accounts Payables 22-14 Cheques #58020-58072, provided for informational purposes.
		CARRIED 4-0
<b>6 Special Meeting, Committee, and Departmental Reports</b>		
C22-17-05	6.1	<b>Request for Decision: Heritage Advisory Committee (HAC) New Member Appointment</b>
		Moved By: Mayor Kendrick Seconded By: Councillor Somerville
		That Council appoint Sean A. Warnick to the Heritage Advisory Committee with a term ending September 30, 2024.
		CARRIED 4-0
	6.2	<b>Request for Decision: Historic Resources Permit #22-029 (Victory Gardens)</b>
		Moved By: Councillor Pikálek
		That Council deny Historic Resources Permit application #22-029, as per Committee of the Whole discussion.
		- no one seconded the motion
C22-17-06	6.3	<b>Request for Decision: Klondike Development Organization (KDO) Funding</b>
		Moved By: Councillor Somerville Seconded By: Councillor Pikálek
		That Council direct administration to enter into a 2-year funding agreement with Klondike Development Organization for 2022 and 2023 with the same terms as the expired agreement.
		CARRIED 4-0
C22-17-07	6.4	<b>Municipal Services Agreement-Tr'ondëk Hwëch'in</b>
		Moved By: Councillor Somerville Seconded By: Mayor Kendrick
		That Council approve the Municipal Services Agreement as presented.
		CARRIED 4-0
<b>7 Bylaws &amp; Policies</b>		
C22-17-08	7.1	<b>2021-15: Zoning Bylaw Amendment No. 14 (Housekeeping)- 3rd Reading</b>
		Moved By: Councillor Somerville Seconded By: Councillor Pikálek
		That Council give Bylaw 2021-15, being Zoning Bylaw Amendment No. 14, third and final reading.
		CARRIED 4-0

	<b>7.2</b>	<b>2022-09: Official Community Plan Amendment No. 9 Bylaw (Infill #2)- 2nd Reading</b>
<b>C22-17-09</b>	<b>7.2.1</b>	<p><b>Move to COW</b>  Moved By: Mayor Kendrick  Seconded By: Councillor Somerville</p> <p>That Council moves to Committee of the Whole for the purposes of asking the Planning and Development Manager questions.</p> <p>CARRIED 4-0</p>
<b>C22-17-10</b>	<b>7.2.2</b>	<p><b>Revert to Council from COW</b>  Moved By: Councillor Pikálek  Seconded By: Councillor Somerville</p> <p>That Committee of the Whole revert to an open session of Council to proceed with the agenda.</p> <p>CARRIED 4-0</p>
<b>C22-17-11</b>	<b>7.2.3</b>	<p><b>2022-09: Official Community Plan Amendment No. 9 Bylaw (Infill #2)- 2nd Reading</b>  Moved By: Councillor Somerville  Seconded By: Mayor Kendrick</p> <p>That Council give Bylaw 2022-09, being the Official Community Plan Amendment No. 9 Bylaw, second reading.</p> <p>CARRIED 4-0</p>
<b>C22-17-12</b>	<b>7.3</b>	<p><b>2022-11: Zoning Bylaw Amendment No. 18 (Infill #2)-2nd Reading</b>  Moved By: Councillor Somerville  Seconded By: Councillor Pikálek</p> <p>That Council give Bylaw 2022-11, being Zoning Bylaw Amendment No. 18, second reading.</p> <p>CARRIED 4-0</p>
<b>C22-17-13</b>	<b>7.4</b>	<p><b>2022-15: Zoning Bylaw Amendment No. 19 (Klondike East Bench)- 1<sup>st</sup> Reading</b>  Moved By: Mayor Kendrick  Seconded By: Councillor Somerville</p> <p>That Council give Bylaw 2022-15, being Zoning Bylaw Amendment No. 19, first reading and place the following conditions on third Reading:</p> <ol style="list-style-type: none"> <li>1. Signing of a statutory declaration</li> <li>2. Dismissal of the judicial review on a without costs basis.</li> </ol> <p>CARRIED 4-0</p>
<b>C22-17-14</b>	<b>8</b>	<p><b>Correspondence</b>  Moved By: Councillor Somerville  Seconded By: Councillor Pikálek</p> <p>That Council acknowledge receipt of the following correspondence: a) Heritage Advisory Committee Meeting Minutes #HAC 22-10 and #HAC 22-11,b) Carolyn Relf, Chair, Moosehide Slide Working Group RE: Monitoring Plans for Moosehide Slide, c) Kate White, Chair, Special Committee on Electoral Reform RE: Additional Public</p>

Hearing Request Response d) Minister Streicker RE: Notification of Engagement for Geothermal Resources Legislation, e(i) Captain Chris Newman RE: Raising 1<sup>st</sup> Canadian Rangers Flag, e(ii) R.P. Chiasson Lieutenant Colonel RE: Freedom of the City Ceremony, e(iii) Kristian Udesen, Commanding Officer RE: Proclamation, provided for informational purposes.

CARRIED 4-0

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## 9 Business Arising from Correspondence

Canadian Ranger's 75th Anniversary:

- Freedom of the City approved.
- Raising of 1st Canadian Rangers Flag on August 22, 2022 approved.
- Councillor Somerville to draft a proclamation.
- Have a Special Council meeting on August 17 to approve proclamation.

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## 10 Public Questions

### C22-17-15 10.1 Public Questions-Move to Committee of the Whole

Moved By: Councillor Pikálek

Seconded By: Councillor Somerville

That Council move into Committee of the Whole for the purposes of hearing public questions.

CARRIED 4-0

### C22-17-16 10.2 Public Questions-Move to Council

Moved By: Mayor Kendrick

Seconded By: Councillor Somerville

That Committee of the Whole revert to an open session of Council to proceed with the agenda.

CARRIED 4-0

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## 11 In Camera

### C22-17-17 11.1 In Camera-Move to Committee of the Whole

Moved By: Councillor Somerville

Seconded By: Mayor Kendrick

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 and land related matter.

CARRIED 4-0

- Mayor Kendrick declared a conflict of interest for one of the In Camera items.

### C22-17-18 11.2 Revert to Council from COW

Moved By: Councillor Somerville

Seconded By: Councillor Pikálek

That Committee of the Whole revert to an open session of Council to proceed with the agenda.

CARRIED 3-0

**C22-17-19**      **11.3**      **License of Occupation-Lot 4, Block G, Government Reserve Addition**  
Moved By: Councillor Somerville  
Seconded By: Councillor Pikálek

That Council direct administration to send a letter to W. Kendrick explaining the requirement to have a fully executed license of occupation as per resolution C21-24-13, and that the letter require a signed license of occupation by August 31, 2022.

CARRIED 3-0

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**C22-17-20**      **12**      **Adjournment**  
Moved By: Councillor Pikálek  
Seconded By: Councillor Lister

That Council Meeting C22-17 be adjourned at 9:46 p.m. with the next regular meeting of Council being August 31, 2022.

CARRIED 3-0

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**THE MINUTES OF COUNCIL MEETING C22-17 WERE APPROVED BY COUNCIL RESOLUTION #C22-19-XX AT COUNCIL MEETING C22-19 OF AUGUST 31, 2022.**

\_\_\_\_\_  
William Kendrick, Mayor

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

**MINUTES OF COUNCIL MEETING C22-17** of the Council of the City of Dawson held on Wednesday, August 3, 2022 at 7:00 p.m. via City of Dawson Council Chambers

---

**PRESENT:**

Mayor William Kendrick  
 Councillor Alexander Somerville  
 Councillor Patrik Pikálek  
 Councillor Brennan Lister  
 Councillor Julia Spriggs

**REGRETS:**

**ALSO PRESENT:**

A/CAO: Jonathan Howe  
 EA: Elizabeth Grenon

- |                  |            |  |
|------------------|------------|--|
|                  | <b>1</b>   | <b>Call To Order</b>   |
|                  |            | The Chair, Mayor Kendrick called Special Council meeting C22-18 to order at 12:01 p.m.   |
| <b>C22-18-01</b> | <b>2</b>   | <b>Adoption of the Agenda</b><br>Moved By: Mayor Kendrick<br>Seconded By: Councillor Pikálek<br><br>That the agenda for Special Council meeting C22-18 of August 18, 2022 be adopted as presented.<br><br>CARRIED 4-0  |
|                  | <b>3</b>   | <b>Special Meeting, Committee, and Departmental Reports</b>  |
|                  |            | <i>Councillor Somerville arrived at the meeting at 12:08 p.m.</i>  |
| <b>C22-18-02</b> | <b>3.1</b> | <b>1st Canadian Rangers 75th Anniversary Proclamation</b><br>Moved By: Mayor Kendrick<br>Seconded By: Councillor Pikálek<br><br>That Council proclaim August 22, 2022, to be the 75th anniversary of the raising of Company No.1 in Dawson and the establishment of the Canadian Rangers and hereby grant to the 1st Canadian Ranger Patrol Group the Freedom of the City of Dawson.<br><br>CARRIED 4-0<br><br><i>Councillor Lister left the meeting at 12:17 p.m.</i> |
| <b>C22-18-03</b> | <b>4</b>   | <b>Adjournment</b><br>Moved By: Councillor Pikálek<br>Seconded By: Mayor Kendrick<br><br>That Special Council Meeting C22-18 be adjourned at 12:23 p.m. with the next regular meeting of Council being August 31, 2022.<br><br>CARRIED 4-0   |

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**THE MINUTES OF SPECIAL COUNCIL MEETING C22-18 WERE APPROVED BY COUNCIL RESOLUTION #C22-19-XX AT COUNCIL MEETING C22-18 OF AUGUST 31, 2022.**

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William Kendrick, Mayor

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Jonathan Howe, A/CAO

The City of Dawson  
 Cheque Run 22-15  
 7/29/2022

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
58074	AGF Investments Inc.	\$874.64		ADM	RRSP PP 14-15
58075	Assante Financial Management	\$640.00		ADM	RRSP PP 14-15
58076	BMO Nesbitt Burns	\$850.00		ADM	RRSP PP 14-15
58077	BMO Bank of Montreal Victoria	\$874.64		ADM	RRSP PP 14-15
58078	BMO Bank of Montreal	\$1,348.20		ADM	RRSP PP 14-15
58079	Cambrian Credit Union	\$1,203.56		ADM	RRSP PP 14-15
58080	CIBC - Whitehorse	\$950.00		ADM	RRSP PP 14-15
58081	EQ Bank	\$888.12		ADM	RRSP PP 14-15
58082	Investors Group	\$1,899.12		ADM	RRSP PP 14-15
58083	Public Service Alliance	\$3,082.67		ADM	UnionDues PP14-15
58084	Questrade Inc.	\$840.00		ADM	RRSP PP 14-15
58085	RBC Dominion Securities	\$1,063.36		ADM	RRSP PP 14-15
58086	Royal Bank - Whitehorse Branch	\$400.00		ADM	RRSP PP 14-15
58087	Royal Bank of Canada Brampton	\$300.00		ADM	RRSP PP 14-15
58088	Scotia Securities	\$950.00		ADM	RRSP PP 14-15
58089	Simplii Financial	\$900.00		ADM	RRSP PP 14-15
58090	Tangerine	\$150.00		ADM	RRSP PP 14-15
58091	CIBC-Dawson City	\$750.64		ADM	RRSP PP 14-15
58092	CIBC-Dawson City	\$1,230.36		ADM	RRSP PP 14-15
58093	Scotia Securities	\$950.00		ADM	RRSP PP 14-15
58094	CIBC-Dawson City	\$400.00		ADM	RRSP PP 14-15
58095	Scotia Securities	\$200.00		ADM	RRSP PP 14-15
58096	CIBC-Dawson City	\$1,085.02		ADM	RRSP PP 14-15
58097	CIBC-Dawson City	\$600.00		ADM	RRSP PP 14-15
58098	CIBC-Dawson City	\$1,168.48		ADM	RRSP PP 14-15
58099	Advance North Mechanical	\$1,036.20	\$44.53	PW	HvyEqR&M
			\$107.26	PW	VehR&M
			\$884.41	REC	VehR&M
			\$1,036.20		
58100	AFD Petroleum Ltd	\$10,451.21	\$2,074.87	REC	REC BldgFuelPool
			\$3,759.38	REC	REC BldgFuelPool
			\$2,550.39	ALL	ALL VehFuel
			\$2,066.57	ALL	VehFuel
			\$10,451.21		
58101	Air North Partnership	\$344.74	\$108.56	PW	Freight
			\$108.56	PW	Freight
			\$127.62	PW	Freight
			\$344.74		
58102	Arctic Inland Resources Ltd.	\$466.78	\$348.45	PW	OpSupp
			\$118.33	REC	OpSupp
			\$466.78		
58103	Arctech Circle Welding Services	\$273.00		REC	NonCapEquip- small tools
58104	Assoc. of Yukon Communities	\$680.00		ADM	InterMuniBLicences
58105	Bonanza Klondike Inc.	\$59.99		REC	CanadaDayCel

The City of Dawson  
 Cheque Run 22-15  
 7/29/2022

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
58106	Bonanza Market	\$232.67	\$36.67	REC	ProgSupp
			\$52.49	PW	JaniSupp
			\$44.47	ADM	OffSupp
			\$17.98	REC	OpSupp
			\$81.06	M&C	Hosp-SpcEvt
			\$232.67		
58107	Clemmensen, Danielle	\$3,100.00		PL&D	Development permit Refund
58108	Colliers Project Leaders Inc.	\$17,167.50	\$16,542.75	PW	ProFees Diversion Ctre
			\$624.75	ADM	Colliers CBC Bldg
			\$17,167.50		
58109	Dawson City General Store	\$261.98	\$67.63	ADM	SpcEvt-Promo
			\$128.11	REC	ProgSupp
			\$66.24	ADM	OffSupp
			\$261.98		
58110	Dawson Hardware Ltd.	\$1,441.94	\$25.11	REC	BldgR&M-Minto
			\$62.51	PW	SafetySupp
			\$83.47	REC	BldgR&M
			\$186.55	REC	EquipR&M
			\$58.58	REC	OpSupp-Pool
			\$160.21	ADM	CBCRestore-BldgR&M
			\$77.43	PW	JaniSupp
			\$20.78	REC	OpSupp
			\$12.26	REC	VehR&M
			\$296.22	REC	BldgR&M-Arena
			\$247.47	PW	OpSupp
			\$50.54	PW	NonCapEquip-small tools
			\$79.88	ADM	OffSupp
			\$80.93	PW	OpSupp-WS
			\$1,441.94		
58111	Eldorado Hotel	\$245.16		PS	Conf-Mtg
58112	Flynn Electrical Contracting	\$33,419.94		PW	ContSvs-Arena light Upgrade
58113	Graf Enviro Services Inc.	\$7,980.00		PW	ContSvs-Bins
58114	Grenon Enterprises Ltd.	\$2,614.50	\$388.50	PW	ContSvs-GravelHaul
			\$1,170.75	PW	ContSvs-Clean LiftStn
			\$273.00	PW	ContSvsJul3-9
			\$388.50	PW	ContSvs-VacThaw at WWTP
			\$131.25	REC	ContSvs-ThawBallPkValve
			\$262.50	PW	ContSvs-Sewer line
			\$2,614.50		
58115	Infosat Communications	\$79.25	\$79.25	PW	SatPhone
58116	Jeffery, Danica	\$305.45		ADM	Deposit Return
58117	Juliette's Manor	\$2,550.00		ADM	StaffAccomm

The City of Dawson  
 Cheque Run 22-15  
 7/29/2022

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
58118	Klearwater Equipment & Tech	\$1,131.56		PW	Chemicals
58119	Klondike Institute of Arts & Culture	\$52.50		ADM	EquipRental
58120	Lawson Lundell LLP	\$20,051.12		ADM	ProFees-Legal
58121	Listers Motor Sports	\$91.35		REC	OpSupp
58122	Manitoulin Transport	\$63.69		REC	Freight
58123	Maximillian's	\$56.16		ADM	Promo-SpcEvt
58124	Nordique Fire Protection	\$2,128.35	\$277.20	PS	OpSupp
			\$1,851.15	REC	ContSvs
			\$2,128.35		
58125	Northern Superior Mechanical	\$229.56	\$25.14	REC	OpSupp
			\$124.08	PW	SafetySupp
			\$5.34	PW	OpSupp
			\$75.00	PW	HvyEquipR&M
58126	Northlands Water/Sewer Supplies	\$1,461.60		PW	OpSupp
58127	Norton Rose Fulbright	\$814.80		PL&D	ProFees-Legal
58128	Off Road Mechanical Services	\$525.00		PW	HvyEqR&M
58129	Pacific Northwest Moving	\$3,077.40	\$1,451.29	PW	Freight
			\$565.95	PW	Freight
			\$116.28	PW	Freight
			\$943.88	ADM	Freight
			\$3,077.40		
58130	Raven's Nook	\$910.35		PW	SafetyGear
58131	A Ray of Sunshine	\$12.58		REC	Canada Day Celebration
58132	Selectcom Supply Inc	\$1,380.62		CABLE	OpSupp
58133	Tornado Global Hydrovacs	\$839.71		PW	HvyEqR&M
58134	Total Fire Protection Services	\$3,517.50	\$2,235.45	REC	BldgR&M
			\$1,282.05	REC	NonCapEquip
			\$3,517.50		
58135	Tr'ondëk Hwëch'in	\$2,000.00		M&C	Moosehide Donation
58136	Uline Canada Corporation	\$2,139.20		PW	OpSupp
58137	Unbeatable Printing	\$9.98		ADM	ContSvs-Signage
58138	Up She Comes Construction	\$630.00		PW	BldgR&M
58139	Williams Construction	\$3,150.00		REC	ContSvs-Benches
58140	Williams, Valerie	\$220.47		ADM	IT equipment
58141	Wong, Edmund	\$25.00		REC	Training
58142	Yukon Energy Corporation	\$31,182.61	\$27,925.92	ALL	YKN NRGY JUL18 MainElec
			\$3,256.69	PW	YKN NRGY Jul12 LITES
			\$31,182.61		
58143	Yukon Spaces	\$510.00		PL&D	Development permit Refund
58144	Zarowny, Capri (In Trust)	\$2,250.00		ADM	Recycling Floats

The City of Dawson  
 Cheque Run 22-16  
 8/12/2022

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
58145	Butterworth-Carr, Brenda	\$450.00		ADM	HOG
58146	Metrix Group LLP	\$23,100.00		ADM	ProFees-Audit
58147	Northwestel Inc.	\$5,273.78		ADM	Phone
58148	ORO Enterprises Ltd	\$115,407.60		PW	DiversionCtre
58149	D. Regimbal Contracting	\$500.00		REC	ContSvs
58150	Tr'ondëk Hwëch'in	\$10,000.00		PL&D	Development permit refunds
58151	Paul Robitaille	\$600.00		Rec	Parade Float Prizes
58152	44478 Yukon Inc.	\$3,903.59	\$3,096.49	ADM	IT SuppNtwk
			\$807.10	ADM	IT SuppNtwk
			\$3,903.59		
58153	Across The River Consulting	\$1,050.00		PL&D	ProFees-Consulting
58154	AFD Petroleum Ltd	\$7,257.56		REC	BldgFuel-Pool
58155	Air North Partnership	\$423.12	\$372.18	PW	Freight
			\$50.94	ADM	Freight
			\$423.12		
58156	Arctic Inland Resources Ltd.	\$643.47	\$39.61	PW	NonCapEquip
			\$500.98	PW	OpSupp
			\$102.88	REC	OpSupp-Cgarden
			\$643.47		
58157	BHB Mini Storage	\$105.00		ADM	ArchiveStorage
58158	Blackstone Consulting	\$720.00		REC	ProFees
58159	Bonanza Klondike Inc.	\$30.00		PW	OpSupp-Propane
58160	Bonanza Market	\$56.96		REC	ProgSupp
58161	Brenntag Canada Inc.	\$253.72		PW	Chemicals
58162	Bureau Veritas	\$235.41		PW	ContSvs-WaterSampling
58163	Dawson City General Store	\$1,207.65	\$985.51	REC	ProgSupp
			\$158.77	ADM	OffSupp
			\$63.37	REC	OpSupp-Cgarden
			\$1,207.65		
58164	Dawson City Minor Soccer	\$5,331.20		REC	Pitch Maintenance
58165	Dawson Hardware Ltd.	\$2,721.48	\$32.01		PW BldgR&M
			\$75.99	ADM	BldgR&M
			\$194.35	PW	OpSupp
			\$646.05	ADM	OffSupp
			\$20.09	REC	OpSupp
			\$86.33	REC	BldgR&M
			\$34.00	PW	BldgR&M
			\$108.65	PW	OpSupp-RecyclingCtre
			\$103.66	PW	OpSuppWS
			\$244.67	PW	OpSupp-Swr
			\$206.00	ADM	NonCapEquip
			\$66.57	PW	JaniSupp
			\$698.23	PW	NonCapEquip
			\$18.12	PW	VehR&M
			\$147.66	REC	OpSupp-Cgarden
			\$13.69	REC	ProgSupp
			\$25.41	REC	DiscoDaysCele
			\$2,721.48		

The City of Dawson  
 Cheque Run 22-16  
 8/12/2022

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
58166	Dawson Trading Post	\$21.84		REC	ProgSupp
58167	The Feed Store-Pet Junction	\$1,711.46		PS	OpSupp-Bylaw
58168	Fishwheel Charters	\$1,302.00		REC	ContSvs
58169	Greenwood Engineering Solutions	\$2,056.86		PW	ProFees-WtrMt
58170	Grenon Enterprises Ltd.	\$33,856.21	\$5,087.25	PW	ContSvJul17-23
			\$1,945.13	PW	ContSvBonaLftS
			\$16,516.50	PW	ContSvJul24-30
			\$9,834.83	PW	ResWtrDel
			\$157.50	PW	PPottyRent
			\$315.00	REC	PPottyRent
			<hr/>		
			\$33,856.21		
58171	Hilliard Bob	\$1,000.00		REC	DiscoDaysBand
58172	L.Kirby In Trust	\$3,300.00		ADM	Recycling Floats
58173	Klondike Office Systems	\$358.41		ADM	CopyCount
58174	Klondike Spirit Tours Inc.	\$630.00		PW	ContSv
58175	B & D Luggage Services	\$55.00		ADM	SpcEvt-Promo
58176	Manitoulin Transport	\$478.28	\$43.43	REC	Freight
			\$63.69	ADM	Freight
			\$371.16	PW	Freight
			<hr/>		
			\$478.28		
58177	Mehta, Dhruv	\$520.00		ADM	ContSvs IT
58178	Neptune Technology Group	\$16,159.50		PW	ContSvs-WtrMeter
58179	Nordique Fire Protection	\$4,959.99		PS	NonCapEquip
58180	Northern Superior Mechanical	\$221.20	\$208.07	PW	OpSupp
			\$13.13	PW	HvyEquipR&M
			<hr/>		
			\$221.20		
58181	Northlands Water & Sewer Supplies Ltd.	\$1,176.00		REC	BldgR&M
58182	Pacific Northwest Moving	\$420.00		REC	Freight
58183	Raven's Nook	\$157.50		REC	SafetySupp
58184	Slattery, Shari	\$2,176.00		REC	Instructor
58185	Staples #251 Whitehorse	\$362.41		ADM	OffSupp
58186	The Chickweeders	\$7,087.50		REC	ContSvs-Hort
58187	Total North Communications Ltd	\$556.50		ADM	IT PhoneSys
58188	Tsunami Solutions Ltd. dba SafetyLine	\$170.10		PW	SafetyLine
58189	Unbeatable Printing	\$26.25		REC	ContSvs-Signs
58190	Yukan Canoe	\$7,350.00		REC	ContSvs
58191	Yukon Government-Finance	\$110,767.10		PW	WWTP O&M Ap-Sep
58192	Yukon Honda	\$2,009.03		REC	NonCapEquip
58193	Yukon Service Supply Co.	\$786.50		PW	JaniSupp
58194	Beets, Minnie	\$1,012.30		ADM	Deposit Return
58195	ORO Enterprises Ltd	\$100,000.00		PW	Diversion Centre
58196	Radiodetection Canada Ltd.	\$36,309.00		PW	Ground Penetrating Radar

The City of Dawson  
 Cheque Run 22-16  
 8/12/2022

Cheque		Cheque		Dept	Description
Number	Vendor Name	Amount	Detail		
<b>Electronic Fund Transfers</b>					
July 4	Canada Life	\$16,895.75		various	July employee benefits
July 4	Roynat Leases	\$308.34		various	Photocopier leases
July 4	CIBC-RRSP	\$730.80		ADM	RRSP
July 8	Payroll	\$145,788.92		ALL	PP#14
July 18	Wells Fargo Lease	\$655.20		ADM	Photocopier lease
July 19	Visa	\$8,445.95		various	Per attached
July 20	CCSA	\$13,511.96		CABLE	monthly cable charge
July 20	Dayforce	\$191.52		ALL	IT - payroll/training
July 22	Payroll	\$139,369.14		ALL	PP#15
July 31	Refund of Dawson Creek Payments	\$800.00		ADM	4 Deposits in error
July 31	Bank charges	\$219.45		ADM	Bank/Visa machine

Aventura Visa Statement Date: **May 28 to June 27 , 2022**

**\$400.43 \$8,445.95**

TX Date	Vendor	Detail	Purchase \$	Gst	Total
	Annual Fee	bank charges	\$400.00	\$20.00	\$420.00

**\$20.00 \$420.00**

TX Date	Vendor	Detail	Purchase \$	Gst	Total
5/27/2022	Adobe Illustrator	Illustrator	\$27.99	\$1.40	\$29.39
5/30/2022	RoadPost	In-Reach safety	\$23.95	\$1.20	\$25.15
5/30/2022	MaintainxPremium	monthly subscription	\$22.10	\$1.11	\$23.21
5/30/2022	Canadian Red Cross	Lesson materials	\$29.90	\$1.50	\$31.40
5/31/2022	Uline	Operating supplies	\$597.45	\$29.87	\$627.32
6/3/2022	YG Environ. Health	Pool permit	\$23.81	\$1.19	\$25.00
6/7/2022	Iconix Waterworks	R&M Greenspace	\$734.02	\$36.70	\$770.72
6/10/2022	Lifesaving Society	Training	\$20.40	\$1.02	\$21.42
6/10/2022	Lifesaving Society	Training	\$20.40	\$1.02	\$21.42
6/14/2022	MaintainxPremium	monthly subscription	\$687.78	\$34.39	\$722.17
6/14/2022	Wheniwork	monthly subscription	\$28.50	\$1.43	\$29.93
6/23/2022	Adobe - photography	monthly subscription	\$12.99	\$0.65	\$13.64
6/25/2022	Adobe AcroPro Subs	monthly subscription	\$19.99	\$1.00	\$20.99

**112.46 \$2,361.76**

TX Date	Vendor	Detail	Purchase \$	Gst	Total
6/22/2022	Westmark	Meeting Expense	\$77.05	\$3.85	\$80.90

**\$3.85 \$80.90**

TX Date	Vendor	Detail	Purchase \$	Gst	Total
6/21/2022	Bell Mobility	Cell Phones	\$ 1,200.00	\$ 60.00	\$ 1,260.00

**60.00 \$1,260.00**

TX Date	Vendor	Detail	Purchase \$	Gst	Total
6/8/2022	360 Training	training	\$240.27	\$12.01	\$252.28
6/8/2022	On Line tools	(credit note last month)	\$36.94		\$36.94
6/17/2022	Dominion Station	fuel	\$65.16	\$3.26	\$68.42

**\$15.27 \$357.64**

TX Date	Vendor	Detail	Purchase \$	Gst	Total
5/27/2022	Grand & Toy	office supplies	\$81.65	\$4.08	\$85.73
June 6-10	YG Environmental	passes (7)	\$666.67	\$33.33	\$700.00
6/13/2022	Canada Post	fliers	\$124.04	\$6.20	\$130.24
6/18/2022	CivicInfo	Job posting	\$250.00	\$12.50	\$262.50
6/20/2022	Source Office	furniture (new offices)	\$2,358.00	\$117.90	\$2,475.90
6/21/2022	Facebook	communications	\$20.02	\$1.00	\$21.02
6/21/2022	Grand & Toy	office supplies	\$205.44	\$10.27	\$215.71
6/22/2022	Facebook	communications	\$71.00	\$3.55	\$74.55

**\$188.84 \$3,965.65**

# Report to Council



For Council Decision     For Council Direction     For Council Information

<b>SUBJECT:</b>	Heritage Advisory Committee Appointment	
<b>PREPARED BY:</b>	Planning & Development	<b>ATTACHMENTS:</b> <ul style="list-style-type: none"><li>• None.</li></ul>
<b>DATE:</b>	August 10, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	<ul style="list-style-type: none"><li>• Heritage Bylaw 2019-04</li></ul>	

## RECOMMENDATION

It is respectfully recommended Council appoint Kayla Goodwin to the Heritage Advisory Committee with a term ending September 30, 2024.

## ISSUE / BACKGROUND

To appoint one non-voting, professional advisory HAC member to fill the vacant position on behalf of Parks Canada. The nomination was discussed at HAC meeting #22-14 on August 18, 2022 and received Committee support.

## ANALYSIS / DISCUSSION

The Heritage Advisory Committee serves at the pleasure of Council, as per the terms laid out in the Heritage Bylaw #2019-04. Section 4.06 of the Bylaw requires that Council appoint by resolution up to four (4) heritage professional advisory members to the Committee, each invited from Tr'ondek Hwech'in, Parks Canada, Yukon College, and Government of Yukon. Section 4.07 states:

"Professional advisory members shall:

- (a) Be non-voting members of HAC with participation in all HAC meetings;
- (b) Be appointed to a term not exceeding two years, but may be reappointed to succeeding terms."

On August 4, 2022, Administration received the following email correspondence from the Site Superintendent, Klondike National Historic Sites of Parks Canada:

*Hello,*

*I am interested in assigning Kayla Goodwin in Parks Canada's seat on the Heritage Advisory Committee. Kayla Goodwin is joining Parks Canada as the Cultural Resource Management Advisor and has recently relocated from Edmonton, AB. If possible it would be great to get started on the appointment process and give Kayla an understanding of the time commitment.*

*Thank you,  
Màhsi' cho | Thank you | Merci  
Travis Weber*

With this approval, the Committee will consist of the following professional advisory members:

Yukon Government – Rebecca Jansen  
Parks Canada – Kayla Goodwin

## APPROVAL

<b>NAME:</b>	Cory Bellmore	<b>SIGNATURE:</b>
<b>DATE:</b>	August 22, 2022	

# Report to Council



For Council Decision     For Council Direction     For Council Information

In Camera

<b>AGENDA ITEM:</b>	Demolition Application #22-052	
<b>PREPARED BY:</b>	Planning & Development	<b>Attachments:</b> <i>Provided in C22-10 pkg</i> <ol style="list-style-type: none"><li>1. Demolition Application #22-052</li><li>2. Approved Redevelopment Plan #22-053</li><li>3. Protective Services Manager, 'Inspection report'</li><li>4. HAC Minutes #22-11</li></ol>
<b>DATE:</b>	August 22, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>		

## RECOMMENDATION

It is respectfully recommended that Council accept this report as information and approve demolition permit application #22-052.

## ISSUE / BACKGROUND

In June, 2022, the applicant, Yukon Spaces Inc., brought forward demolition application #22-052 to demolish the 'Adair Wholesale Warehouse' building located at Lot 16, Block I, Ladue Estate to remedy the perceived hazardous condition of the building on account of the structural disrepair and infeasibility of repair.

The demolition application was accompanied by a redevelopment plan (application #22-053), which was approved on July 12, 2022 conditionally to the approval of the demolition permit. In essence, the application was approved to retain the façade, and install it in front of a parking lot (similar to a billboard), however the façade will be made structurally sound. This redevelopment plan was proposed as a temporary strategy for striking a balance between conserving the heritage value of the historic façade and preventing harm to pedestrians and neighbors. The HAC approved this application at meeting 22-11 on July 7, 2022 as per the following resolution:

*"22-11-06 THAT the Heritage Advisory Committee APPROVE development permit and #22-053 and advise that Council approve demolition permit application #22-052."*

In June, 2022, the Protective Services Manager conducted an inspection of the building, stating that the building is not structurally sound and concluded that it should be condemned (see inspection report attached).

Council discussed this application on July 20<sup>th</sup>, 2022 at Committee of the Whole meeting CW22-09, July 27<sup>th</sup> Special Committee of the Whole meeting CW22-10, and again at a joint meeting with the HAC on August 2<sup>nd</sup>, 2022. No specific action items were requested of Administration prior to Council making a decision on this application. As such, this application is being forwarded to Council for decision.

## ANALYSIS / DISCUSSION

The following are relevant clauses from the Heritage Management Plan in regard to the requirement for reconstruction/ **replication** of Gold Rush era buildings:

- "Treatment of new infill construction: Buildings should replicate (reconstruct) the external design of the building that stood on that particular site during the Gold Rush era (ca. 1896-1910), when there is sound historic evidence as to the appearance of the former building.

- **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**, as illustrated in Section 6.3 of this report...
- An alternative source for replication may be selected when the height and/or massing of the former building is either too large or too small to accommodate the building program proposed by the property owner; or when there is insufficient sound historic evidence as to the appearance of the former building to enable good replication. In either situation, the owner and the City may work together to select as a model for replication another building that formerly stood in the same vicinity, and which was the appropriate scale. The replication should not duplicate an existing building. In any case, the new replica must conform in size and scale to zoning regulations.”
- “As a general rule, reconstruction (i.e., replication) of demolished historic buildings is discouraged by heritage charters. Reconstruction is dismissed as not being conservation practice by the Standards and Guidelines. However, Dawson poses an exceptional situation because maintaining and enhancing the historic character of the whole is extremely important to the continuity of the visual experience. Furthermore, there is an enormous base of information, both visual and written, documenting all Gold Rush-era buildings within the downtown core. This information, which was prepared for the most part by Parks Canada a generation ago, offers a unique opportunity to reconstruct the massing and exterior design (as seen from the street) for buildings and structures in the Downtown Heritage Management Area” (p. 72 under S. 6.7 ‘Guidelines for Reconstructions’).
  - “Once this research has been done, the Design Guidelines for Historic Dawson will be applied to guide the design of the street elevation.
  - The overall form and character, massing, scale, street coverage, materials and details should capture the original design.
  - Replicated buildings should follow the principle of distinguishability, in that they should be distinctive in some way from the historic building. Differences may be seen in details such as window glazing, use of materials, and interpretive features.
  - With respect to interpretation, it is recommended that every building, old and new, have at minimum a small plaque that indicates the date of construction, to further avoid confusion.
  - Plans for conservation and development projects include evidence that the owner and consultants have assessed the intended work in relation to the heritage values of their site and surroundings.
  - Replication refers only to massing and exterior design as viewed from the street. The footprint and the appearance may be altered on the interior and at the rear of the site” (p. 72 under ‘Guidelines for Reconstructions: Design Guidelines’).”

According to s.4.1.1.5 of the Zoning Bylaw, “Demolition of a structure listed in the Yukon Government Historic Sites Registry shall occur only in extenuating circumstances, and must be approved by Council in consultation with the Heritage Advisory Committee and Yukon Government Historic Sites.”

- Note that this building is not in the Yukon Register of Historic Places, but is in the Yukon Historic Sites Inventory.

Yukon Government Historic Sites were asked to comment on this application, Rebecca Jansen, Historic Sites Manager, provided the following comments on July 15:

- Concern was raised regarding the precedent that this approval could set for future applicants dismantling historic buildings in Dawson. More specifically, the following general concerns were raised regarding demolition and facadism:

- Without specific structural details provided indicating how the façade will be constructed, Historic Sites is unable to confidently endorse the demolition.
- The comment was raised that often facadism is not the optimal conservation plan in efforts to conserve historic resources. The concern is sourced from not fully being able to visualize what the applicants are proposing to do with the façade; i.e. whether the tin will be pasted onto a flat wall, or if the full façade and its depth will be erected using structural supports. Currently the building is cantilevered and has structure and shape – there is a risk that the façade could end up looking historically inaccurate.

APPROVAL		
<b>NAME:</b>	Cory Bellmore	<b>SIGNATURE:</b> 
<b>DATE:</b>	Aug 24, 2022	

# Report to Council



For Council Decision     For Council Direction     For Council Information

In Camera

<b>SUBJECT:</b>	Consolidation Application #22-075: Lots 15 (S¼), 16 and 17 (N½), Block J, Ladue Estate	
<b>PREPARED BY:</b>	Planning and Development	<b>ATTACHMENTS:</b> 1. Public hearing notice
<b>DATE:</b>	August 26, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw Heritage Bylaw		

## RECOMMENDATION

It is respectfully recommended that Council accept this report as information for the public hearing and grant subdivision authority to consolidate Lots 15 (N¼), 16 and 17 (S½), Block J, Ladue Estate (Consolidation Application #22-075), subject to the following conditions:

1. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
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.
3. The applicant shall not alter or move the existing historic shed located on Lot 17 (S½) Block J Ladue without first consulting the PDO, Heritage Advisory Committee and Yukon Government.

## ISSUE / BACKGROUND

On October 21, 2020 at meeting #C20-19, Subdivision Application #20-089 was approved via Council resolution to consolidate C1 – Commercial Lots 15 (S¼), 16 and 17 (N½), Block J, Ladue Estate, subject to the following conditions:

- The applicant submit a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent. *Provided in application #22-075, approved by the Public Works Superintendent on August 9, 2022.*
- The applicant submit an access plan to the satisfaction of the CDO and Public Works Superintendent.
- The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
- 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.
- The applicant shall not alter or move the existing historic shed located on Lot 17 (N½), Block J, Ladue without first consulting the CDO, Heritage Advisory Committee and Yukon Government.

On October 21, 2021, the subdivision permit lapsed without a request for an extension, and most conditions of approval were not fulfilled. Hence, the applicant brought forward the same consolidation application for approval on July 20, 2022 (subdivision application #22-075). To supplement Consolidation application #22-075, the applicant provided a Stormwater Management Plan, which was approved by the Public Works Manager on August 9, 2022.

The applicant is in the process of renovating the former Tr'ondëk Hwëch'in Youth Centre which is currently located on Lot 16. The applicant purchased the structure and applied for a building move permit (20-036) in May 2020. This move was approved in July 2020 following a comprehensive review by the Heritage Advisory Committee, who also approved a temporary development permit (20-035). The temporary development permit lapsed on July 16, 2021, and the submission of a comprehensive redevelopment plan is pending. Administration has been in regular correspondence with the applicant advising them of this outstanding requirement.

The proposed consolidation should not be influenced by the ongoing development of the structure; this was merely for informational purposes.

## **ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES**

### **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, a comment was received from the Public Works Manager:

*Water and sewer lines on 3<sup>rd</sup> Avenue do not have an existing future to connect servicing to Lot 16, meaning that connection costs (for installation and road excavation and maintenance costs) for a future development will be at the expense of the owner.*

*Additionally, it should be noted that traffic is likely to increase on the rear alley when redevelopment occurs, as it is the main access point for vehicles.*

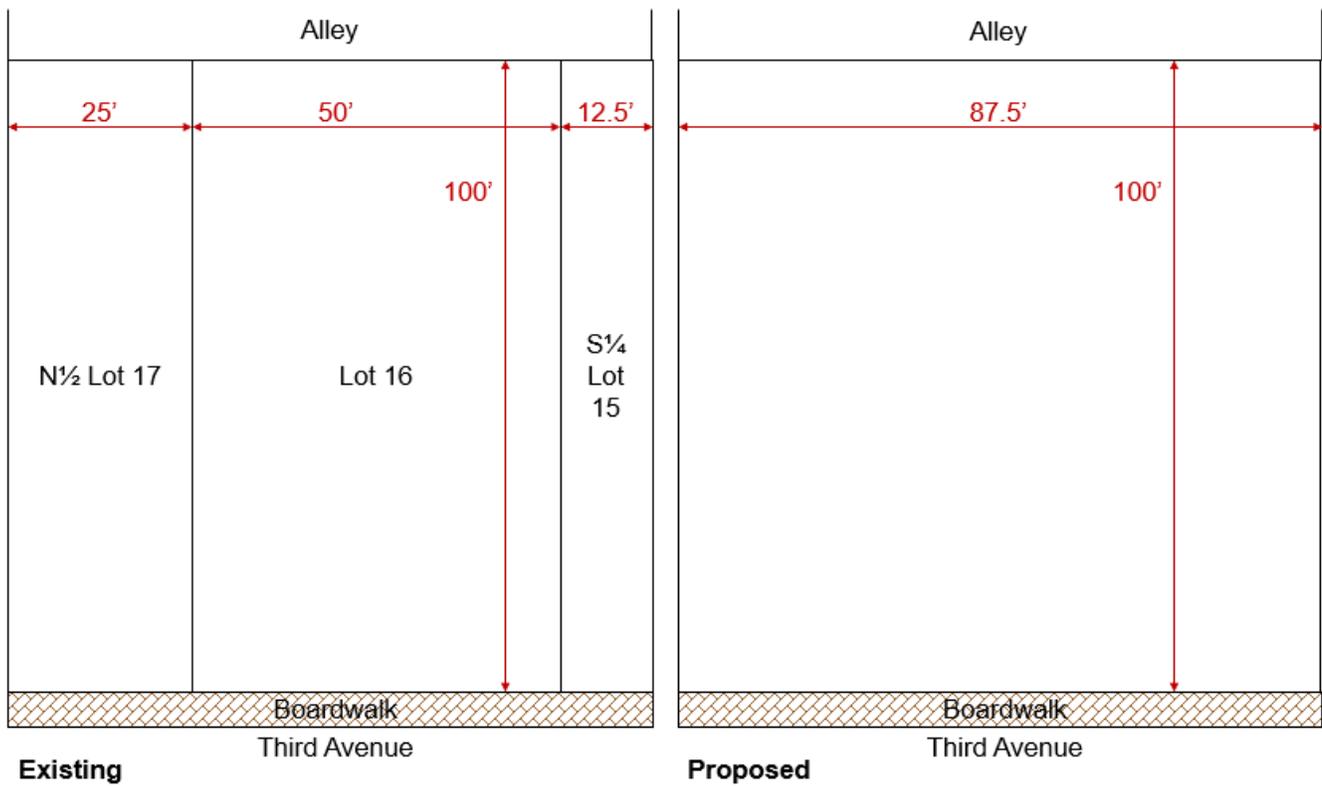
The application has been circulated to every property owner within a 100m radius of this property, inviting comments and questions. No comments were received at the time of writing this report. The public hearing is scheduled for 31<sup>st</sup> August, 2022.

### **Subdivision Bylaw**

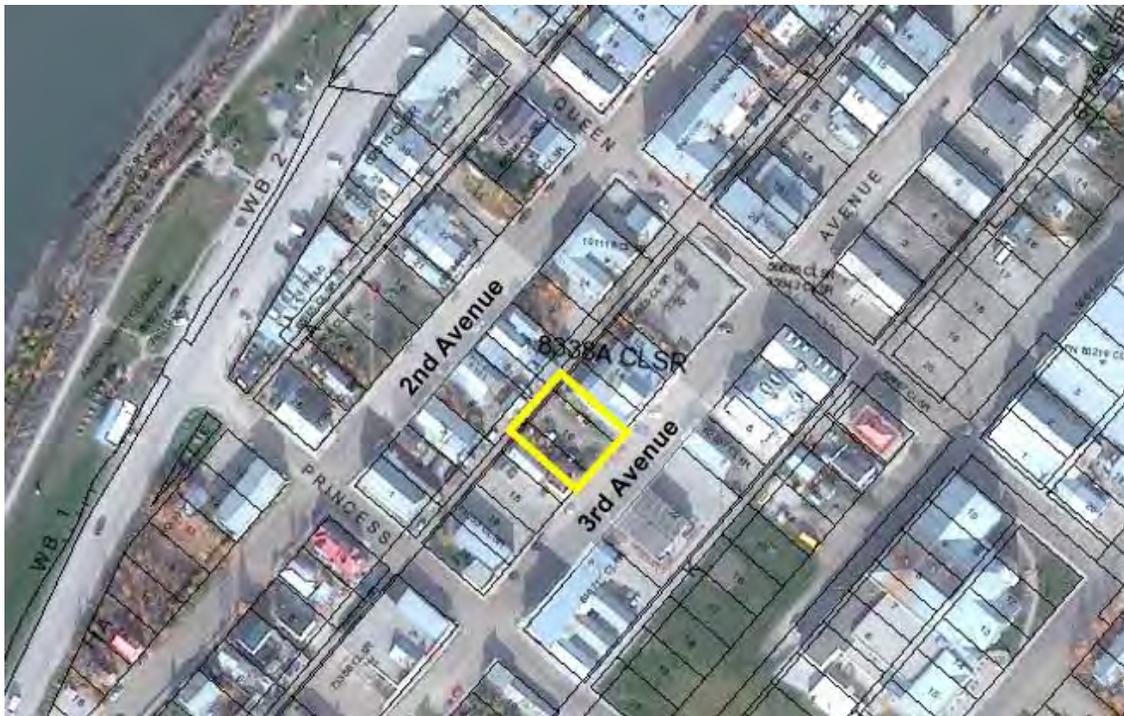
Subdivision Control Bylaw S3.01 states that every subdivision of land must be made in accordance with the Municipal Act, the Official Community Plan, the Zoning Bylaw, and the Subdivision Control Bylaw. The Analysis/Discussion section of this report is intended to discuss the proposal's conformity with 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. The existing vehicle access to the site is the rear alley and there is a city boardwalk on the Third Avenue side which will serve as the main access point for pedestrians (see Figures 1 and 2). This information satisfies the requirement for an access plan, as approved by the Public Works Manager on August 22, 2022.



**Figure 1:** Existing and proposed lot configuration.



**Figure 2:** Context map showing the location of lots under consideration

**Official Community Plan**

The existing properties are currently designated as DC – Downtown Core. Uses associated with this designation are single or multi-unit buildings (residential or commercial), and the historic character of building facades defines the streetscape. There are minimal setbacks, services are oriented toward the public street, and the area is recognized as the heart of Dawson City. The consolidated lot would be required to retain the same designation. Any new use or development on the proposed lots would be required to conform to the OCP designation.

Further, the following OCP long-term goal is relevant to this application: promote appropriate development of the Historic Townsite. Block J, Ladue Estate is situated in the heart of the Downtown Core and hosts

several prominent business and structures. The section of Third Avenue between Queen and Princess is an area marked by high pedestrian use and has several businesses that are popular with residents and tourists alike. Lots 15 (S $\frac{1}{4}$ ), 16 and 17 (N $\frac{1}{2}$ ) are situated in the middle of the block on the Third Avenue side; immediately to the north is the Westminster Hotel (Lots 13 (S $\frac{1}{2}$ ), 14 and 15 (N $\frac{3}{4}$ ) and to the south, lots s  $\frac{1}{2}$  of 17, 18, and N  $\frac{3}{4}$  of 19 are owned by Dawson City Hotels.



**Figure 3:** Streetscape

This consolidation could offer the following benefits:

- A simpler block configuration that would allow a single larger commercial property to be developed.
- It could bring vacant land in the Downtown Core into use.
- This configuration improves the ability for property owners to develop in the future.

### **Zoning Bylaw**

The subject property is currently designated as C1 – Core Commercial. The Zoning Bylaw is intended to implement the goals of the OCP. The C1 designation is to permit and promote a mixture of commercial and residential uses, and to promote a vibrant commercial core. The applicant's current intention is to create a hotel, multi-unit residential building, or lodging facility in the former TH Youth Centre. This intended use is in-line with the C1 – Core Commercial requirements and will boost the availability of accommodation in town.

Parking will be an important consideration once the final redevelopment plan and usage is determined. As part of the comprehensive redevelopment application, the parking requirements must be met.

### **Heritage Bylaw**

There is a small blue structure located on Lot 17 (N $\frac{1}{2}$ ) and it is listed on the Yukon Historic Sites inventory (ref. 3-J-17). It contains features that are typical of the early 1900s (see Figure 3 and 4).



**Figure 4:** YHSI Photograph (no date)



**Figures 5 & 6: Current condition of blue shed**

S10(02) of *Heritage Bylaw 2019-04* notes:

*No person shall make, demolish, move, or make alterations to a Municipal Historic Site and/or a site listed on the Heritage Inventory unless such alteration is carried out in accordance with a valid development permit or historic resources permit.*

While the consolidation will not directly affect this structure, careful consideration must be made should a Development Permit be issued in future. The structure is fragile and any attempt to move it may damage its integrity and HAC have already indicated that it must be preserved. If the consolidation is successful, there will be a larger area for the applicant to develop which will provide them greater flexibility. Thus, consolidating these lots may help this structure's preservation as it should be able to stay in its current location without impeding the redevelopment of the Youth Centre.

**OPTIONS**

1. That Council accept this report as information for the public hearing and grant subdivision authority to consolidate Lots 15 (N¼), 16 and 17 (S½), Block J, Ladue Estate (Consolidation Application #22-075), 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.
  - 1.3. The applicant shall not alter or move the existing historic shed located on Lot 17 (S½) Block J Ladue without first consulting the PDO, Heritage Advisory Committee and Yukon Government.
2. That Council accept this report as information for the public hearing and forward Consolidation Application #22-075 to Committee of the Whole for discussion.

**APPROVAL**

<b>NAME:</b>	Cory Bellmore	<b>SIGNATURE:</b> <i>C. Bellmore</i>
<b>DATE:</b>	August 23, 2022	

# Report to Council



For Council Decision     For Council Direction     For Council Information

In Camera

<b>AGENDA ITEM:</b>	<b>North End Project</b>	
<b>PREPARED BY:</b>	Planning & Development	<b>Attachments:</b>
<b>DATE:</b>	August 24, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	Municipal Act Official Community Plan Zoning Bylaw North End Plan Subdivision Bylaw	

## RECOMMENDATION

It is respectfully recommended that Council acknowledge the change in scope of the project and direct administration to move forward with Option B – Lots 1-5 and civil infrastructure to existing homes to Judge Street.

## ISSUE / PURPOSE

The completion of the North End project, land development and services, has been an ongoing priority for the City of Dawson for many years. The purpose is to move forward with this project to bring lots to market and service lots that are currently not serviced by municipal water and sewer and ensure value for residents for their investments in the community.

## BACKGROUND

North End planning has had several iterations over the decades. In 2018, Council approved the work to go forward with North end planning again via adoption of the North End Plan and approval of the North End Concept Plan (below).

Figure 1: Final Development Concept



The Concept plan moving to final lot design was dependent on lot development suitability for geotechnical, environmental, and heritage assessment outcomes of the area, as well as minor lot adjustments to resolve

encroachments where feasible. The North End plan was broken into 2 phases in an effort to expedite lots to market.

It was determined that the project was to be undertaken by the Yukon Government (Land Development Branch) with assistance and cooperation with the City of Dawson. As such, YG development protocols and processes were followed. Planning, engineering, and feasibility studies in Phase I commenced in 2019 – 2020. Geotechnical and environmental feasibility studies yielded results that have caused project delays. This includes environmental remediation requirements and the consideration of geotechnical results associated with the Moosehide Slide (previously reported to Council). These many studies in turn created barriers to quick success with this project creating the need for environmental permits, limiting potential permanent buildable areas near the toe of the slide as well as the installation of a monitoring system for the Moosehide Slide (this work is ongoing and a presentation is expected to council from the Yukon Geological Society in August, 2022).

As provided in the previous updates, YG made the decision to hand the project over to the City of Dawson. Following receipt of this letter, Administration has been working with YG to obtain updates and details on the project financials, work done to date, and required next steps so that the project scope and feasibility can be evaluated prior to the City of Dawson rendering a decision on taking over the project. It should be noted that no decision has been finalized at this time requiring direction from council.

The following are the resolutions that council had passed previously that were related to the Option #3 that was presented previously but has now been removed from consideration following that discussion.

**Request for Decision: C21-20-15** Moved by Mayor Potoroka, seconded by Councillor Johnson that Council to acknowledge the identified Moosehide Slide risk and the BGC reports and move forward with the development and service extension as per option two of the attached North End Project options (Lots 1-12 excluding 8) and that Council direct Administration to assist Yukon Government in preparing a summary of the BGC reports they have commissioned and schedule a public meeting/presentation from YG and BGC on the information. Carried 5-0

**North End Project**

**C21-20-16** Moved by Councillor Kendrick, seconded by Councillor Johnson that Council direct Administration to neither close George Street nor consider selling the proposed "Lot 13" in the Phase 1 North End development until the engineering, feasibility and implementation plan for a Phase 2 North End development has been completed. Carried 5-0

On , August 10, 2022, Committee of the Whole passed the following resolution:

**CW22-11-04** Request for Direction: North End Phase I Project

Moved By: Councillor Somerville, seconded by Councillor Lister - That Committee of the Whole accept the North End Project Phase I update and forward to Council the direction to pursue Option B-Lots 1-5 and civil infrastructure to existing properties to Judge Street.

CARRIED 4-0

## Documents

The City received the updated document titled 'Information Package for Project Handover to City of Dawson' that was prepared by YG LDB for the purpose of handing over the North End Development project to the City on May 10, 2022. (Reported to council May 18, 2022) The information is structured by discipline/area, and aims to provide the most pertinent information in each area that the City will need to move this project forward. The information included the project financials and recoveries.

Following this, the 'Potential Scope Reductions' document prepared by YG LDB reviews potential scope reductions for the Dawson North End project, as requested by City Administration as a way to explore improving the financial feasibility of this project following the initial full project projected deficit.

Further work and documents that are attached to this report were received on July 16, 2022 as we continued to discuss how to take this information and create a successful project (discussed below for the options with reduced scope).

## ANALYSIS / DISCUSSION

### City Management of the Project

As a high level (and not all encompassing) overview, the following is involved in completing the project:

- Hiring project manager – to assist inhouse completion
- Encroachment resolution – time sensitive for selected lot development and civil works areas
- Managing development constraints (geotechnical constraints)
- Local improvement charge bylaw
- Road closure bylaw
- Subdivision approval
- Land sale bylaw & agreements
- Completion of civil design
- Tendering
- Environmental permitting
- Arsenic hotspot removal
- Identifying location for stockpiling waste material
- Contaminated Soil Management Plan
- Water licensing
- Finalizing Utilities (Power/Tel/Data) with Yukon Energy & NWTel
- Public communications
- Legal survey
- Lottery preparation (lot appraisal, document prep, municipal addressing, sales agreements)

Administration has continued to work with Yukon Government to analyze the previous package provided in the project handover and to find solutions for a successful project. Following is the update to these issues:

Financial deficit – 2 options have been analyzed (A & B below) with reduced scopes that will bring the most success to completion of the main goals of this project.

Water License – we were informed that if we agreed to take on this project that we would need to have the dewatering license that is currently under the main Yukon Government IDB civil infrastructure assigned to the City of Dawson water license. We have confirmed that there could be 2 options as a solution

1. Amendment of the current City of Dawson license to include this potential de-watering work

- Use the authorization under the water license held by IDB – this would include a requirement written into the Transfer payment agreement that we would provided the needed reports to satisfy this license for the Water board

Preference for this item is #2. Administration has notified YG that this is the preferred option.

Procurement Requirements – we were initially informed that we would need to follow the YG procurement rules even if we were running the project under the City of Dawson administration. We have confirmed that this is not a requirement, we can use the City of Dawson procurement policy to guide these contracts as long as they meet the requirements of fairness and transparency of the ICIP program.

Two options that have been further explored in the scope and budget are outlined below.

**Option A: Infrastructure Servicing + Development of 7 Lots by City**

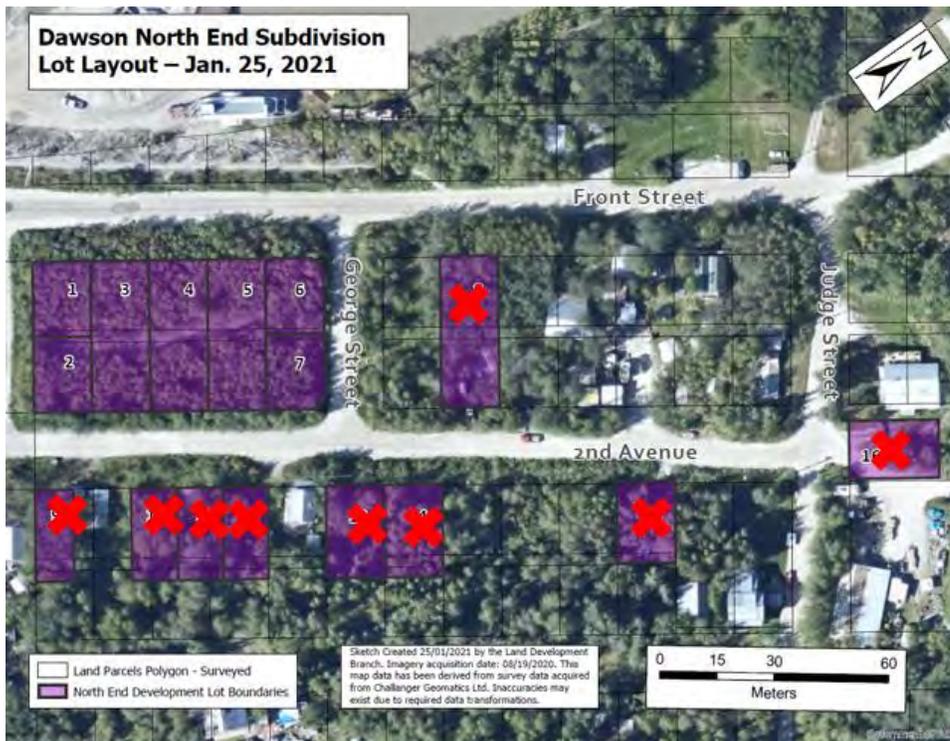


Figure 2: Option A

Some pros and cons associated with pursuing option A include:

Pros	Cons
Existing properties are serviced & the cost is partially alleviated by the revenue from the sale of the 7 lots.	Less lots being created than the conceptual design
Not taking on the geotechnical liability risk associated with the Moosehide Slide given that the monitoring/warning system is not yet in place (monitoring system only alleviates loss of life risk, not loss of property).	Reduced scope and financial cost of civil works if only doing a service extension and servicing these 7 lots.
Only arsenic hotspot removal required for environmental mitigations for development of Lots 1-7. [now complete]	Environmental mitigations for areas not being developed possibly still required (unclear at this time).

	If environmental mitigations are not required for areas not being developed, City retains contaminated sites.
Omittance of other lots reduces costs.	It is Public Works practice that lots are not serviced without mainline frontage. This option would be contrary to this internal policy and precedent decisions that have been made for private development. See below for further information.

As presented at the last update, further work was required to determine what costs reductions could be achieved with a reduced scope of work.

The following table is an updated version of pursuing the lots 1-7 option

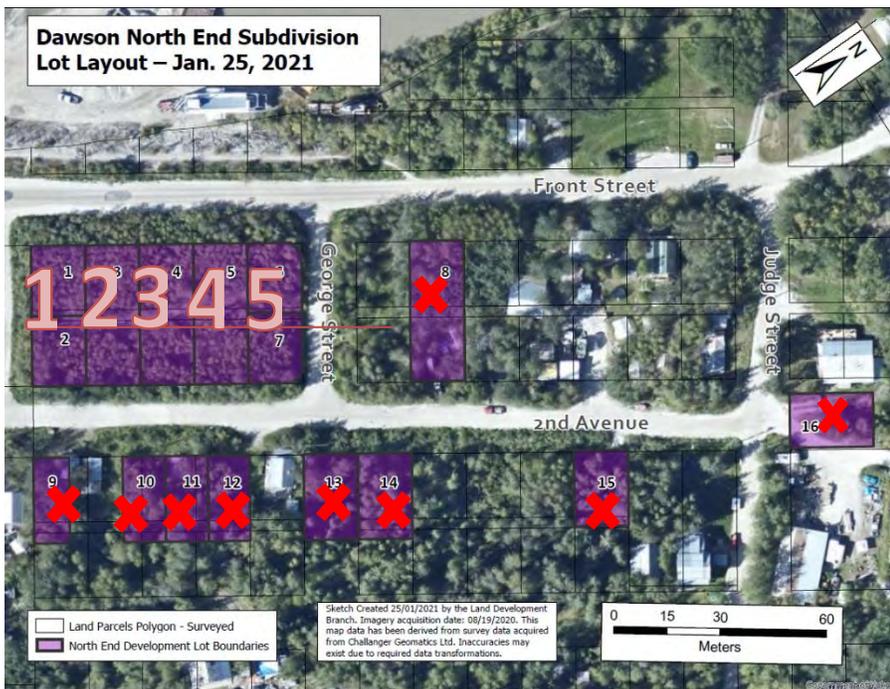
Dawson North End - Block B with reductions from LDB plans				
Project Budget				
Last update: May 12, 2022				
Project Component	Costs to Date (YG costs)	Remaining Project Costs	Total Budget	
Feasibility	\$213,670		\$213,670	
Environmental Investigations <sup>1</sup>	\$428,367		\$428,367	
Planning	\$88,340		\$88,340	
Design <sup>2</sup>	\$140,322		\$140,322	+58k tender doc updates
Yukon Energy Corp.	\$17,875	\$80,000	\$97,875	-\$100k due to reduced # of lots
Northwestel		\$15,000	\$15,000	-\$20k due to reduced # of lots
Municipal Services Installation <sup>3</sup>		\$3,291,500	\$3,291,500	-\$130k (remove 9 lot services -\$120k, remove clearing/stripping/grubbing -\$10k)
Construction Admin - services <sup>4</sup>		\$66,000	\$66,000	construction oversight -\$210k, remove heritage oversight -\$8k
Lot Grading Construction <sup>5</sup>		\$0	\$0	-\$567,500 (remove lot grading) - recommend grading be addressed in lot sale conditions
Construction Admin - lot grading		\$0	\$0	-\$35k (remove construction admin for lot)
Contaminated Material Disposal <sup>6</sup>		TBD		
Legal Survey		\$25,000	\$25,000	-\$45k due to reduced # of lots
Market Value Appraisals	\$3,000		\$3,000	
Micellaneous		\$5,000	\$5,000	
<b>Total Costs</b>	<b>\$891,574</b>	<b>\$3,482,500</b>	<b>\$4,374,074</b>	
<b>Revenues &amp; Recoveries</b>				
Federal ICIP Funding	-\$306,214	\$2,243,786	\$2,550,000	\$2.55 million is total federal dollars, \$2.24 million is the balance of federal funding remaining, \$306K is amount already claimed by
YG Contribution <sup>7</sup>	-\$585,360	\$864,640	\$1,450,000	are YG (eligible) costs on the project spent to-
Lot Sales Revenue			\$559,358	
LIC Revenue			\$104,000.00	
<b>Total Available Revenues &amp; Recoveries</b>			<b>\$4,663,358.00</b>	
<b>Total Project Cost</b>			<b>-\$4,374,074</b>	
<b>Balance</b>			<b>\$289,284</b>	

Notes:	
1 - includes \$26,000 budget for 22/23, for wrap up environmental investigations - hotspot remediation (\$16,000), contaminated soil management plan (\$6,000), performance verification plan (\$6,000), Risk Assessment Revisions (\$8,000)	YG paying for this outside of budget
2 - includes \$8,000 budget for 22/23, for design and tender document revisions	
3 - includes \$328,500 in provisional items which we anticipate only requiring approx. 70% (many of these items are for unknown geotechnical conditions, which is difficult to predict). Does not include 5% contingency included in AE's latest cost estimate (due to budget constraints), however it's recommended that a contingency is included, to account for unanticipated site conditions found during the construction works (probable due to the nature of the site and potential to encounter unanticipated conditions - unsuitable soils or other geotechnical found conditions, chance find heritage resources, environmental conditions, etc.). Less \$120k for removal of lot services to lots 8 to 16	
4 - includes construction engineering oversight (\$210k {240,000-30,000}), survey for payment (\$15,000), geotechnical oversight (\$15,000), materials testing (\$20,000), heritage oversight (\$8,000), asbestos air quality monitoring (\$10,000), turbidity testing (\$6,000)	
5 - includes \$428,000 in provisional items which we anticipate only requiring approximately 70% (difficult to predict). Does not include 5% contingency	
stockpile the contaminated material at a temporary location, with final disposal options to be considered	
7 - YG costs incurred to date and forecasted less ICIP recoveries to date (includes +\$8k for tender revisions)	

Operationally, public works has required that lots be serviced by mainline frontage. This is because thawing is extremely difficult on water runs that long and many issues are encountered with these types of services.

Allowing this now would set a bad precedent as this option would be contrary to work done operationally with proponents and private developers to not allow this situation. A recent example was a preliminary assessment of a development proposal that was revised with the developer to meet the requirements of civil servicing. Initially the development idea was similar to proposed lots 1 and 6 ( non-frontage servicing). This was not approved due to the issues constantly encountered with thawing long service runs and the developer revised plans to meet this requirement.

**Option B: Infrastructure Servicing + Development of 5 Lots by City**



The following table is an updated version of persuing the lots 1-5 option

Project Component	Costs to Date (YG costs)	Remaining Project Costs	Total Budget	
Feasibility	\$213,670		\$213,670	
Environmental Investigations <sup>1</sup>	\$428,367		\$428,367	
Planning	\$88,340		\$88,340	
Design <sup>2</sup>	\$140,322		\$140,322	+58k tender doc updates
Yukon Energy Corp.	\$17,875	\$60,000	\$77,875	-\$120k due to reduced # of lots
Northwestel		\$15,000	\$15,000	-\$20k due to reduced # of lots
Municipal Services Installation <sup>3</sup>		\$3,148,000	\$3,148,000	-\$273.5k (remove 9 lot services -\$120k, remove clearing/stripping/grubbing -\$10k, remove lots 1 & 6 - \$143,500)
Construction Admin - services <sup>4</sup>		\$66,000	\$66,000	-\$248k (remove 9 lot services -\$30k, remove AE construction oversight -\$210k, remove heritage oversight \$8k)
Lot Grading Construction <sup>5</sup>		\$0	\$0	-\$567,500 (remove lot grading) - recommend grading be addressed in lot sale conditions
Construction Admin - lot grading		\$0	\$0	-\$35k (remove construction admin for lot grading)
Contaminated Material Disposal <sup>6</sup>		TBD		
Legal Survey		\$22,000	\$22,000	-\$48k due to reduced # of lots
Market Value Appraisals	\$3,000		\$3,000	
Micellaneous		\$5,000	\$5,000	
<b>Total Costs</b>	<b>\$891,574</b>	<b>\$3,316,000</b>	<b>\$4,207,574</b>	
<b>Revenues &amp; Recoveries</b>				
Federal ICIP Funding	-\$306,214	\$2,243,786	\$2,550,000	\$2.55 million is total federal dollars, \$2.24 million is the balance of federal funding remaining, \$306K is amount already claimed by YG from Canada
YG Contribution <sup>7</sup>	-\$585,360	\$864,640	\$1,450,000	1.45 million is YG's "25%" contribution 585 K are YG (eligible) costs on the project spent to-date
Lot Sales Revenue			\$446,650	
LIC Revenue			\$104,000.00	
<b>Total Available Revenues &amp; Recoveries</b>			<b>\$4,550,650</b>	
<b>Total Project Cost</b>			<b>-\$4,207,574</b>	
<b>Balance</b>			<b>\$343,076</b>	

1 - includes \$36,000 budget for 22/23, for wrap up environmental investigations - hotspot remediation (\$16,000), contaminated soil management plan (\$6,000), performance verification plan (\$6,000), Risk Assessment Revisions (\$8,000)

YG paying for this outside of budget

2 - includes \$8,000 budget for 22/23, for design and tender document revisions

3 - includes \$328,500 in provisional items which we anticipate only requiring approx. 70% (many of these items are for unknown geotechnical conditions, which is difficult to predict). Does not include 5% contingency included in AE's latest cost estimate (due to budget constraints), however it's recommended that a contingency is included, to account for unanticipated site conditions found during the construction works (probable due to the nature of the site and potential to encounter unanticipated conditions - unsuitable soils or other geotechnical found conditions, chance find heritage resources, environmental conditions, etc.). Less \$120k for removal of lot services to lots 8 to 16

4 - includes construction engineering oversight (\$210k {240,000-30,000}), survey for payment (\$15,000), geotechnical oversight (\$15,000), materials testing (\$20,000), heritage oversight (\$8,000), asbestos air quality monitoring (\$10,000), turbidity testing (\$6,000)

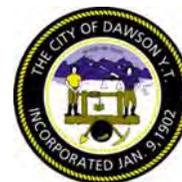
5 - includes \$428,000 in provisional items which we anticipate only requiring approximately 70% (difficult to predict). Does not include 5% contingency.

stockpile the contaminated material at a temporary location, with final disposal options to be considered

7 - YG costs incurred to date and forecasted less ICIP recoveries to date (includes +58k for tender revisions)

<b>APPROVAL</b>	
<b>NAME:</b> Cory Bellmore, CAO	<b>SIGNATURE:</b> <i>C. Bellmore</i>
<b>DATE:</b> August 26, 2022	

# Report to Council



For Council Decision     For Council Direction     For Council Information

In Camera

<b>SUBJECT:</b>	Licence of Occupation: Lot 1, Block E, Ladue	
<b>PREPARED BY:</b>	Planning & Development	<b>ATTACHMENTS:</b> 1. Draft Licence of Occupation 2. 1995 Order in Council ' <i>Transfer of Highway to Municipality (City of Dawson) Order</i> '
<b>DATE:</b>	August 18, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	Official Community Plan Zoning Bylaw Design Guidelines for Historic Dawson Encroachment Policy	

## RECOMMENDATION

It is respectfully recommended that Council direct administration to enter into a 5-year License of Occupation with Yukon Government Cultural Services for the purpose of remedying the encroachment of the main Sawmill building entrance stairs on City of Dawson-owned infrastructure.

## BACKGROUND SUMMARY

On July 18, 2022, Yukon Government was authorized under development permit #22-061 to undertake structural alterations to the Sawmill building, located at Lot 1, Block E, Ladue Estate. At this time, it was discovered that the main entrance stairs of the building project over City owned boardwalk (figure 1). Therefore, one of the conditions of approval is for the owner to enter into a Licence of Occupation with the City of Dawson to resolve liability issues associated with the main entrance stairs/deck projecting over the boardwalk.

## ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

### Official Community Plan

The City of Dawson has a long and rich history that takes a variety of forms and lends itself to the environment of a 'living historical community' that is continually growing and evolving while respecting the heritage character of the community. The Official Community Plan s.9.0 states, "Preserving and showcasing our heritage, as well as celebrating our transforming culture, will be a crucial element in the long-term sustainability of Dawson". Providing a mechanism by which historic resources are protected is a long-term goal of the OCP (s.9.1).

### Zoning Bylaw

The property is currently zoned P2 – Institutional. As per s.14.2.3.1, P2 parcels within the historic townsite follow the parcel requirements outlined in the C1 zone. Therefore, the building follows the front and side-yard setback requirements of the C1 zone: 0ft. An intent behind this requirement is to implement the 'Design Guidelines for Historic Dawson'. It is current practice to ensure that all new structures are located entirely within the property boundaries of the subject property. In an institutional zone in the historic townsite, proponents can build right up to the property line to mimic the historic streetscape typical in Dawson.

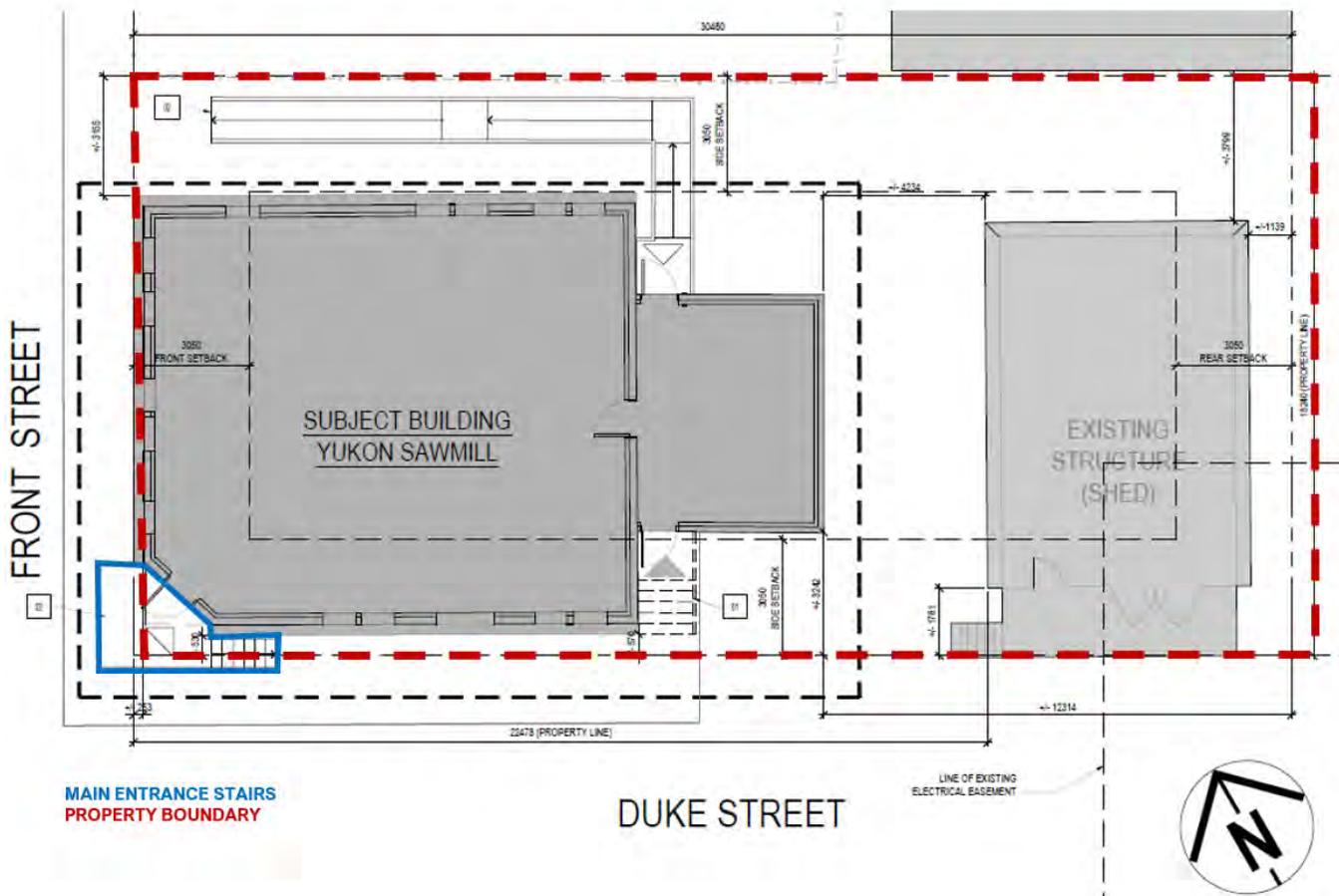


Figure 1. Site plan demonstrating entrance stairs overlapping City of Dawson boardwalk.

### Design Guidelines for Historic Dawson

The Design Guidelines state that “In the downtown area where there was a mixture of industrial and commercial the character of the streetscape resembled commercial with a variety of streetscape features” and “a typical commercial streetscape was composed of a continuous band of buildings on either side of the street”. The 0ft setback from the front and sides of the property can be explained by the similarity of industrial streetscaping patterns to commercial ones. Figure 2 shows the historic land use map, which classified the Sawmill building property as ‘industrial’ in 1903.

General Land Use 1903.

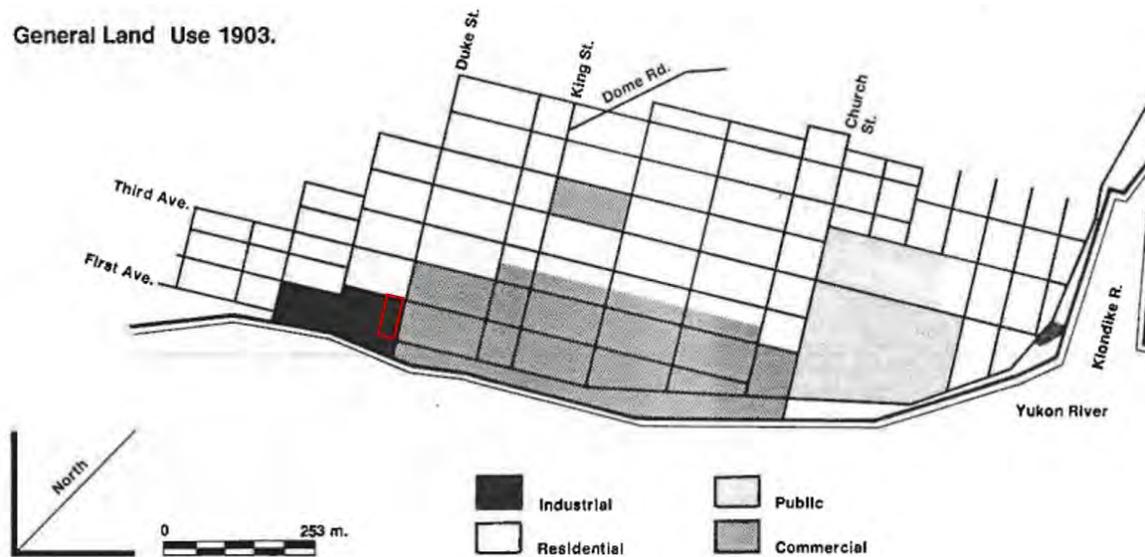


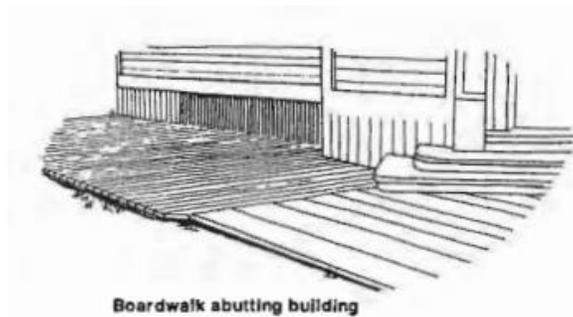
Figure 2. A historic Land Use map classified the Sawmill building property as Industrial in the downtown area (Design Guidelines pg. 14).

Further, “Boardwalks in the industrial areas were elevated above the street sometimes to the height of a persons waist to facilitate loading” and “The ground level was sometimes lowered or raised at doorways to accommodate loading and unloading” (s.3.3.4). The commonality of elevated boardwalks and entrances into industrial buildings serves as an explanation for the elevated Sawmill building entrance stairs projecting over the boardwalk for ease of access to accommodate industrial type uses.

Another pattern often seen in historic downtown Dawson was an activated boardwalk; featuring entrance projections, canopies, awnings, and stairs projecting onto boardwalks (figures 3 and 4), further justifying how the encroachment came to be today.



**Figure 3.** A typical industrial streetscape featuring entrance projections over the boardwalk (Design Guidelines pg. 21).



**Figure 4.** Stairs overlapping adjacent boardwalk (Design Guidelines pg. 54).



**Figures 5 and 6.** Duke St view of the encroachment.



**Figure 7.** Front St view of the encroachment.

## **Encroachment Policy**

The Encroachment Policy has provisions to deal with issues of this nature.

Section 4(c) of the Policy states that “when a dwelling or structure is identified to be encroaching onto a surveyed road right-of-way, the City of Dawson shall work with the owner of the structure directly to resolve the encroachment in one of the following ways:

- i. If the road right-of-way is not in use as a travelled roadway and could be deemed surplus as per the Sale of Municipal Lands Policy, the City of Dawson could initiate a Permanent Road Closure process, allowing the owner of the structure to purchase a portion of the road right-of-way in accordance with the policies and procedures outlined in the Sale of Municipal Lands Policy;
- ii. If the road right-of-way is not in use as a travelled roadway but cannot be deemed surplus as per the Sale of Municipal Lands Policy due to being earmarked for a future municipal purpose (e.g. lot development, road expansion), the structure may be relocated off the road right-of-way at the expense of the owner of the structure;
- iii. If the road right-of-way is not in use as a travelled roadway but cannot, for any reason, be deemed surplus as per the Sale of Municipal Lands Policy, and if a resolution through s. c(i) or s. c(ii) is not feasible, at the discretion of Council, a Licence of Occupation may be negotiated between the City of Dawson and the owner of the structure.”

S.4(c)i. and S.4(c)ii. are not applicable, as the right of way is in use as a travelled roadway, leaving 4(c)iii. (a License of Occupation) as the option for resolving the encroachment. Therefore, Administration recommends entering into a Licence of Occupation for the encroaching stairs.

Although the encroaching stairs are not a ‘balcony’ or ‘awning’, another related clause in the Policy, given the boardwalk and similarity of the P1 zone to C1 in terms of setbacks, is S.4(g): “where it is identified that a balcony or awning encroaches into or projects onto a City of Dawson boardwalk or road right-of-way in the C1: Core Commercial Zone as per the Zoning Bylaw in effect at the time, the City of Dawson and the owner of the structure may be required to enter into a Licence of Occupation.”

## **Ownership**

As previously reported to Council, it has been found that many roads within the municipal boundary are untitled or titled to YG due to a historic titling oversight. The 1995 Order in Council titled ‘*Transfer of Highway to Municipality (City of Dawson) Order*’ under the Yukon Highways Act and Municipal Act transferred jurisdiction of all highways within the boundaries of the City of Dawson, other than the Klondike and Top of the World Highways, to the City. As such, there is, and has been since 1995, an understanding

that the City should have title to all roads within the townsite, aside from the highways. However, informed by the Deputy Registrar for the YG Land Titles Office, Front St. between Albert St. and Duke St. is currently untitled.

Council entered into a Licence of Occupation commencing on May 1, 2019 with Dawson Downtown Ltd. for the purposes of remedying an encroachment on City boardwalk. Administration understands that at the time, it was not known that this right of way is untitled. This is an example of an active LOO involving City-owned boardwalk that exists on untitled road right of way.

It is recommended that decisions regarding land sales and road closures (permanent land decisions) are made on untitled or incorrectly titled road right of ways; however, it is recommended that this application be addressed like any other Licence of Occupation where private infrastructure encroaches on City of Dawson owned boardwalk.

### Heritage Advisory Committee

The Heritage Advisory Committee provided approval for development permit #22-061 at Meeting #22-11, at which time, no concerns were raised regarding the historic compliance of the development.

### Public Works

Public Works was asked whether they had comments to make, and at this time no concerns have been raised. It was noted that it is the responsibility of the property owner who is encroaching onto City boardwalk to maintain and repair the area of boardwalk around the encroachment. This is ensured in the LOO with the following clause:

“3.02 The Licensee shall assume responsibility for ongoing repair and maintenance for the boardwalk at the subject property to the standards upheld by the City of Dawson.”

## OPTIONS

Council may:

1. Enter into a License of Occupation with Yukon Government Cultural Services for the purpose of remedying the encroachment of the main Sawmill building entrance stairs on City of Dawson-owned infrastructure.
2. Not enter into a License of Occupation.

## APPROVAL

**NAME:** Cory Bellmore

**DATE:** August 24, 2022

**SIGNATURE:**



O.I.C. 1995/189  
HIGHWAYS ACT AND  
MUNICIPAL ACT

**HIGHWAYS ACT AND  
MUNICIPAL ACT**

Pursuant to sections 5 and 44 of the *Highways Act* and subsection 252(3) of the *Municipal Act*, the Commissioner in Executive Council orders as follows:

1. The annexed Transfer of Highway to Municipality (City of Dawson) Order is hereby made.

Dated at Whitehorse, in the Yukon Territory, this 21st day of November, 1995.

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Administrator of the Yukon

DÉCRET 1995/189  
LOI MUNICIPALE ET  
LOI SUR LA VOIRIE

**LOI MUNICIPALE ET  
LOI SUR LA VOIRIE**

Le Commissaire en conseil exécutif, conformément aux articles 5 et 44 de la *Loi sur la voirie* et au paragraphe 252(3) de la *Loi municipale*, décrète ce qui suit :

1. Le Décret concernant le transfert de compétence sur les routes à une municipalité (Cité de Dawson) est par les présentes établi.

Fait à Whitehorse, dans le territoire du Yukon, ce 21 novembre 1995.

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Administrateur du Yukon

**TRANSFER OF HIGHWAY TO  
MUNICIPALITY (CITY OF  
DAWSON) ORDER**

1. Jurisdiction over all highways within the boundaries of the City of Dawson, other than the Klondike Highway and the Top of the World Highway, is hereby transferred to the City of Dawson.

2. The following provisions of the *Municipal Act* do not apply to the portions of the Klondike Highway or the Top of the World Highway within the boundaries of the City of Dawson: subsection 252(2), sections 253 to 258, and any other provision that depends for its effect on the municipality having jurisdiction under subsection 252(2) of the *Municipal Act*.

3. In this Order, the expressions "Klondike Highway" and "Top of the World Highway" have the same meaning as in the Highways Regulations.

**DÉCRET CONCERNANT LE  
TRANSFERT DE COMPÉTENCE SUR  
LES ROUTES À UNE MUNICIPALITÉ  
(CITÉ DE DAWSON)**

1. À l'exception de la route du Klondike et de la route Top of the World, la compétence sur toutes les routes qui se trouvent sur le territoire de la Cité de Dawson lui sont transférées.

2. Les dispositions suivantes de la *Loi Municipale* ne s'appliquent pas aux tronçons des routes du Klondike et Top of the World qui se situent sur le territoire de la Cité de Dawson : le paragraphe 252(2), les articles 253 à 258 ainsi que toutes les dispositions dont l'application est conditionnelle à ce que la municipalité possède la compétence voulue en vertu du paragraphe 252(2) de la *Loi municipale*.

3. Dans le présent décret, les expressions «route du Klondike» et «route Top of the World» ont la même signification que celle qui leur est donnée dans le Règlement sur la voirie.



# THE CITY OF DAWSON

Licence of Occupation: Lot 1, Block E, Ladue Estate

**BETWEEN:**

THE CITY OF DAWSON  
a municipal corporation  
(the "City")

**AND:**

YUKON GOVERNMENT CULTURAL SERVICES  
(the "Licensee")

**IN RESPECT OF:**

Lot 1, Block E, Ladue Estate  
Dawson City, Yukon Territory  
Plan # 8338A  
(the "Land")

**1.00 NO INTEREST IN THE LAND**

1.01 This license does not convey any exclusive right, privilege, possession, property or interest with respect to the Land.

**2.00 USE**

2.01 The Licensee shall use the Land solely for the following purpose(s):

*Sawmill Building main entrance stairs and deck as depicted in Section 6.0 Appendices.*

**3.00 TERMS**

- 3.01 This license shall be for a period of five years (5) years commencing on the First (1st) day of October, 2022, and ending on the Thirtieth (30th) day of September, 2027.
- 3.02 YIELDING AND PAYING THEREFORE, annually, a license fee in the sum of One Dollar (\$1.00) plus GST.
- 3.03 The Licensee shall not use of the Land for any other purpose than use(s) specified in term 2.
- 3.04 The breach of any clause shall be a fundamental breach of the license and may result in termination.



# THE CITY OF DAWSON

## Licence of Occupation: Lot 1, Block E, Ladue Estate

- 3.05 The Licensee shall assume responsibility for ongoing repair and maintenance for the boardwalk at the subject property to the standards upheld by the City of Dawson.
- 3.06 The Licensee shall assume responsibility for ensuring the safety and stability of all improvements and structures at the subject property in the event that the City of Dawson or those contracted by the City of Dawson require access to the surface or subsurface within the road right-of-way.
- 3.07 The Licensee shall not place anything permanent upon, in, or under the Land, except as necessary for the exercise of the rights granted under this license, without the written approval of the City of Dawson. Furthermore, the Licensee will construct, operate and maintain such necessary improvements in a safe manner.
- 3.08 The Licensee shall indemnify and save harmless the City from all claims, judgments, liabilities, damages, causes of action, demands, losses and costs that may arise as against the City by virtue of the operations of the Consultant under this Agreement.
- 3.09 The Licensee shall, at their own expense, maintain insurance in the name of the Licensee and the City including the City as additional insured against liabilities or damages in respect of injuries to persons (including injuries resulting in death) and in respect to damage to property (including the facilities and property of the City) arising out of the performance of this Agreement until completion of this Agreement, including, without limiting the generality of the foregoing, public liability and property damage insurance.
- 3.10 The Licensee shall ensure that materials and design for all encroachments have been approved by the Heritage Advisory Committee.
- 3.11 The insurance policies maintained under sub-Section 3.09 above shall:
  - (a) include the following "Cross Liability" clause: "the insurance as is provided by this policy shall apply in respect to any claim or action brought against any one Insured by any other Insured. The coverage shall apply in the same manner and to the same extent as though a separate policy had been issued to each Insured. The inclusion herein of more than one Insured shall not operate to increase the limit of the Insurer's Liability".
  - (b) cover the cost of defense or adjustment of claims over and above the money limitations of the policies;
  - (c) be in an amount of not less than \$2,000,000.00 (Two Million Dollars) for any one accident for general public liability to third parties, property damage and automobile, and other vehicular coverage for public liability and property damage if the Licensee is utilizing their equipment;
  - (d) require the insurers to give thirty (30) days' notice, to the City, prior to cancellation or expiry of the insurance or of any proposed material changes in such policies.
  - (e) provide proof to the City by way of "Certificate of Insurance" issued by the Insurance Company.



# THE CITY OF DAWSON

## Licence of Occupation: Lot 1, Block E, Ladue Estate

- (f) The insurance policies maintained under sub-section 3.10 above may be issued with a deductible amount of not more than \$2,500.00 (two thousand five hundred dollars). The amount of any loss up to the deductible limit shall be borne by the Licensee.
- (g) Upon signing of this agreement, the Licensee shall deposit with the City a Certificate of Insurance verifying the insurance requirements of this contract.
- 3.12 Subject to the Licensee having performed and observed all of the terms and conditions on the part of the Licensee to be performed and observed, and upon a renewal being requested by the Licensee, in writing, at least ninety (90) days prior to the date of expiry of this license, the City of Dawson may grant to the Licensee a renewal of this license for a further term of five (5) years upon essentially the same terms and conditions as are herein contained except as to license fees and this right of renewal.
- 3.13 On the termination or expiration of this license, the Licensee will remediate the Land to a condition satisfactory to the City of Dawson. In particular, the City of Dawson may require the Licensee to remove any improvements affixed to or placed on the Land, and otherwise to restore the Land. In the event the Licensee does not carry out such removals and restoration within ninety (90) days of termination of the license, despite being requested to do so, the City of Dawson may carry out the removals and restoration and may recover the cost of so doing from the Licensee.



# THE CITY OF DAWSON

## Licence of Occupation: Lot 1, Block E, Ladue Estate

### 4.00 NOTICES

- 4.01 Whenever, under the provision of this License, any notices, demands, or requests are required to be given by either party to the other, such notice, demand, or request may (except where expressly otherwise herein provided) be given by delivery by hand to, by sending the same by facsimile, or by registered mail sent to, the respective addresses or facsimile number hereinafter provided for, and if given by mail shall be deemed to have been served and given on the second business day following the date of mailing by registered mail and provided such addresses or facsimile number may change upon five (5) days notice. In the event that notice is served by mail at the time when there is an interruption of mail service affecting the delivery of mail, the notice shall not be deemed to have been served until one (1) week after the date that the normal service is restored. The respective addresses and facsimile number of the parties being, in the case of the City:

**THE CITY OF DAWSON**

ATTENTION: Chief Administrative Officer  
PO BOX 308  
Dawson City, Yukon  
Y0B 1G0  
Fax: (867) 993-7434

And in the case of the Licensee:

**YUKON GOVERNMENT CULTURAL SERVICES**

ATTENTION: **Insert name**  
**Insert PO Box #**  
Dawson City, Yukon  
Y0B 1G0

### 5.00 GENERAL

- 5.02 This License of Occupation shall inure to the benefit of and be binding upon the parties, their heirs, executors, administrators, successors, and permitted assigns.

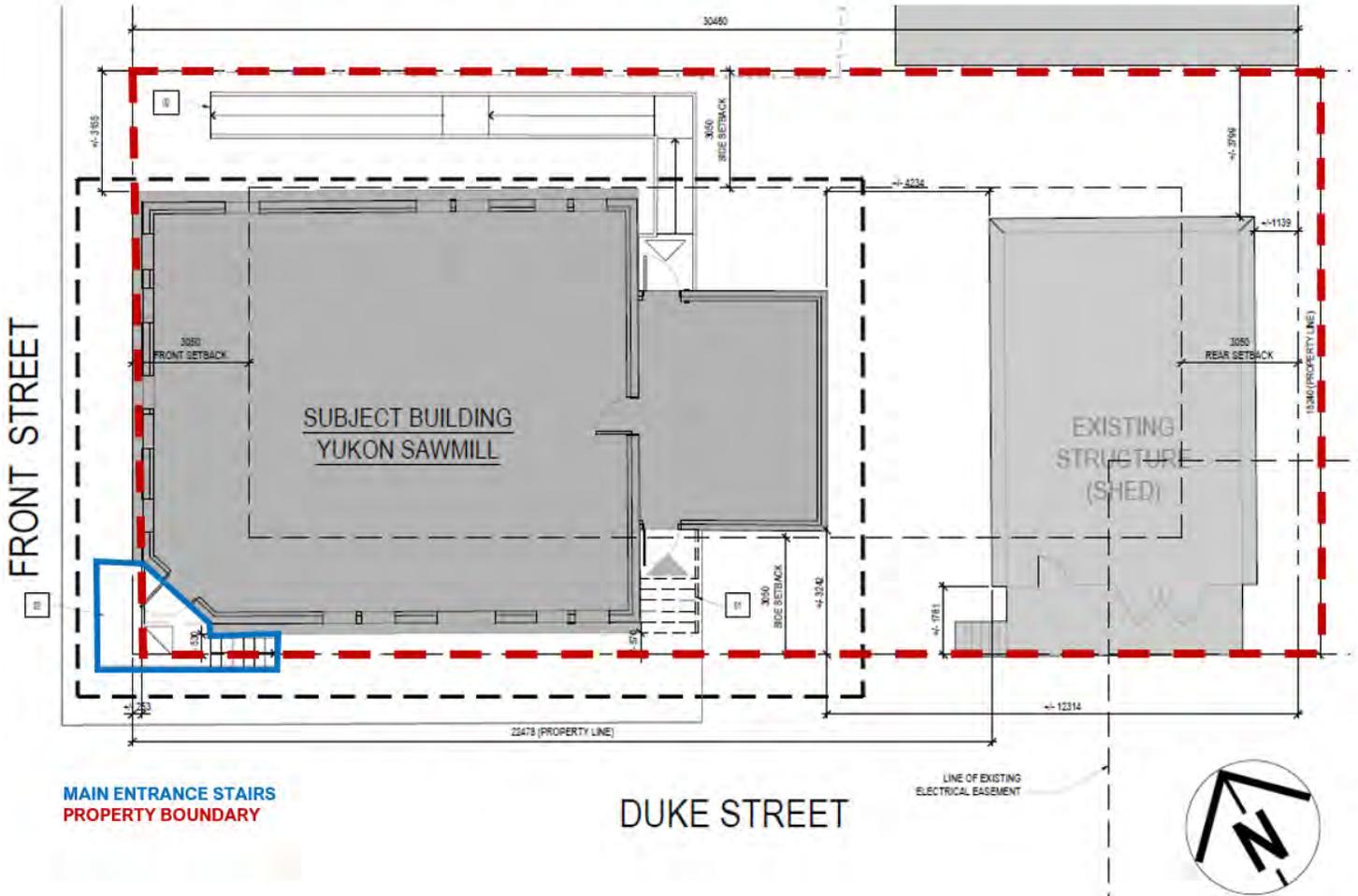


# THE CITY OF DAWSON

Licence of Occupation: Lot 1, Block E, Ladue Estate

## 6.00 APPENDICES

### 6.02 Site Plan



MAIN ENTRANCE STAIRS  
PROPERTY BOUNDARY

DUKE STREET

LINE OF EXISTING  
ELECTRICAL EASEMENT





# THE CITY OF DAWSON

## Licence of Occupation: Lot 1, Block E, Ladue Estate

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day and year first above written.

THE CITY OF DAWSON

By:

\_\_\_\_\_

William Kendrick, Mayor

\_\_\_\_\_

Date

\_\_\_\_\_

Witness

YUKON GOVERNMENT CULTURAL SERVICES

By:

\_\_\_\_\_

\*insert name\*

\_\_\_\_\_

Date

\_\_\_\_\_

Witness

# Report to Council



For Council Decision     For Council Direction     For Council Information

In Camera

<b>AGENDA ITEM:</b>	Administration Wheelchair Lift Renovation	
<b>PREPARED BY:</b>	Owen Kemp-Griffin	<b>ATTACHMENTS:</b>
<b>DATE:</b>	August 25 <sup>th</sup> , 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	<ul style="list-style-type: none"><li>Procurement Policy #2021-03</li></ul>	

## RECOMMENDATION

That council award the Wheelchair lift assist renovation for \$67,100 as per the submitted bid from Kirkwood Elevators Ltd.

## ISSUE / PURPOSE

That council award the contract for the renovation of the wheelchair lift assist in the Administration building.

## BACKGROUND SUMMARY

The current wheelchair lift assist in the Administration building is a discontinued model and is no longer to code compliancy. This could result in liabilities if an injury were to occur; it also makes acquiring parts for repairs difficult. Council previously advised administration to bring this contract from single source to a public tender.

## ANALYSIS / DISCUSSION

One project proposal was received from the public tender process which opened on Wednesday August 10<sup>th</sup>, 2022, and closed on Thursday August 25<sup>th</sup>, 2022. The contract will include the wheelchair lift application process, renovation, inspection, and final approval.

## Options

- 1) That council choose to award the contract to Kirkwood Elevators Ltd.
- 2) That council choose to not award the contract to Kirkwood Elevators Ltd.

<b>APPROVAL</b>		
<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	August 26, 2022	

# Report to Council



For Council Decision    For Council Direction    For Council Information

In Camera

<b>AGENDA ITEM:</b>	<b>Historic Resources Permit #22-029 (Victory Gardens)</b>	
<b>PREPARED BY:</b>	Planning & Development	<b>Attachments:</b> <ol style="list-style-type: none"><li>1. Parks and Recreation Department Historic Resources Permit Application #22-029</li><li>2. Bylaw #13-07 Minto Park</li><li>3. <a href="#">Yukon Register of Historic Places, Minto Park Character Defining Elements</a></li><li>4. HAC Minutes #22-09</li><li>5. YG Historic Sites Unit comments, with attachments.</li></ol>
<b>DATE:</b>	August 24, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	<ul style="list-style-type: none"><li>- OCP</li><li>- Zoning Bylaw</li><li>- Heritage Management Plan</li><li>- Yukon Historic Resources Act</li><li>- Design Guidelines for Historic Dawson</li><li>- Standards and Guidelines for the Conservation of Historic Places in Canada</li></ul>	

## RECOMMENDATION

It is respectfully requested that Council deny Historic Resources Permit application #22-029, as per Committee of the Whole discussion.

## PURPOSE

For Council to receive feedback from the HAC on whether the proposed alterations under Historic Resources Permit #22-029 alter the character defining elements of the Municipal Historic Site, in order to inform a decision to approve or reject such alterations.

## BACKGROUND SUMMARY

On May 5, 2022, the Parks and Recreation Department submitted Historic Resources Permit application #22-029 for the purpose of making renovations to Victory Gardens that intend to promote gathering, walkability, and an appreciation of the gardens. The following alterations to the garden are being proposed:

- Removing the existing picket fence
- Construction of a 12" high, 19-sided retaining wall in place of the fence
- 4" cap on the wall creates a 16" bench seat on perimeter of the garden
- Garden bed will be raised to the height of the wall to display flowers in all directions.
- Re-establishment of corner trails towards the centre garden
- Planting of trees along the outskirts

Victory Gardens makes up part of Minto Park, which was designated as a Municipal Historic Site in 2013. Upon its designation, the following 'character defining elements' were established in making the Statement of Significance for the park (from the Yukon Register of Historic Places).

- Victory Garden with central Victorian style garden planted primarily with indigenous species such as wild rose, delphiniums, poppies, pansies and snapdragons and **bordered by a 19-sided picket fence**

- Geometric design containing the garden with a circular white gravel path from which diagonal paths radiate outwards to the corners of the lot, forming triangular quadrants of lawn north of the OTAB
- Location and setting of the Obelisk-shaped Cenotaph war memorial flanked by trees and field guns on the east side of Victory Garden
- Formal landscape bordered by wooden boardwalk along 5th Avenue and Church Street with the OTAB prominently centered
- Balsam poplar and white spruce bordering Fifth Avenue and Church Street
- Open, level area south of the OTAB including playing field and expansive lawn

This was presented to Committee of the Whole on July 20, 2022. In a 3-2 vote, the resolution to forward the application for approval failed.

## ANALYSIS / DISCUSSION

The following serves as an analysis of how this decision is to be informed by relevant bylaws and legislation.

### Heritage Bylaw

S.10 of the Heritage Bylaw outlines the protection of Historic Sites. According to s.10.02, “No person shall make, demolish, move, or make alterations to a Municipal Historic Site and/or a site listed on the Heritage Inventory unless such alteration is carried out in accordance with a valid development permit or historic resources permit.”

According to s.10.03, “**no person shall carry out an activity that will, in the opinion of HAC, alter the character defining elements of a Municipal Historic Site, without a resolution by Council indicating approval.**” As per HAC Resolution #22-09-06, the proposed alterations, in the opinion of the HAC, alter the character defining elements of the park. Specifically, the permit proposes to remove the 19-sided picket fence – one of the character defining elements of the garden.

S.11.02 of the Heritage Bylaw states, “Historic resources permit will be assessed and approved by the Development Officer, with recommendations from HAC, in accordance with the following, as applicable:

- (a) Development & Heritage Guide;
- (b) Design Guidelines for Historic Dawson;
- (c) Standards and Guidelines for the Conservation of Historic Places in Canada;
- (d) Heritage Management Plan;
- (e) Zoning Bylaw; and
- (f) Statement of significance and character defining elements.”

### Standards and Guidelines for Historic Places in Canada

The Standards and Guidelines are used by all Yukon designating authorities, as the document is recognized as the highest authority of conservation in Canada, and is in accordance with international best practice. Chapter 3 outlines the Canadian standard for conservation of historic places, and a framework for choosing between preservation, rehabilitation, and restoration (pp.21-23). Some relevant standards include:

“5. Find a use for an historic place that requires minimal or no change to its character-defining elements.”

“8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.”

“10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with





# THE CITY OF DAWSON

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OFFICE USE ONLY	
APPLICATION FEE:	WAIVED COD.
DATE PAID:	/
RECEIPT #:	/
PERMIT #:	22-029.

## HISTORIC RESOURCES PERMIT APPLICATION

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

### PROPOSED DEVELOPMENT

Major Alteration

Minor Alteration

Sign

CIVIC ADDRESS: n/a VALUE OF DEVELOPMENT: \_\_\_\_\_

LEGAL DESCRIPTION: LOT(S) n/a BLOCK 5 ESTATE Government Reserve Addition PLAN# 103175 CLSR

MUNICIPAL HISTORIC SITE ID # \_\_\_\_\_ YUKON HISTORIC SITES ID # \_\_\_\_\_

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

Landscaping project to renovate and improve Victory Garden, including the completion of the following tasks:

- Removal of existing fence
- Construction of 12" high 19-sided retaining wall in place of fence
- 4" cap on wall creates 16" bench seat on perimeter of garden
- Garden bed is raised to height o wall to display flowers in all directions
- Display of flowers along with bench seating encourages loitering and social interactions, this helps to promote the relaxed and gay atmosphere that a garden naturally offers
- Re-establishment of corner trails towards centre garden
- Planting of trees along outskirts

AGE OF STRUCTURE: Please provide the age of the structure you wish to alter.

Existing fence was built in 1990's. Unsure of date. Was a replica of an earlier fence according to Yukon Historic Sites.

SITING: Please describe the siting of the proposed alteration in relation to the existing structure and other buildings.

Alterations would not majorly modify the siting of the park. Bench would replace fence in existing location. Trees would replace existing trees, or be placed in locations where a tree once was, along border of park only.



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## OFFICE USE ONLY

PERMIT #: 22-029

**MASSING, SCALE, & FORM:** Is the proposed alteration of a similar scale & massing, or subordinate to, the existing structure? Will the addition be visible from the street?

The alteration from a fence to a bench would result in a structure that is subordinate in height to the existing structure, to accommodate sightline to centre garden, and seating area in middle of the park. The alteration will be visible and inviting from the street.

**RHYTHM:** Are openings (windows & doors), cornices, signage, and eaves in alignment with existing elements? Are the openings oriented vertically and do they follow traditional proportions (taller than wider)?

Not applicable.

**MATERIALS:** Please list the condition of the original materials and any materials the addition will use. Are these materials significantly different from the materials used on the existing structure? If the materials are significant

Existing fence is made of wood and is in decay. The bench would utilize wood as well.  
Existing trails have disappeared. Would be replaced with packed gravel.



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OFFICE USE ONLY	
PERMIT #:	22-029.

## SIGNAGE DIMENSIONS & DESCRIPTION (SIGN PERMITS ONLY)

HEIGHT OF SIGN: \_\_\_\_\_ WIDTH OF SIGN: \_\_\_\_\_

TOTAL SIGN AREA: \_\_\_\_\_ MATERIALS: \_\_\_\_\_

TYPE OF SIGN:

 FIXED FREE-STANDING PROJECTING WALL PAINTING BANNER SANDWICH BOARD

## APPLICANT INFORMATION

APPLICANT NAME(S): Paul Robitaille (COD)

MAILING ADDRESS: Box 308 POSTAL CODE: Y0B 1G0

EMAIL: reomanager@cityofdawson.ca PHONE #: 993-7400 ext. 204

## OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S): City of Dawson

MAILING ADDRESS: Box 308 POSTAL CODE: Y0B 1G0

EMAIL: \_\_\_\_\_ PHONE #: 993-7400

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

### DECLARATION

- I/WE hereby make application for a Development Permit under the provisions of the City of Dawson Zoning Bylaw #2018-19, Heritage Bylaw #2019-04 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 Historic Resources 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.

May 6, 2022

DATE SIGNED

SIGNATURE OF APPLICANT(S)

DATE SIGNED

SIGNATURE OF OWNER(S)



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OFFICE USE ONLY	
PERMIT #:	22-029

### COMPLETE APPLICATION SUBMISSION REQUIREMENTS

As per s. 4.4.1 of ZBL #2018-19, and s. 11.00 of the Heritage Bylaw #2019-04, a permit will be granted, granted with conditions, or refused within 30 days of receipt of a complete application. An application is not deemed complete until the following information is submitted to the satisfaction of a Development Officer.

- Application Form (completed in full)
- Application Fee & Security Deposit (if applicable) as per City of Dawson Fees and Charges Bylaw & Zoning Bylaw
- Site Plan that includes:
  - o a north arrow and scale
  - o property lines shown and labelled as per the most recent legal survey
  - o all easements and rights of way shown and labelled
  - o the location and labelling of all abutting streets, lanes, highways, road rights of way, sidewalks, water bodies, and vegetation
  - o the topography and other physical features of the subject land
  - o the location, size, type, and dimensions of all existing buildings and/or structures on the subject land, as well as the distance of the buildings and/or structures from the property lines
  - o the location, size, type, and dimensions of all proposed buildings and structures on the subject land, as well as the proposed distance of the buildings and/or structures from the property lines
  - o the location of retaining walls and fences (existing and proposed)
  - o the location, dimensions, and number of onsite parking areas
  - o the location of loading facilities
  - o the date of the plan
- Certificate of Title (if owner does not match Assessment Roll)
- Elevation Plans
- Floor Plans
- For Heritage Management Areas: Annotations as per s. 4.3.4 of ZBL #2018-19 and Heritage Bylaw #2019-04
- For New Builds: Foundation & Drainage Plan
- New Builds and Additions not connected to municipal servicing: Environmental Health Approval
- For signage: scaled coloured renderings/drawings of the proposed sign and inclusion of sign location on elevations
- Statements of Significance issued by the City of Dawson, Yukon Government, or Government of Canada
- Other as required by the CDO: \_\_\_\_\_

### OFFICE USE ONLY

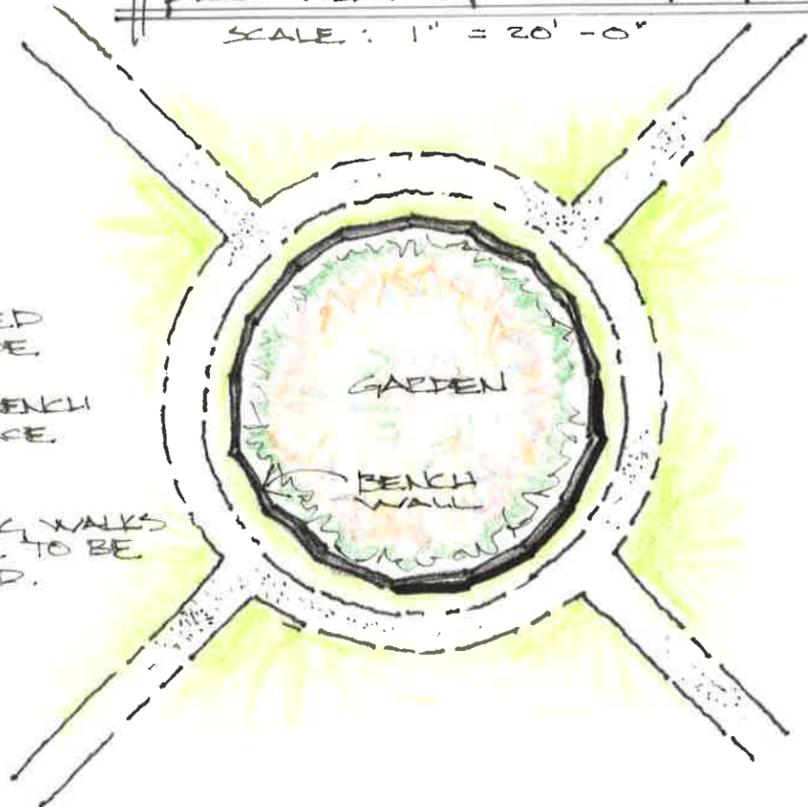
LEGAL DESCRIPTION: LOT(S) 1 BLOCK 5 ESTATE Gov Res Add PLAN# 103175CLSR  
 ZONING: P2 DATE COMPLETE APPLICATION RECEIVED: May 6.  
 TYPE OF APPLICATION: Municipal Historic Site (Historic Resource Permit)  
 APPLICANT NAME(S): Paul Robitaille  
 OWNER NAME(S): City of Dawson

- APPLICATION REJECTED
- APPLICATION APPROVED / PERMIT ISSUED

A letter [ ] has OR [ ] has not been attached to this permit explaining reasons and/or permit conditions. If a letter is attached, it constitutes a valid and binding component of this permit.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**PLAN VIEW OF VICTORY GARDEN**  
SCALE: 1" = 20'-0"

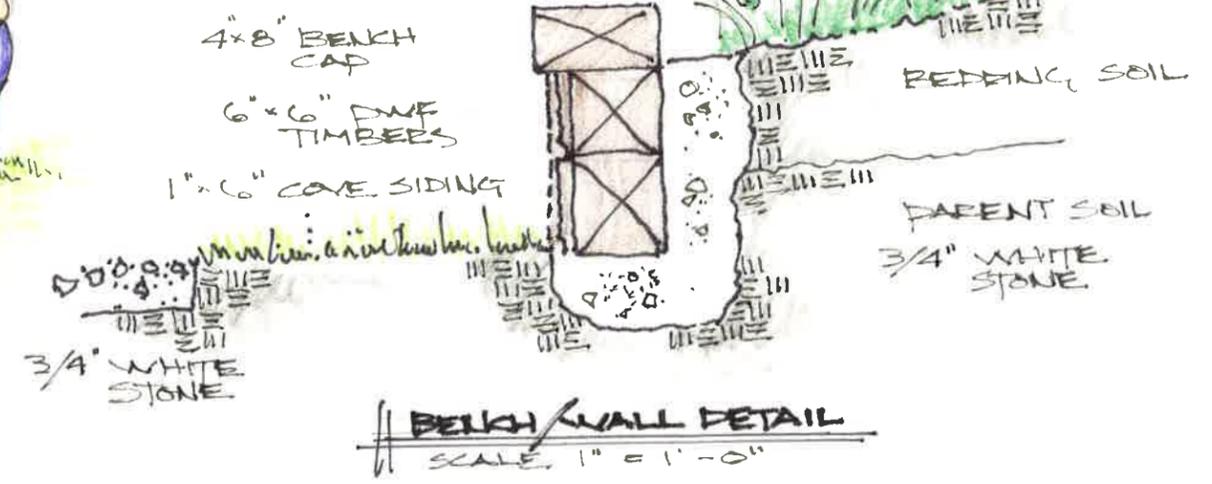
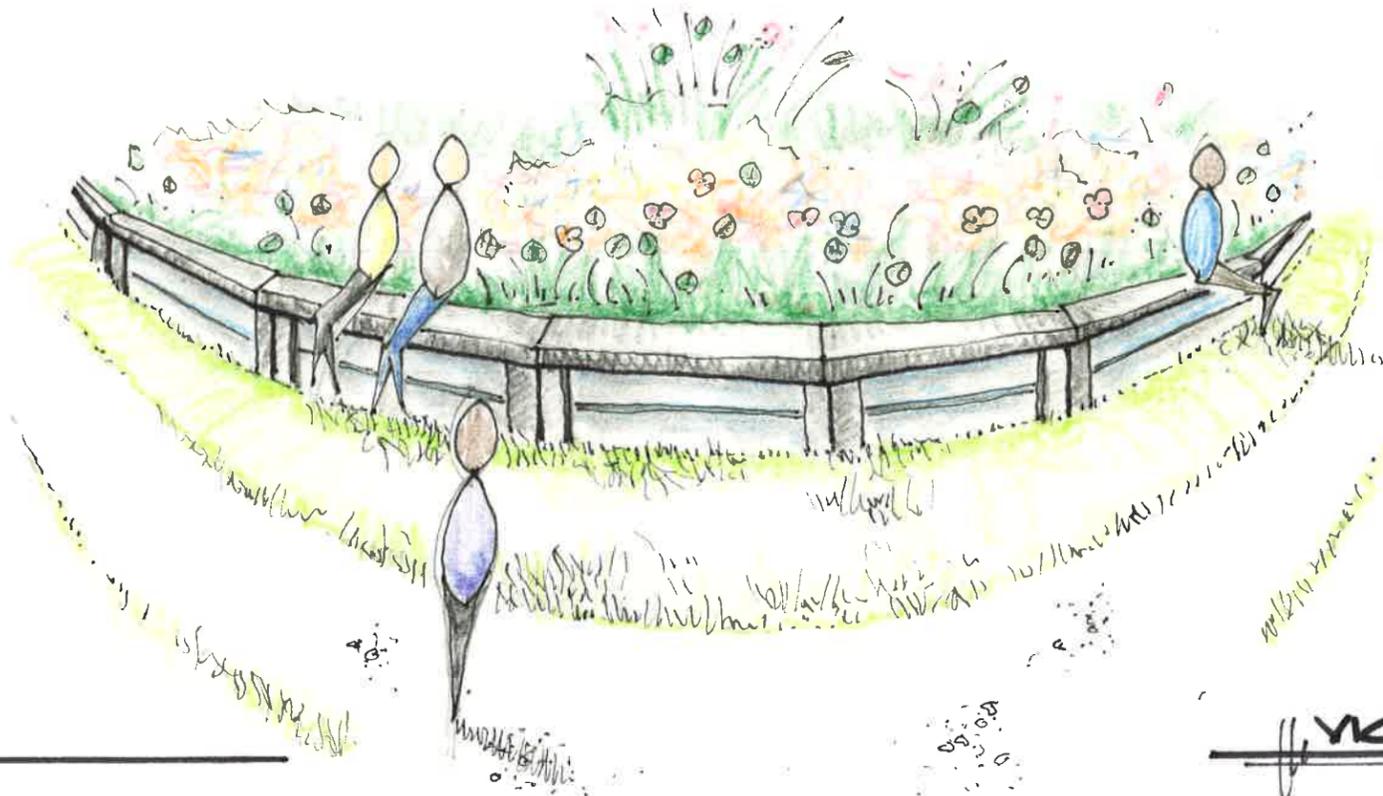


ORIGINAL 19 SIDED GEOMETRIC SHAPE OF GARDEN TO REMAIN. LOW BENCH WALL TO REPLACE FENCE.

ORIGINAL RADIATING WALKS OF WHITE STONE TO BE RE-ESTABLISHED.

**PERSPECTIVE SKETCH OF PROPOSED BENCH/WALL.** SOCIAL INTERACTION IS ENCOURAGED AND GARDEN IS FULLY VISIBLE.

**PERSPECTIVE SKETCH OF PROPOSED BENCH/WALL.** WALL IS TO REFLECT DESIGN OF STAB.



**BENCH/WALL DETAIL**  
SCALE: 1" = 1'-0"

**VICTORY GARDEN LANDSCAPE PROPOSAL**

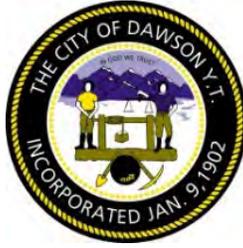
CND AUG 18

## Victory Garden Design Statement & Notes

Victory Garden is undoubtedly the nicest of Dawson's many gardens. Despite this it is often overlooked and under-appreciated. Ironically, this can be attributed to the beautifully built 19-sided fence that surrounds it. The fence is a design statement in itself, so much so that it dominates the garden visually and to a lesser degree artistically. This is illustrated very clearly by the two photographs of the garden dated 1910. The first shows a photo from what must be a ladder looking over the fence. The floral design is beautifully displayed. The second shows a view from standard about eye level on the ground. The floral display is all but obscured by the fence. As the existing fence is in a state of disrepair, its removal could provide an opportunity for a much-improved presentation of the lovely floral display.

This could be done by done by:

- Removal of existing fence
- Construction of 12" high 19-sided retaining wall in place of fence
- 4" cap on wall creates 16" bench seat on perimeter of garden
- Garden bed is raised to height of wall to display flowers in all directions
- Display of flowers along with bench seating encourages loitering and social interactions, this helps to promote the relaxed and gay atmosphere that a garden naturally offers
- Despite the change from historical precedent Victory Gardens would retain the essence of its formal historical design through the 19-sided garden wall, radiating white stone paths and the geometric greenspaces



**Re: Victory Garden Fencing / Historic Resource Permit DP#22-029**

**July 14, 2022**

Parks and Recreation manages and maintains Victory Gardens. We are currently looking to make modifications to this site, through a Historic Resource Permit (DP#22-029), which we formally ask Council to approve.

There are many positives with Victory Garden, including the location, the plant life, the cenotaph area, the history, and the greenspace it offers. However, there are also negatives, such as the old poplar trees, the loss of the corner trails that once defined the location, and the decrepit fence that surrounds the central garden.

In 2018-19, City of Dawson Parks and Recreation department undertook collaborative efforts, along with the Royal Canadian Legion, Dawson City Museum, Yukon Government and a landscape architect to develop a plan to revamp the site. This project proposes to improve the fence into a 19-sided bench/retaining wall, raise the garden bed, and re-establish the defining border and corner paths. These plans are attached for your information.

Currently, we are looking to implement this plan by applying for a *Historic Resource Permit*, as Minto Park/Victory Garden is a Municipal Historic Site (Bylaw #13-07). Historic Sites are managed by the *Historic Resources Act* and Yukon Register of Historic Places, which determines the historical value of a site through its *Character Defining Elements*. These elements generally cannot be modified without approval from City of Dawson council. One of the *Character Defining Elements* of Victory Garden is the 19-sided picket fence that surrounds the central garden, which we hope to modify.

Our reasons for requesting to modify the fence are:

- This fence is falling over and requires replacement.
- This fence acts as a deterrent to gathering in this greenspace.
- The fence hides many of the flowers that live behind it.

We believe the inclusion of the fence in the Character Defining Elements of this site is based on a false premise that should be modified in the future by council. This fence was built in 1989 to replicate a fence that lived in this site for a very brief period. No other historic site in our municipality is a re-creation or includes a fence.

We respect and celebrate the historic nature of many of the spaces in our community, including that of Minto Park. It is the crown jewel of our greenspaces. Our intentions with this permit application seek to celebrate the history of this space, not take away from it. We aim to accentuate and make the gardens at Victory Garden the gathering place it should be. After all, it is called Victory Garden, not Victory Fence.

Based on the reasons we mention, we ask that council approve the Historic Resource Permit to improve Victory Garden. We also encourage council to consider future amendments to the Characteristic Defining Elements, to remove the inclusion of this fence.

Regards,

Paul Robitaille,  
Parks and Recreation Manager,  
[recmanager@cityofdawson.ca](mailto:recmanager@cityofdawson.ca)  
Box 308 Dawson City, YT, Y0B 1G0  
PH: 867-993-7400 ext. 204  
[www.cityofdawson.ca](http://www.cityofdawson.ca)



**THE CITY OF DAWSON  
Bylaw #13-07**

A bylaw to designate Minto Park as a Municipal Historic Site.

---

**WHEREAS** section 37(1) of the *Historic Resources Act* permits Council to designate land and buildings as a Municipal Historic Site; and

**WHEREAS** Council has given notice pursuant to Part 5, Section 39 of the *Historic Resources Act* of its intention to consider passing this bylaw; and

**WHEREAS** Council considers that Minto Park has heritage value or heritage character as defined in the *Heritage Bylaw*; now

**THEREFORE** the Council of the City of Dawson, in open meeting assembled, hereby ENACT AS FOLLOWS:

**1.0 Short Title**

1.01 This bylaw may be cited as the "Minto Park Historic Site Bylaw".

**2.0 Designation**

2.01 The Landscape known as Minto Park, which lies on Parcel L, Government Reserve, Plan 10470 in Dawson City, YT, including Victory Garden north of the Old Territorial Administration Building and the land south of the Train Museum and Dawson Hospital including the Ball Diamond, playground, tennis courts, and swimming pool is hereby designated as a Municipal Historic Site.

**3.0 Enactment**

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

**READ A FIRST TIME THIS 12<sup>TH</sup> DAY OF MARCH, 2013.**

**PUBLIC NOTICE THIS 20<sup>TH</sup> DAY OF MARCH, 2013.**

**SUBMITTED TO A PUBLIC HEARING THIS 25<sup>TH</sup> DAY OF JUNE, 2013.**

**READ A SECOND TIME THIS 25<sup>TH</sup> DAY OF JUNE, 2013.**

**READ A THIRD AND FINAL TIME THIS 9<sup>TH</sup> DAY OF JULY, 2013.**

Originals signed by:  
Wayne Potoroka, Mayor

Jeff Renaud, CAO

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**Meeting Type: Regular**

**Meeting: # HAC 22-09**

**Facilitators:** Stephani McPhee, PDO

**Attendees:** Angharad Wenz, Eve Dewald (chair), Jim Williams, Megan Gamble, Rebecca Jansen

**Regrets:** Charlotte Luscombe

Meeting Called to order at 7:04 PM.

## *Minutes*

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**Agenda Item: Agenda Adoption**

**Resolution:** 22-09-01

THAT the Agenda for Heritage Advisory Committee Meeting 22-09 has been adopted as amended.

**Discussion:**

- Delegate Karen Murray will not be in attendance, application can still proceed.
- New business: 2<sup>nd</sup> Ave and King St future development for discussion

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

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**Agenda Item: Conflict of Interest**

**Resolution:** n/a

**Discussion:** None.

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**Agenda Item: Committee of the Whole**

**Resolution:** 22-09-02

THAT the Heritage Advisory Committee move into the Committee of the Whole.

**Discussion:** None

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

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**Agenda Item: Delegations**

**Resolution:** n/a

DP #22-035 – Michel Lefebvre & Claude Maille

**Discussion:**

- In 2021, the applicant had DP #21-086 approved to remove, close in, and cover in 4 windows with cladding, and replace 2 windows with one larger window on the St. Mary's Catholic Church rectory. At this time, the applicant brought forward plans to replace the remaining windows and the exterior doors with new, energy efficient ones (note: not including the windows in the arctic entrance).
- Energy assessment was completed for the building in 2020, which concluded that an energy retrofit is overdue for the building dated 1925.
- The HAC raised a concern about retaining the windows as they appear, given the historical significance of the building. The applicant confirmed that the windows will look the same, the dividers and the frames will look the same, they will have 3 panes, casement windows. The trim will be reused around the windows.
- Working with materials from Arctic Inland.

- The HAC asked whether the door will be replicated to look the same. The delegate responded that they will look pretty much the same but specifications will follow.
- The HAC stated that they will need to see the door schedule.

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**Agenda Item: Delegations**

**Resolution:** n/a

Joske Whiteside & Annika Palm

**Discussion:**

- The delegates brought forward initial options for the replacement of the two water reservoir tanks in town for HAC's review.
- The rationale for replacing the tanks is that they have maxed their capacity. In the future, the consultants hope to use steel as the cladding material in place of the board and baton.
- The green/blue steel photos shown in the presentation are typical of the tanks implanted in Yukon.
- The replacements will be taller than the current tanks to maximize their capacity – however will not exceed the maximum height requirement.
- The intent behind the appearance of the proposed tanks is an attempt to mimic the wood cladding that exists now.
- The delegate clarified that the small communications shed on site will remain – additional buildings may be implemented in the future, however nothing is currently planned.
- The HAC commented that the chain link fence that exists on the site now is not historic, however mentioned that overall, they have no concerns about the project.
- The delegate confirmed that the railings on the top will be made of aluminum. The HAC stated that they attempt to avoid aluminum because it does not have the appearance of a historic material. The HAC suggested a possible solution that if aluminum is required, it could be made to appear like a galvanized metal/pipe. The HAC also suggested that a black iron, tubular material could be okay if the diameter is not too big. The same comments apply to the proposed ladder. Painted black metal is historically accurate, however it is understandable if this cannot be applicable here. The delegate confirmed that intent is to keep the railings and the ladder light – they may be able to do some exterior wrapping and will keep the HAC's comments in mind.

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**Agenda Item: Delegations**

**Resolution:** n/a

DP #22-029 – Paul Robitaille (Parks and Recreation Manager)

**Discussion:**

- The parks & recreation department brought forward a proposal to make alterations to the Victory Gardens. The RFD attached provides background information on the processes in place for deciding on alterations of character defining elements of a Municipal Historic Site, as well as a request for direction from the HAC.
- Paul expressed the current issues associated with the gardens: the paths are worn down, the picket fence is falling over, and the flower beds are hidden from sight by the picket fence.
- A plan made proposing amendments to the gardens was brought to the HAC before Paul's time, which in the opinion of the Parks & Rec department proposes a great improvement to the site.
- The plan proposes to remove the 19-sided picket fence, which was established as a character defining element of the site upon designation as a municipal historic site. The plan proposes a 19-sided bench around the garden in the place of the fence, as a measure of mitigating the gardens being hidden. Paul mentioned that the focal point of the Victory Gardens should be the garden itself, and argues that the fence hides them, which is a detriment to the site.
- The HAC clarified that this plan is not in line with *Standards and Guidelines: For the Conservation of Historic Places in Canada*, and has been advised against in the past.

- Rebecca clarified that the garden is a truncated version of the historic garden. The restoration plan created for the current garden was created in 1989, which was based on historical research and planning. The restoration plan was made to be as accurate as possible to the original plan, however accommodating the smaller space made available (the construction of the hospital removed a fraction of the original garden space. Historically, the central garden would have been where the cenotaph is now. Everything in the restoration plan was shrunk to a smaller scale of the same garden, however maintained the same proportions.
- Upon designation of a Municipal Historic Site, a Statement of Significance is created, which is based on the character defining elements – these are important to maintain for keeping a sites heritage value. When Statements of significance are created, careful wording is chosen. Therefore, the 19-sided picket fence would not have been added arbitrarily.
- Paul asked if the only option is to replace what exists now. The HAC suggested simply maintaining the existing park and adding benches to the outside of the walk ring, as this would be a reversible feature. The HAC also suggested raising the mound so that the flowers are higher and not obstructed from view by the picket fence.
- Paul asked whether it would be possible to make the picket fence shorter, so that it is not as intrusive. Rebecca will investigate how the size of the fence was determined.
- The HAC clarified that sites are protected when they designated as historic sites under the Act, and inherently changes must not be made to character defining elements.
- The HAC discussed the importance of maintaining character defining elements of a site:
  - Upon passing of the City's Heritage bylaw, which outlines the designation of Municipal Historic Sites, Council determined that character defining elements contribute to the heritage value of a site, and therefore are worth retaining. Each time a change is made to the character defining elements, this detracts from the heritage significance of a site and chips away at its historic value.
  - Even minor changes can have massive impacts on how the site looks and was used. YG would advise against it but wouldn't interfere with the City's position, since municipal bylaws regulate these decisions. Ultimately this decision is up to City Council unless the site is under YG ownership or was funding the site.
  - Another consideration was brought forward that the Victory Gardens is also part of the OTAB historic sites, so the amendment would have to be considered from a national perspective as well.
- The HAC supports defining the walkways. Paul says if replacing it is the only option, raising it within limits (1/3<sup>rd</sup> of the height, for example – not too radical), that may be what the department chooses to do.
- It was brought up that the changes fundamentally change the nature of the site from garden to gathering space. Which may be the direction the City wishes to take, however should be addressed. If this is indeed the direction the City wishes to take, the following interventions could be implemented without changing the character defining elements of the site:
  - Picnic tables
  - Wayfinding signage
  - Benches
  - Future infrastructure depending on public use/ needs.
- The HAC mentioned that gathering could be promoted in the space naturally without imposing these interventions, but simply maintaining the site. Currently the site isn't maintained, which detracts from the public's desire to gather. Other approaches exist that could work to revitalize the space, including maintaining the paths and grass to encourage people to bring picnic blankets, etc.

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### Business arising from delegations:

#### Victory Gardens

- The HAC expressed concern that it may set a bad principle by the City making changes to a municipally designated site and going against the City's own Heritage Bylaw.
- What if instead, interventions were imposed on the vacant lot directly across the street, if it is City owned property?

- The HAC discussed the intention behind the site. Its purpose is to be a memorial site, which is more formal in nature to make a statement about the government’s presence in Dawson at its time. The intention of the site historically was not meant to be a gathering space, rather an extension to the OTAB building and a statement piece.
- The HAC mentioned that the site is not unused, the fundamental issue with the site is not that the design of the garden needs modernization, rather that its maintenance is neglected.
- Rather than imposing changes to the character defining elements, the HAC is strong in their opinion that other measures could be taken instead, such as:
  - Regrading could be done
  - new soil and grass
  - scheduling events.... Ribbon cutting events, or other events that are quasi-formal, which bring focus back to the space without irreversible intervention. Minto Park used to host massive events, parades, etc. historically and in more recent years.
- The HAC also acknowledge the UNESCO heritage designation – the garden serves as an important piece of the history in understanding the colonial impact on Tr’ondëk Hwëch’in in Dawson.

**Agenda Item: Revert to Heritage Advisory Committee**

**Resolution:** 22-09-03

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

**Discussion:** None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

**Agenda Item: Adoption of Meeting Minutes**

**Resolution:** 22-09-04

THAT the Heritage Advisory Committee APPROVE the minutes from meeting #22-08 as presented.

**Discussion:** None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

**Agenda Item: Business Arising from the Minutes**

**Resolution:** n/a

**Discussion:** None.

**Agenda Item: Applications**

**Resolution:** 22-09-05

THAT the Heritage Advisory Committee APPROVE development permit #22-035 subject to the following conditions:

1. Receipt and approval of a door schedule by the HAC.
2. That the trim around the windows is re-used or replicated.
3. That the window openings stay the same size and depth.

**Discussion:**

- The HAC requires a door schedule prior to approval.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

**Agenda Item: Applications**

**Presenter:** Eve Dewald

THAT the Heritage Advisory Committee move to ADVISE Council that historic resources permit #22-029, in the opinion of the HAC, proposes an alteration to the 'character defining elements' of the Victory Gardens.

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

**Agenda Item: Applications**

Resolution: 22-09-07

Presenter: Angharad Wenz

Seconded: Jim Williams

THAT the Heritage Advisory Committee move to APPROVE development permit #22-023 and #22-030 as submitted.

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

**Agenda Item: New Business**

Resolution: n/a

Presenter: Angharad Wenz

Seconded: Megan Gamble

2<sup>nd</sup> Ave and King St future development

**Discussion:**

- A HAC member brought forward the vacant lot on the corner of 2<sup>nd</sup> Ave and King St. for discussion, in an attempt to be pro-active about future discussions of development.
- The HAC member expressed the perceived importance of being authentic to what existed on that corner historically, as it is such a prominent commercial downtown location.
- Upon proposal for development, the architect on the project should be supplied with historic photos, streetscape photos, the heritage design guidelines, etc. to convey what the HAC hopes will be replicated on the corner.
- Historically in this location existed the Portland building/a dentist building. The building was 3 stories (38ft high) and 50ft long. There was a storefront on King St. that was 30 ft wide.
- Windows, bays, may cause trouble. Pizza parlour bays are closer to scale.
- The facades were continuous historically, separate units were directly abutting one another going in both directions. It would be ideal to attempt to replicate this building, and to mix up the building with a variety of facades.

**Agenda Item: Unfinished Business**

Resolution: 22-09-08

Presenter: Angharad Wenz

Seconded: Eve Dewald

THAT the Heritage Advisory Committee provide comments on the 'Historic Structure' definition as part of the ZBL Housekeeping Amendment.

**Discussion:**

- Administration brought forward an RFD requesting direction from the HAC re: the proposed definition for 'historic structure'. Three options have been provided, pending comments from the HAC.
- The HAC will provide comments at a future meeting, as more time is required to prepare a rationale behind their recommendation.

**Agenda Item: Adjournment**

Resolution: 22-09-09

Presenter: Angharad Wenz

Seconded: Jim Williams

That Heritage Advisory Committee meeting HAC 22-09 be adjourned at 8:56pm on May 19, 2022.

**Minutes accepted on:** June 16, 2022 (Meeting #22-10)



## City of Dawson Municipal Designation Nomination Form

If you have any questions about this form, please contact the City of Dawson Development Officer at 993-7400.

### Section 1: Identification

1. Name(s) of property:

2. Address or location:

3. Legal land description:

4. Owner contact information:

Name:

Address:

Phone:  Fax:

Email:

Does the current owner support possible municipal designation of this property?

Yes          No          Owner signature:

Date:

Present tenant if different from owner:

Phone:  Fax:

Email:

5. Nominator contact information:

Name:

Address:

Phone:  Fax:

Email:

## Section 2: Historical information

7. Date of construction:

8. History of ownership:  
(List the property's original and subsequent owners)

9. List the past and current uses of the building or site:

10. Describe how the property relates to the community's past by identifying its associations with the builder and/or architect, people, events or historic uses:

11. Describe the significance of the building or site:  
(Is it comparable to similar sites in terms of age, style, historical associations and/or use?)

## Section 3: Description of buildings

(for cemeteries, landscapes, engineering features or historical objects, skip to section 4)

### 12. Describe the building's architectural details:

(Include a detailed description of the building, including siding, window type, roof type, decorative trim, number of storeys, etc. Also include a description of any unique design elements and quality of craftsmanship.)

### 13. Describe the building's physical condition:

(List any damage, repairs and/or alterations that have taken place. Please provide a date for significant alterations.)

### 14. Describe the building's setting and context:

(Has the site's setting changed over the years? Does it fit with the historic character of the neighbourhood? Include details on gardens, lawn, fences, trees or features, how the building is sited on the lot. Include any information on the building's recognition in the area as a landmark.)

## Section 4: Description of other site types features

(cemetaries, landscapes, engineering features or historical objects)

### 15. Describe the site:

(Include a detailed description of the site and its physical features. Is the landscape formally designed or is it a natural landscape? Are natural resources (hills, streams, etc.) used in the design? Has it been modified over the years? Is there successful use of materials or built elements that assist in the historical function and/or design of the landscape and interact and/or complement the existing natural features?)

### 16. Describe the site's condition and use:

(List any damage, repairs and/or alterations that have taken place. Please provide a date for significant alterations.)

### 17. Describe the site's setting and context:

(Has the site's setting changed over the years? Does it fit with the historic character of the area? Include details on gardens, lawn, fences, trees or other features. Is the place a visual or symbolic landmark recognized in the area?)

## Section 5: Supporting material

### 18. Photographs

- Attach recent images of the property including front, side and rear views.
- Attach any historic images of the property.

### 19. Land title

- Include a copy of current land title.

### 20. Other material

(Please note here any other reference material that you've come across in your research such as maps, persons, photos, deeds, etc.)

**Please submit this form and accompanying attachments by mail to:**

Heritage Advisory Committee  
c/o City of Dawson  
P.O. Box 308  
Dawson City, Yukon  
Y0B 1G0

**From:** [Rebecca.Jansen@yukon.ca](mailto:Rebecca.Jansen@yukon.ca)  
**To:** [PDO](#)  
**Subject:** RE: Historic Resources Permit (Victory Gardens)  
**Date:** Wednesday, July 27, 2022 12:48:37 PM  
**Attachments:** [image001.png](#)  
[MintoPark.Nomination.pdf](#)  
[RE SoS Minto.msg](#)

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Hi Stephani,

Sorry this has taken so long but I wanted to send you a more thorough answer than I previously had time for.

The Statement of Significance is developed when a site is designated. We use the nomination, any comments from HAC's review, and from the public meetings to identify the site's boundaries, heritage values and CDES which need to be maintained in order to preserve the heritage value of the site.

As you can see from the nominations, the central garden is an important component of the site:

Today, the outside perimeters of the restored garden have been compressed into the western half of its former space but the geometric design and overall impression is almost identical. The original granite Cenotaph stands at its original location, where the central flower bed had first been installed. The central flower bed is an accurate replica of the original, enclosed by a 19-sided picket fence, and planted with flowers and shrubs graduated in height from tall in the centre to lowest at the edge of the bed. Restoration with these minor modifications was facilitated by historical photographic evidence as well as on-site physical remains such as trees, shrubs and grades.(12)Although the setting has evolved and there have been developments such as a new hospital to the west and a train shelter to the south that have compromised the integrity of the view planes from Church Street and Sixth Avenue, the front elevation view planes of the site from Fifth Avenue are essentially intact.

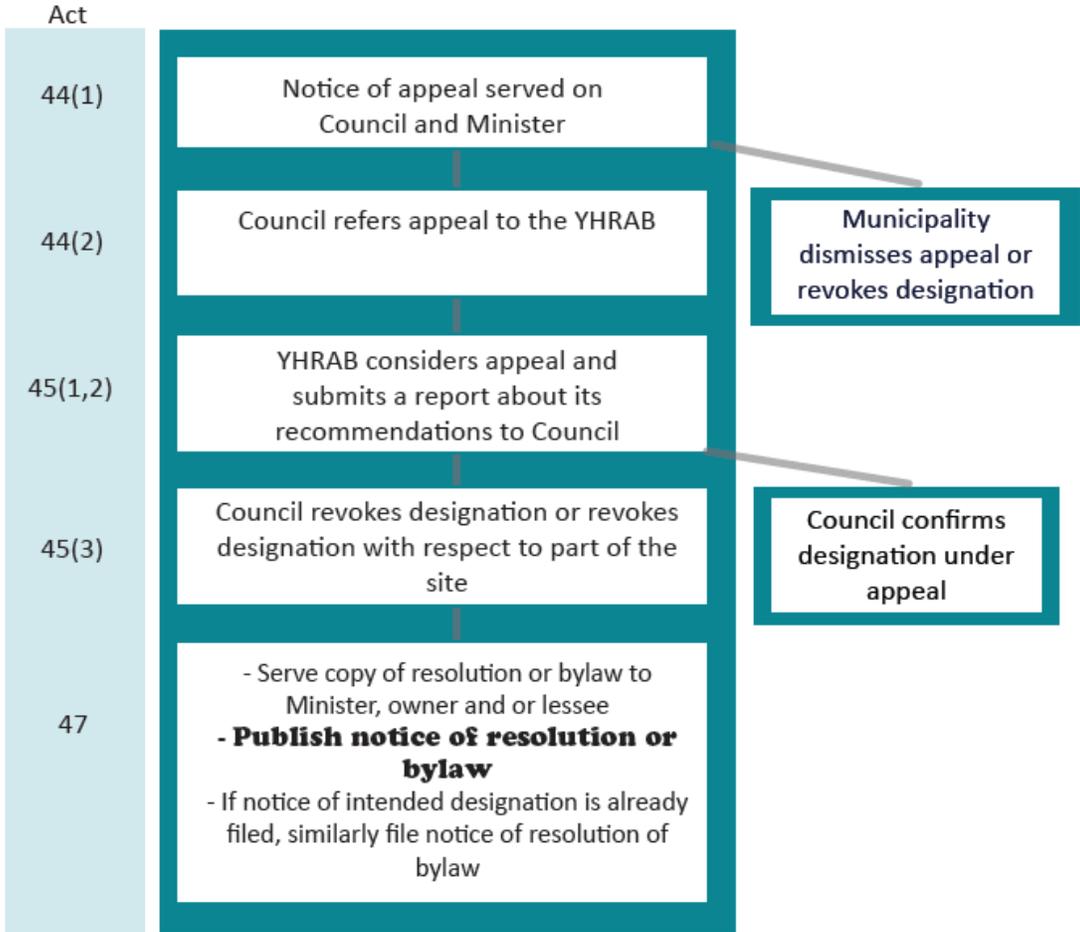
The formal landscaping around the OTAB is integral to its presentation as a landmark within the community. Minto Park is a central feature to Dawson City and is instantly recognizable to community members. Minto Park, Fort Herchmer and the dyke are the only three expanses of green public space contained within the townsite. (page 4 of nomination)

The City of Dawson prepared the nomination, and using that, I prepared the SOS which was then reviewed and approved by City of Dawson (see attached email).

I would strongly recommend that the City of Dawson does not alter the Statement of Significance or the Character Defining Elements as this will erode the protective measures of the heritage values at the site that were intended to be protected through the designation.

If Council wishes to revoke all or part of a designation the process is below (with reference to sections in the Historic Resources Act). It generally seems to contemplate the appeal coming from a private owner and not the municipality but it might need to follow the same process.

# Municipal designation appeals based on changed circumstances



In order to approve the development they do not need to change the SoS. As per City of Dawson's bylaw:

10.02 No person shall make, demolish, move, or make alterations to a Municipal Historic Site and/or a site listed on the Heritage Inventory unless such alteration is carried out in accordance with a valid development permit or historic resources permit.

10.03 In addition to s. 10.01 and 10.02 above, no person shall carry out an activity that will, in the opinion of HAC, alter the character defining elements of a Municipal Historic Site, without a resolution by Council indicating approval. (This is where you are at in the process now, I believe. HAC has reviewed and recommended that the alterations are not acceptable as they be an alteration to a municipal historic site. The change would now require a resolution by council to go against HACs recommendation and approve the development permit.)

10.04 Upon receipt of an application for a development permit or historic resources permit for an activity that may alter the historic character of a non-designated site listed on the Heritage Inventory, HAC may recommend that the Development Officer bring the application forward to determine if Council wishes to commence the process for

designation as a Municipal Historic Site.

Some considerations that Council may want to factor in is what precedent this will set for how designated sites are managed. If the City is not willing to uphold the protection of identified heritage values how can they expect the public to uphold the recommendation from HAC. It may also unintentionally erode the trust of HAC members and other members that are looking to the City of Dawson to protect its heritage sites.

Is this even an alteration that the community wants? Can the same results (more seating?) be achieved without so significantly altering the Character defining elements of the site?

I will say when I was in Dawson last month I went by and in my opinion the flower garden was very visible above the fence. I will keep my personal opinion out of these comments but if you would like a more thorough review of the proposed development against the *Standards and Guidelines for the Conservation of Historic Places* I could provide that.

I hope this helps. Let me know if you need and further clarification.

Thanks,  
Rebecca

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**From:** PlanningOfficer@cityofdawson.ca <PlanningOfficer@cityofdawson.ca>  
**Sent:** Thursday, July 14, 2022 4:03 PM  
**To:** Rebecca.Jansen <Rebecca.Jansen@yukon.ca>  
**Subject:** Historic Resources Permit (Victory Gardens)

Hi Rebecca,

My apologies – you feel like one of the most popular people in my outbox sometimes. Your input is just so valued!

I have a couple more questions for you that I'm hoping you can help answer, this time about the Victory Gardens Historic Resources Permit to wrap up some details on the information report.

- Some general questions about character defining elements:
  - how are they initially established
  - how are they amended,
  - and where are they saved

(ie. If we were to be directed by Council to look into amending a character defining element, how would this be done and where is the character defining elements 'document' saved? Are these saved within the Yukon Register of Historic Places?).

- During the HAC meeting when Victory Gardens was discussed, you mentioned that you may have some notes available on how the 19-sided picket fence came to be. Did you happen to locate these?
- To confirm: The Municipal Designation is based on the 1992 Restoration plan, correct?

Thanks always,

**Stephani McPhee**  
Planning and Development Officer  
City of Dawson  
867.993.7400 x 438  
[planningofficer@cityofdawson.ca](mailto:planningofficer@cityofdawson.ca)

# Report to Council



For Council Decision     For Council Direction     For Council Information

In Camera

<b>AGENDA ITEM:</b>	Zoning Bylaw Amendment No. 19 (Bylaw #2022-15) -Provision of Direct Control Districts, Designation of Klondike East Bench Direct Control District & Text Amendments	
<b>PREPARED BY:</b>	Planning & Development	<b>ATTACHMENTS:</b> - Draft bylaw #2022-15 - YG EMR East Bench Permitted Mining Area Map 2022 - Moose Mountain Ski Trails map 2019 - Placer Land Use Approval 17-086 - Water Licence 17-086
<b>DATE:</b>	August 19, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Municipal Act Official Community Plan Zoning Bylaw		

## RECOMMENDATION

That Council give Second Reading to Zoning Bylaw Amendment No. 19 (Bylaw #2022-15) and require the following conditions to be met prior to Third Reading:

1. Signing of a statutory declaration
2. Dismissal of the judicial review on a without costs basis

## ISSUE / PURPOSE

The City is working to balance land planning and mineral extraction land use needs through the creation of a time limited Direct Control District (DCD) for the Klondike East Bench area that will enable mineral extraction activity in the medium term, with the longer term goal of land development. To facilitate this goal, DCD is being established. Additionally, it has been advised that the City require the two aforementioned conditions prior to adoption of this bylaw.

This Zoning Bylaw (ZBL) amendment inserts a general section on DCDs in the Zoning Bylaw and establishes the Klondike East Bench Direct Control District. This is enabled by the recently passed Official Community Plan Amendment No. 6 (Bylaw #2022-05) (passed July 6, 2022) that provides for the use of DCDs in the OCP and ZBL generally, as well as designates the Klondike East Bench DCD in the OCP.

The purpose of DCDs generally, is to enable Council to directly regulate areas where “development may require a more specific, sensitive, and flexible means of land use and development control, including, but not limited to, time limited uses.” The purpose of the designation of the Klondike East Bench DCD “is for Council to directly control land use and development within the designated area to enable time limited mineral extraction activity until June 5, 2024.”

This ZBL amendment also adds ‘reclamation’, ‘remediation’ and ‘land development preparation’ definitions to the ZBL and permits these uses in all zones. The broad goal of this is in line with achieving sustainable development goals and addressing current permitting conflicts.

## BACKGROUND SUMMARY

The following provides a summary of recent applications to conduct natural resource development activity on the East Bench:

### **Development Permit #21-025**

**Issue:** The applicant (Mr. Carey) had previously applied for six development permits for the East Bench (2017-2019), all of which were denied. Each time a permit was denied, the options were outlined, including the option to pursue a ZBL/OCP amendment, which the applicant never pursued. Mr. Carey applied for this application on the grounds that a legal nonconforming use exists, as per s. 301 of the Municipal Act.

**Outcome:** Development permit #21-025 was denied on April 22, 2021 for the following reasons:

1. The proposed use is not a permitted use within the Future Residential Planning (FRP), Future Planning (FP), or Parks and Natural Space (P) designations of the Official Community Plan Bylaw #2018-18 (OCP). Nor is it a permitted use in the Future Planning (FP) or Parks and Natural Space (P1) zones in the Zoning Bylaw #2018-19 (ZBL).
2. The City of Dawson was not able to confirm using the documentation provided with the application that the proposed uses constitute a legal non-conforming use as laid out in the Municipal Act. Although the application included a statement that the proposed mining operation is a legal non-conforming activity, no particulars to support this statement were included. The City of Dawson requires particulars of mining activity along with supporting documentation as they relate to the locations identified in the map attached to the application. This information will allow the City to determine whether there was a legal non-conforming use and whether or not this legal non-conforming use was discontinued for a period of twelve months or longer.

Although it was not included with the application, the unsworn affidavit of Darrell Wayne Carey that was provided by legal counsel was also reviewed. The unsworn affidavit and its attachments did not appear to provide this information.

The applicant was advised, as written in the denial letter, on possible next steps:

1. Appeal the decision to Council within 30 days of the date of the decision, as per s. 4.4.2 of the Zoning Bylaw.
2. Apply to amend the Official Community Plan and Zoning Bylaw.
3. Submit a new development permit application accompanied by detailed particulars of mining activity and supporting documentation as they relate to the locations identified in the map attached to your application to definitively support the statement that the use is legal non-conforming, to the satisfaction of Council based on the Municipal Act s. 301.

Following the denial of Development Permit #21-025, the applicant elected to pursue an appeal to Council.

### **Development Permit #21-025 Appeal Outcome**

C21-18-04 Moved by Mayor Potoroka, seconded by Councilor Shore that Council denies Mr. Carey's appeal regarding Development Permit #21-025 and communicates this decision to Mr. Carey and directs administration to provide reasons for the decision.

Motion Carried 3-2

Excerpt from Council decision letter:

"YG has been working on the Dome Road Master Plan for future development in the City, which does overlap claims in this section of town. It makes sense for both the landowner and claim holder to line up development so that both parties have the opportunity for maximum benefit for future settlement of this area."

Recent case law examples show that municipalities have the right to enact an OCP and ZBL, and to plan areas for future development, regardless of subsurface rights that may exist. It also shows that municipalities have the right to require the permitting process for mineral extraction activities, and that this requirement is not considered expropriation.

There is no further direction from YG on the matter of mining within the municipality. As a result, the municipality is doing the best it can with limited resources and antiquated legislation to address mining applications on a one-by-one basis, given the individual complexities, in a fair and equitable way. It is believed that Direct Control Districts provide a path forward in addressing numerous mineral extraction activities in the municipality as this form of development does not fit well within the existing framework of the Zoning Bylaw.

## ANALYSIS

Administration had explored the feasibility of different options to implement the Council direction (below); direct control districts were identified as the most viable and appropriate tool.

“YG has been working on the Dome Road Master Plan for future development in the City, which does overlap claims in this section of town. It makes sense for both the landowner and claim holder to line up development so that both parties have the opportunity for maximum benefit for future settlement of this area.”

### Direct Control Districts

S. 291 of the Municipal Act (M.A) under Division 2: ‘Zoning Bylaws’ provides a zoning tool that enables municipalities to create direct control districts in both the OCP and ZBL to directly regulate land use and development of selected area(s). Direct control districts are intended to provide for development that may be outside of the land uses and regulations of standard zoning. It is a short section with three clauses:

- 1) *The council of a municipality may designate direct control districts in its official community plan if it wants to directly control the use and development of land or buildings in the area individually rather than establish rules common to all buildings and land in the area.*
- 2) *If a direct control district is designated in a zoning bylaw, the council may, subject to the official community plan, regulate the use or development of land or buildings in the district in any manner it considers necessary.*
- 3) *In respect of a direct control district, the council may decide on a development permit application itself, or may delegate the decision to a development authority that may be created under section 191 with directions that it considers appropriate.*

The powers granted to municipalities under the Yukon M.A to create direct control districts are broad and, once created, Council has significant discretion in how a development in a direct control district is regulated. The Yukon M.A requires both the designation of direct control districts in the OCP and the designation of direct control districts in the ZBL.

The implementation of DCDs is unprecedented in the Yukon. The only known instance of a municipality exercising S. 291 is the City of Whitehorse. CoWH has designated a DCD in the OCP, but never designated the DCD in the ZBL and therefore has not yet implemented this tool.

### East Bench Direct Control District

Council may wish to add or alter the regulations for this DCD outlined in the draft bylaw. Things Council may wish to consider:

- The hours of operation have been set in alignment with the Placer Land Use Approval, but Council may wish to consider imposing further limitation. Based on measurements taken on GeoYukon, the

distance from the mine site to the Dome Road properties to the north of the mining site is ~400m, and ~460m to the anticipated Infill #2 residential development area.

- The requirement of a natural treed buffer maintained between land uses and roads could be included for the purpose of mitigating noise, visual, and dust impacts.

The red on the map shows the area encompassed by the DCD. The blue reflects the outline of the claims for context. The DCD area is smaller than the claims as it removes the ski trails area, the M1 zoned parcel used for the KDO solar project, a portion of Settlement Parcel THC-13B, the Dome Road, and the Klondike River. The DCD is not as limited as the attached map provided by YG Energy, Mines & Resources because that map only shows the area where mining work is permitted, but not exploration work. The DCD encompasses both mining and exploration.

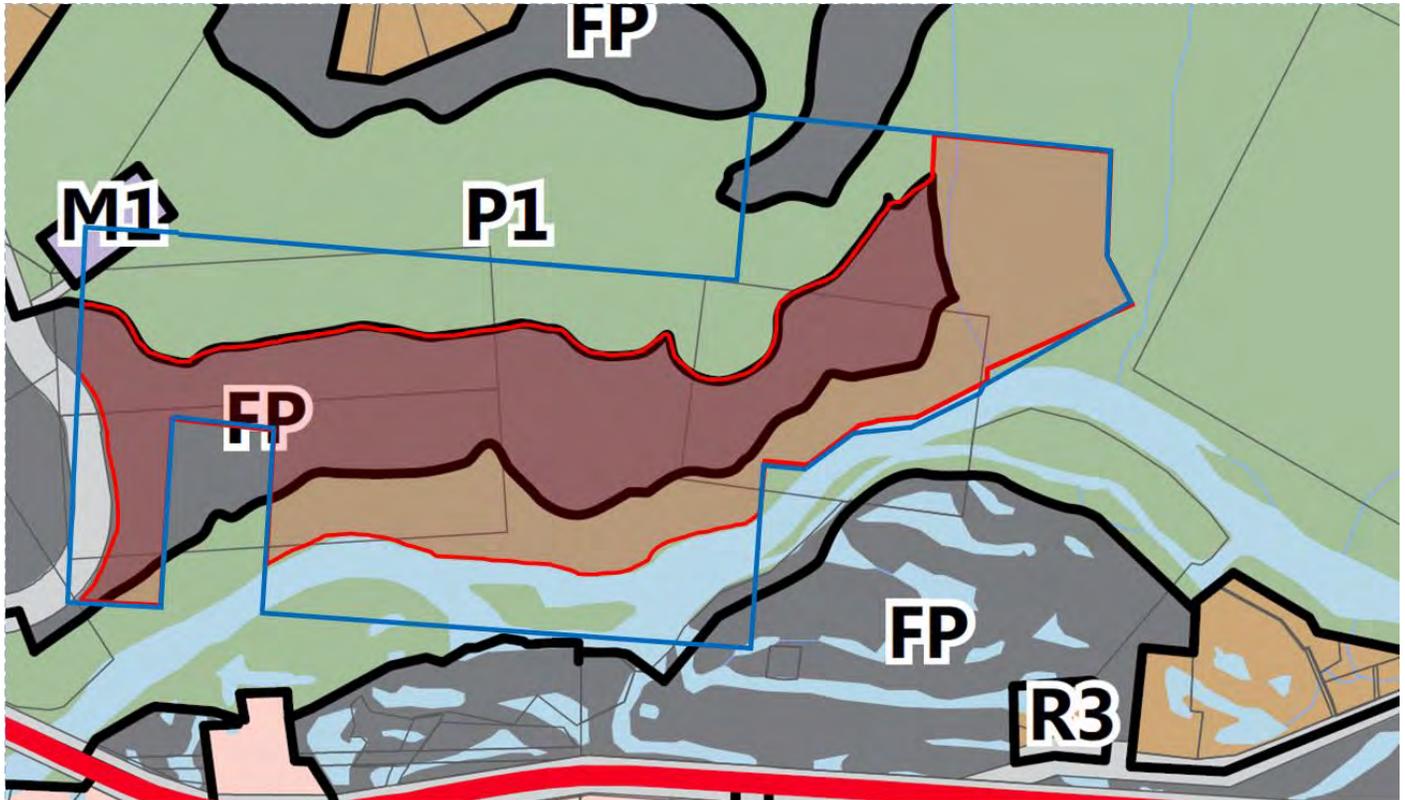


Figure 1. East Bench Direct Control District Area

**Reclamation, Remediation & Land Development Preparation** *(separate from, but related to DCDs)*

A currently unresolved issue is the conflict between the goal of the YG Department of Energy, Mines and Resources of implementing reclamation work and the fact that the City cannot issue a development permit to enable this work to occur on unpermitted and nonconforming natural resource development operations. Reclamation of mining sites is considered to be of general benefit to the community. As such, Administration is proposing the separation of reclamation activity from the ‘natural resource development’ definition to enable the permitting of reclamation work without zoning natural resource extraction activity into compliance.

Options

- 1) Reclamation, remediation & land development preparation permitted in all zones *(proposed)*

PRO	CON
-----	-----

<ul style="list-style-type: none"> <li>• Meets the goal of encouraging both mining reclamation and environmental remediation without creating unnecessary barriers.</li> <li>• Effort toward sustainable development/land use.</li> <li>• Aligns with numerous OCP goals (see below).</li> <li>• There is precedent in the Whitehorse ZBL that suggests that it's reasonable to permit environmental remediation in all zones.</li> <li>• Equitable for applicants wishing to pursue reclamation work across all zones, regardless of natural resource development compliance. Does not enable claims in one zone vs. another.</li> </ul>	<ul style="list-style-type: none"> <li>• Risk associated with establishing a legal-nonconforming status beyond reclamation, into natural resource development.</li> <li>• We may not understand the scale, size, and impacts of all remediation projects (could be more intrusive than foreseen).</li> <li>• Possible impacts on neighboring properties.</li> </ul>
---	---

2) Reclamation as discretionary use; remediation & land studies permitted in all zones

PRO	CON
<ul style="list-style-type: none"> <li>• Enables a case-by-case review of proposed reclamation by Council, enabling a better understanding of scale and impacts of each proposal and more nimble regulation.</li> </ul>	<ul style="list-style-type: none"> <li>• Risk associated with establishing a legal-nonconforming status beyond reclamation, into natural resource development.</li> <li>• Can be time consuming.</li> <li>• Can create a grey area and less transparency in decision making. Eg. Uncertainty for claim holders and YG on whether reclamation will be permitted. In regard to fair and equitable decision making, it could go against s. 3.1 of OCP.</li> <li>• Generally, Administration is hesitant to implement discretionary uses for the above two reasons.</li> <li>• Could disincentivize remediation work – which goes against the intent of s.10 of OCP (Environmental Stewardship: “Addressing local environmental impacts is essential to Dawson’s overall sustainability”).</li> </ul>

The following definitions have been added to this bylaw amendment:

“LAND DEVELOPMENT PREPARATION” means activity related to the preparation of land to facilitate future development in line with the Official Community Plan, including grading, clearing and/or environmental, geotechnical, hydrological, heritage, or similar assessments and work that is conducted by a certified professional.

“RECLAMATION” means the process of reconverting disturbed land, **whether or not the disturbance of such land was done lawfully or unlawfully**, to its former state or other productive state and/or use in line with the Official Community Plan, **including but not limited to natural resource development**.

- Note that the changes in red have been added since first reading, upon recommendation.

“REMEDICATION” means the treatment of material to lower the concentration of contaminants to levels below those specified in the Yukon Environment Act and Yukon Contaminated Sites Regulations, as amended from time to time.

Add the following to s. 8 ‘Specific Use Regulations’:

s. 8.11 ‘Reclamation, Remediation and Land Development Preparation’

.1 Reclamation of former natural resource development sites, land development preparation, and remediation of land containing contaminated material is permitted in all zones.

.2 Upon abandonment or termination of resource extraction operations, the remaining redevelopment and reclamation of the site shall begin immediately and be carried out in cooperation with the appropriate authorities. These areas shall be reclaimed to as natural a state as possible through slope grading, landscaping, and reforestation, or reclaimed to another productive state and/or use in line with the Official Community Plan. Prior to reclamation, the reclamation plan may be revisited to determine if an alternate use is feasible.

.3 All reclamation activity must have a valid Placer Land Use Approval and Water License.

.4 All reclamation, remediation and land development preparation activity must have a valid development permit.

This s. 8.11 has been developed in line with existing section 8.7 ‘Public Utilities’.

Considerations:

- There is no guarantee that reclamation equates the end of natural resource development activity on a set of claims. After reclamation, the claims don’t expire. It is merely the culmination of a particular project/license. As such, it is important to ensure that permitting reclamation work does not set these claims up for legal nonconforming status.
- Enacting a DCD for a scenario like this is burdensome both for the applicant/YG and the City. It may not be sensible to enact a DCD in an area zoned FP when there aren’t any future plans in the area and the reclamation work is only to occur over a short period of time. Question for consideration= do we want to pursue creating DCDs for all these possible reclamation scenarios (multi month processes for each scenario).
- The decision/direction is precedent setting. Similar scenarios could arise at any time.

Justification for permitting reclamation and remediation as a use in all zones:

- There is a desire to create mechanisms whereby sustainable development is enabled and encouraged. Fundamentally, remediation is an effort toward sustainable development – reversing the damage/negative impacts of natural resource extraction. The OCP provides support for this.

Relevant OCP clauses:

- S. 3.5 Promote Environmental Stewardship: “Protect and respect the natural environment • Support a healthy ecosystem and biodiversity • Mitigate environmental hazards” – remediation attempts to ‘undo’ negative impacts of natural resource extraction where possible, to bring the land back from its healthy state by removing contaminants, etc.
- S. 8.0 Economic Development: “• New economic sectors have an opportunity to succeed.” – setting future land use up for success so that land is not only available (or accessible) to mining operations. Rather remediation can make land available for alternative uses.

- S. 10.0 Environmental Stewardship: “Addressing local environmental impacts is essential to Dawson’s overall sustainability.” – creating mechanisms to do so aligns with the intent of the OCP.

**OPTIONS**

Council may:

1. Pass second reading of Zoning Bylaw Amendment No. 19 (Bylaw #2022-15) and require the following conditions to be met prior to Third Reading:
  1. Signing of a statutory declaration
  2. Dismissal of the judicial review on a without costs basis; or,
2. Not pass second reading of Zoning Bylaw Amendment No. 19 (Bylaw #2022-15) and refer to Committee of the Whole for discussion.

**APPROVAL**

<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	Aug 26, 2022	



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 19 Bylaw

Bylaw No. 2022-15

**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** section 289 of the Municipal Act provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

**WHEREAS** section 294 of the Municipal Act provides for amendment of the 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

This bylaw may be cited as the ***Zoning Bylaw Amendment No. 2022-15.***

#### 2.00 Purpose

2.01 The purpose of this bylaw is to provide for:

- (a) The provision of Direct Control Districts.
- (b) The designation of the Klondike East Bench Direct Control District.
- (c) A series of text amendments.



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 19 Bylaw

Bylaw No. 2022-15

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# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 19 Bylaw

Bylaw No. 2022-15

### 3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretation Act*, RSY 2002, c. 125, shall apply;
- (b) “City” means the City of Dawson; and
- (c) “Council” means the Council of the City of Dawson.

## PART II – APPLICATION

### 4.00 Amendment

- 4.01 Insert the following definition to S.2.2: “LAND DEVELOPMENT PREPARATION means activity related to the preparation of land to facilitate future development in line with the Official Community Plan, including grading, clearing and/or environmental, geotechnical, hydrological, heritage, or similar assessments and work that is conducted by a certified professional.”
- 4.02 Insert the following definition to S.2.2: “RECLAMATION means the process of reconvertng disturbed land, whether or not the disturbance of such land was done lawfully or unlawfully, to its former state or other productive state and/or use in line with the Official Community Plan, including but not limited to natural resource development.”
- 4.03 Insert the following definition to S.2.2: “REMEDIATION means the treatment of material to lower the concentration of contaminants to levels below those specified in the Yukon Environment Act and Yukon Contaminated Sites Regulations, as amended from time to time.”
- 4.04 Insert subsection 8.11 titled “Reclamation, Remediation and Land Development Preparation” as follows:



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 19 Bylaw

Bylaw No. 2022-15

1. "Reclamation of former natural resource development sites, land development preparation, and remediation of land containing contaminated material is permitted in all zones.
  2. Upon abandonment or termination of resource extraction operations, the remaining redevelopment and reclamation of the site shall begin immediately and be carried out in cooperation with the appropriate authorities. These areas shall be reclaimed to as natural a state as possible through slope grading, landscaping, and reforestation, or reclaimed to another productive state and/or use in line with the Official Community Plan. Prior to reclamation, the reclamation plan may be revisited to determine if an alternate use is feasible.
  3. All reclamation activity must have a valid Placer Land Use Approval and Water License.
  4. All reclamation, remediation and land development preparation activity must have a valid development permit."
- 4.05 Insert a new subsection 15.3 "DCD (Direct Control Districts)". The new subsection 15.3 shall read as follows:  
"A direct control district is an area where, in the opinion of Council, development may require a more specific, sensitive, and flexible means of land use and development control, including, but not limited to, time limited uses.  
  
Council shall decide on development permit applications in direct control districts.  
  
Direct control districts shall be regulated as per section 291 of the Municipal Act. For greater certainty, for designated time limited direct control districts, upon expiry of the time limited direct control district, no legal non-conforming uses are thereby created under section 301 of the Municipal Act or otherwise."
- 4.06 Council designates the Direct Control District titled "Klondike East Bench" under subsection 15.3.1 as follows:  
  
"The purpose of the Klondike East Bench Direct Control District is for Council to directly control land use and development within the designated area to enable time limited mineral extraction activity until June 5, 2024. For greater certainty, the allowable mineral extraction uses in the Klondike East Bench Direct Control District will expire on June 5, 2024.



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 19 Bylaw

Bylaw No. 2022-15

1. The area of the Klondike East Bench Direct Control District is depicted by the map amendment in section 8 of this bylaw (the “Amended Area”). This specifically includes the Grant Numbers listed in Table 1 of this bylaw”.
  
- 4.07 Insert subsection 15.3.1 titled “Permitted Uses” as follows:  
“The following use(s) are permitted in the Klondike East Bench Direct Control District:
  1. Land development preparation
  2. Natural resource development
  3. Reclamation
  4. Remediation”
  
- 4.08 Insert subsection 15.3.2 titled District-Specific “Regulations” as follows:
  2. “Granular material excavated from any mining operations site may be relocated from one area of the site to another, but no material may be removed from the site, other than for a permitted Natural Resource Extraction use.
  3. Mining operations must at all times be in compliance with the Property Maintenance & Nuisance Abatement Bylaw #07-03.
  4. Hours of operation for mining operations sites shall be limited to 7:00 a.m to 7:00 p.m
  5. Vehicles that may rut, mark, or otherwise damage a road may not be operated on a City road right-of-way. Any violations will be subject to the terms, conditions and penalties set out under the Traffic By-Law #00-21.
  6. A person operating a mining operations site shall post adequate notices on the boundaries of the active mining area notifying the public that they are entering an active mine site. The notices posted must be visible and legible to the public at all times.
  7. A person operating a mining operations site must report any suspected naturally occurring asbestos immediately to both the City and to the Medical Officer of Health with Yukon Government, Health and Social Services.
  8. A person operating a mining operations site shall contact the City immediately in the event of a reportable petroleum hydrocarbon spill.
  9. The Operator must not mine, access or in any way disturb the trails referred to as the Moose Mountain Cross Country Ski trails. A 30 m buffer must be maintained for all trails, in which no mining activity of any kind shall take place.
  10. No activity shall take place within 100 m of curtilage of an existing residence (defined as the developed areas of a property) unless the person operating a mining operations site provides the City with written approval from all affected residents to operate within that buffer zone.
  11. The only septic system allowed for a mining operation is a septic holding tank which is to be operated in accordance with the Public Health and Safety Act, RSY 2002, c. 176.



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 19 Bylaw

Bylaw No. 2022-15

12. In addition to the above-listed conditions, all mining operations must comply with all applicable municipal bylaws and policies, and non-compliance will be subject to any applicable enforcement and penalties as set out in the applicable bylaws and policies.”

4.09 The zoning maps attached to and forming part of Zoning Bylaw 2018-19 are hereby amended by changing the zoning of a portion of the Amended Area from Future Planning to Klondike East Bench Direct Control District, as shown in Appendix 1, until June 5, 2024.

4.10 The zoning maps attached to and forming part of Zoning Bylaw 2018-19 are hereby amended by changing the zoning of a portion of the Amended Area from Parks and Greenspace to Klondike East Bench Direct Control District, as shown in Appendix 1, until June 5, 2024.

### 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	<b>August 3, 2022</b>
PUBLIC HEARING	
SECOND	
THIRD and FINAL	



# THE CITY OF DAWSON

*Zoning Bylaw Amendment No. 19 Bylaw*

Bylaw No. 2022-15

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*William Kendrick, Mayor*

**Presiding Officer**

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*Cory Bellmore, CAO*

**Chief Administrative Officer**



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 19 Bylaw

Bylaw No. 2022-15

### 8.00 Appendices

#### Appendix 1. Amended Area

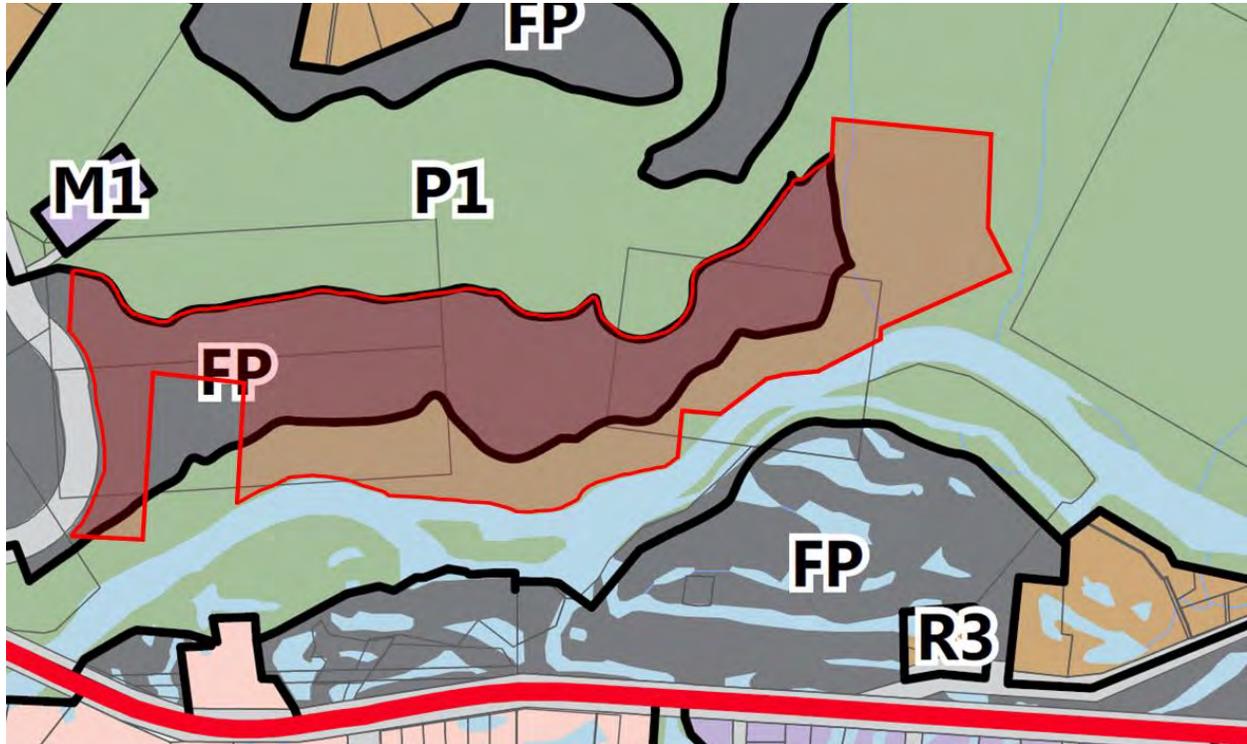


Figure 1. Map amendment.

P 38790	P 33141	P 33143
P 34949	P 37566	P 00691
P 04455	P 04456	P 22058
P 28927	P 34978	P 35171
P 35187	P 35685	P 36281
P 36282	P 37027	P 37068
P 29645	P 29759	P 01543



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 19 Bylaw

Bylaw No. 2022-15

P 01545

Table 1. Grant Numbers within the Amended Area as per the active Placer Land Use Approval and Water License.

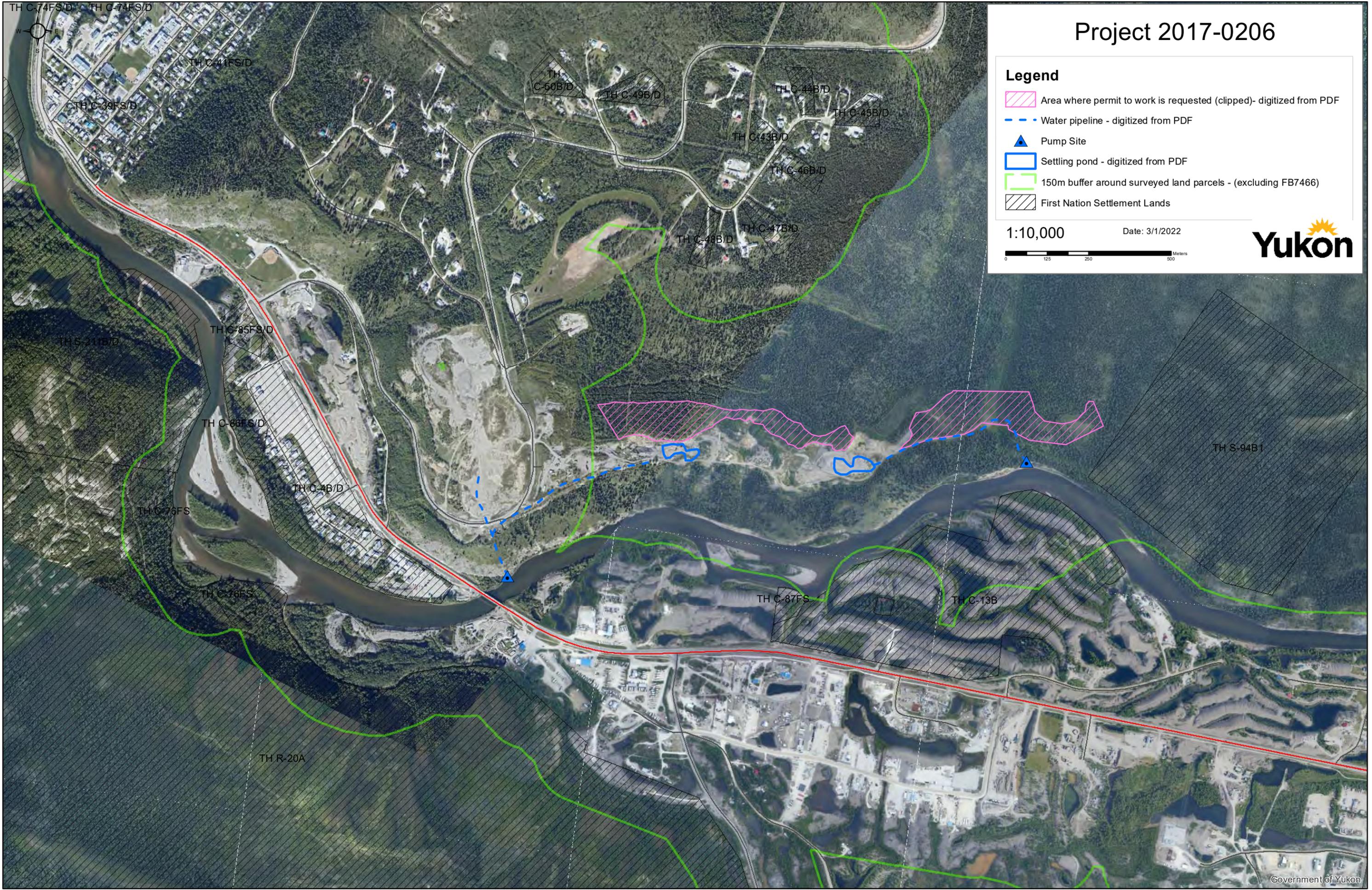
# Project 2017-0206

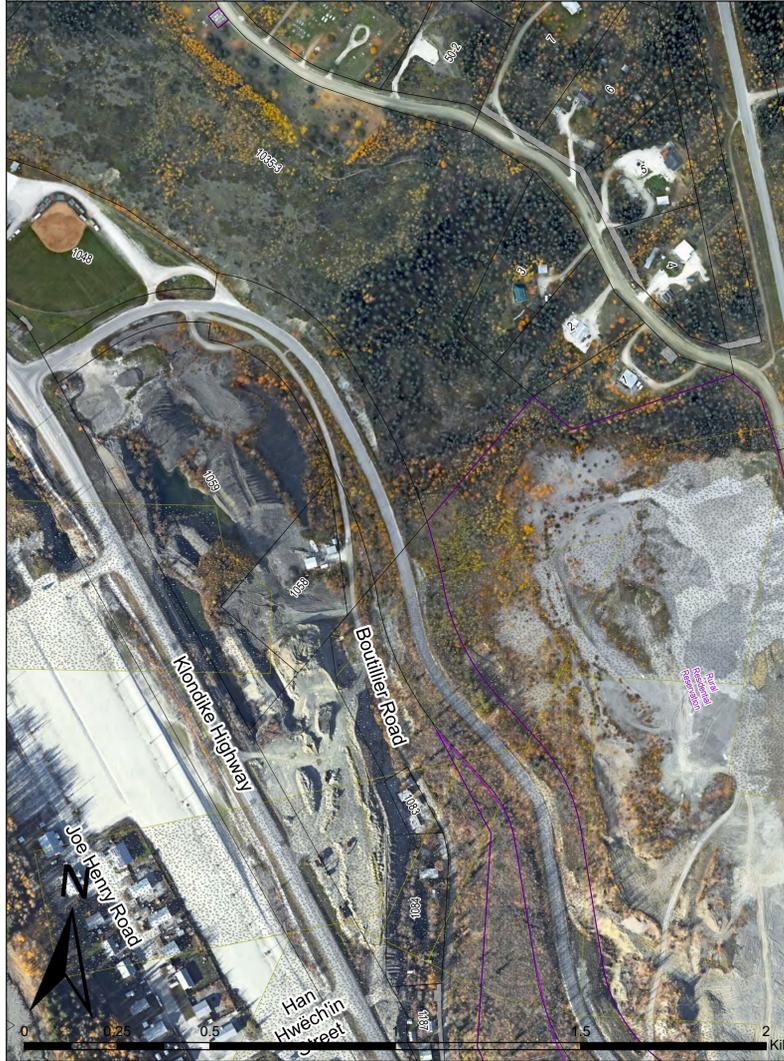
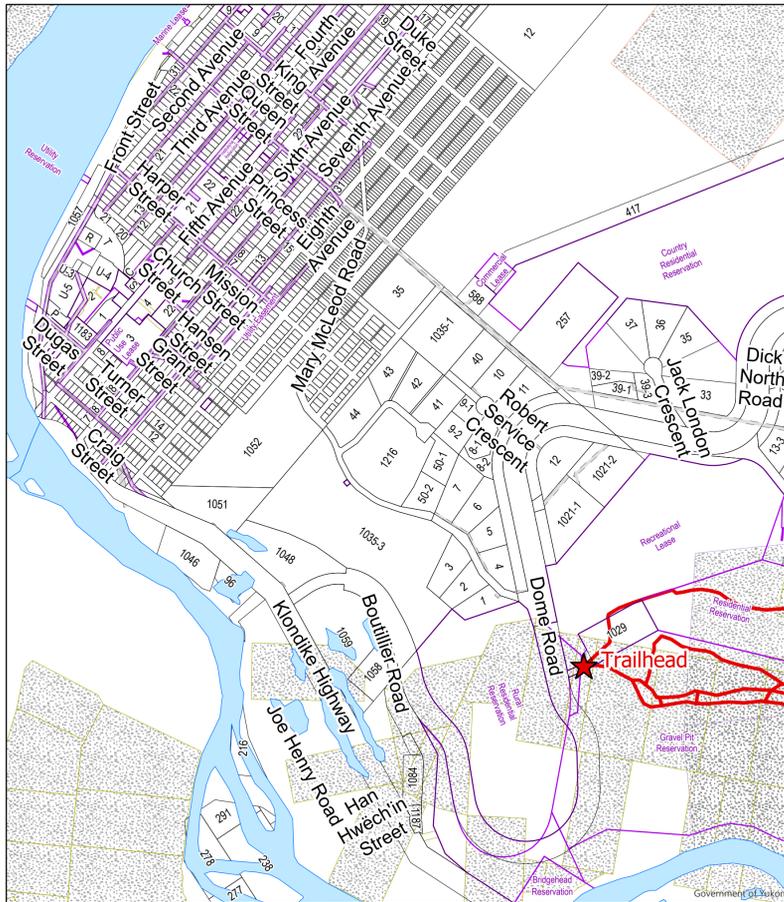
## Legend

-  Area where permit to work is requested (clipped)- digitized from PDF
-  Water pipeline - digitized from PDF
-  Pump Site
-  Settling pond - digitized from PDF
-  150m buffer around surveyed land parcels - (excluding FB7466)
-  First Nation Settlement Lands

1:10,000

Date: 3/1/2022





- Ski Trails
- Legal Survey**
- Surveyed Easement
- Surveyed Parcel
- Land Tenure**
- Disposition
- Licence
- Mining Interests**
- Mineral Claim
- Placer Claim
- Quartz Claim

# Moose Mountain Cross-Country Ski Trails

**PLACER LAND USE APPROVAL FOR A CLASS 4  
OPERATING PLAN**

Pursuant to the *Placer Mining Act* and the *Placer Mining Land Use Regulation* made thereunder, the Yukon Water Board hereby approves the Class 4 Placer Land Use Operating Plan as submitted by:

**OPERATOR:** Darrell Carey

**CONTACT INFORMATION:** 3 Cranberry Place  
Whitehorse, YT Y1A 5W5

E-mail: mcareyt@msn.com

**APPLICATION NUMBER:** PM17-086-1

**APPROVAL NUMBER:** AP17086                      **WATER LICENCE:** PM17-086

**AMENDMENT** Amendment 1 of AP17086.

**LOCATION:** Latitude: 64° 03' N  
Longitude: 139° 24' W

**ORIGINAL APPROVAL  
EFFECTIVE DATE:** June 28, 2019

**AMENDMENT  
EFFECTIVE DATE:** The effective date of this amendment is the date on which the signature of the Chairperson of the Yukon Water Board is affixed.

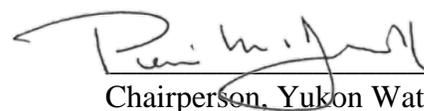
**EXPIRY DATE:** The expiry date of this licence is the earlier of:  
a) June 5, 2024; or  
b) the date that any of the grants in Water Licence PM17-086 Appendix A2 (grants that overlap Settlement Land) expire.

The operating plan shall be subject to the restrictions and conditions contained herein, and to the restrictions and conditions contained in the *Placer Mining Act* and the *Placer Mining Land Use Regulation*.

Dated this 28th day of  
July, 2020

Approved by:

  
Witness                      Digitally signed

  
Digitally signed  
Chairperson, Yukon Water Board

## **PART A      DEFINITIONS**

“Act” means the *Placer Mining Act*.

“Application” means application for water licence PM17-086 and placer mining land use approval AP17086, amendment application PM17-086-1 and any subsequent information presented to the Yukon Water Board up to the date of the Board’s decision.

“Board” means the Yukon Water Board.

“Claims” means any parcel of land located or granted for placer mining; and “Mining Property” includes, besides claims, any ditches or water rights used for mining thereon, and all other things belonging thereto or used in the working thereof, for mining purposes.

“Inspector” means any person designated as an Inspector under the Act.

“Operation” means a placer land use operation.

“Operator” means a person who engages in a placer mining land use Operation.

“Regulation” means *Placer Mining Land Use Regulation*.

“Road” means a pathway for vehicular traffic, the construction of which requires the movement of rock or earth.

“Special Waste Management Facility” means an operation which handles or disposes of special wastes generated by other persons or operations, and which is approved in accordance with the provisions of the *Special Waste Regulations* of the *Environment Act* of the Yukon Territory.

“Stripping” means excavation, undertaken as part of an operation, that is limited to the removal of trees, brush and vegetative mat.

“Trail” means an access to a site within a claim or lease that is constructed with little or no movement of rock or earth.

“Trenching” means excavation that extends below the vegetative mat, undertaken as part of an operation.

“Vegetative Mat” means the organic surface of soil characterized by the accumulation of organic matter, or partly decomposed organic matter, derived mainly from leaves, twigs and woody materials and includes the root mass of living vegetation.

**PART B GENERAL CONDITIONS**

1. This approval applies to those grant numbers listed in Appendix A.
2. This approval does not authorize any activity on Settlement Land.
3. All operating activities must comply with the operating conditions contained in Schedule 1 of the *Placer Mining Land Use Regulation* and with the operating plan AP17086 submitted. Where there is a discrepancy between the operating plan submitted and this approval, the terms of this approval shall prevail.
4. The Operator must contact the Inspector, every year before beginning operations and at least 2 weeks prior to leaving the site at the end of every season.
5. All risk of fire hazards must be avoided.
6. All solid waste, including debris, equipment, barrels, drums and scrap metal must be safely stored on the operation site while the Operation is carried out and must be disposed of in accordance with the *Solid Waste Regulations* when the Operation ceases.
7. No condition of this approval limits applicability of any statutory authority.

**PART C STRIPPING AND TRENCHING**

8. The following conditions apply to Stripping:
  - a) trees and brush must be cleared first;
  - b) when it is economically viable to do so, timber suitable for sale must be salvaged and stockpiled;
  - c) topsoil and organic material must be stockpiled separately;
  - d) overburden must be located no closer than 5 metres from any standing trees; and
  - e) overburden may be stacked along the valley wall, but must be contoured to blend with the natural topography.
9. All Trenching carried out by hand or with hand-held tools must be methodical. The trenches must be stabilized and marked in such a way as to minimize risk to the public.
10. Trenches constructed with mechanized equipment must be backfilled by first depositing any removed overburden and bedrock and then replacing any vegetative mat that was removed to construct the trench.
11. Trenches must be maintained in a condition that prevents wildlife entrapment and public safety hazards.

12. The Operator must ensure that all employees and contractors using equipment at trench sites are aware of these operating conditions for trenches.
13. The Operator is prohibited from Stripping and Trenching in preparation of future Operation beyond the expiry date of this Approval.

#### **PART D WILDLIFE**

14. The Operator must report any incidents involving wildlife to the Dawson District Conservation Officer (C.O.) at (867) 993-5492. If bears are frequenting the area, the Operator must contact the C.O. for advice on further mitigations that may be required.
15. Brush removed during the Operation must not be piled so that it blocks movement of wildlife or people.
16. At seasonal closure, any materials that may result in injury to wildlife including, but not necessarily limited to, wire, steel, glass or plastic must be removed or safely stored.

#### **PART E INVASIVE PLANT SPECIES**

17. The Operator must implement best practices for the management of invasive plant species. The Operator must refer to the most current version of the *Best Practices for Managing Invasive Plants on Roadsides*.
18. The Operator should report the presence of any invasive plants that are listed on the Yukon Invasive Species Council website, to Yukon Government by email or to the Regional Biologist in Dawson (867-993-6461).

#### **PART F RESTORATION PRACTICES**

19. If the Vegetative Mat is disturbed during the mining operation, it must be removed so as to protect the seed and root stock contained within the Vegetative Mat.
20. The seed and root stock must be stored separately from any overburden or bedrock removed for use in re-establishing the Vegetative Mat when the Operation ceases.
21. All areas disturbed during the mining operation including, but not limited to, fuel and waste storage areas, clearings, corridors, camps, supporting infrastructure, trenches and drill sites, must be left in a condition conducive to re-vegetation by native plant species comparable to similar, naturally occurring, environments in the area.

22. Conditions conducive to re-vegetation include provisions of an adequate soil layer with moisture retaining ability, no soil contamination by hydrocarbons or other hazardous substances, provision of adequate seed or root stock and contoured or otherwise stable slopes.
23. If adequate seed stock or root stock is not naturally available, re-seeding or transplanting of vegetation is required. Only non-invasive species may be used for re-seeding or transplanting.
24. All areas disturbed during the mining operation must be re-sloped, contoured or otherwise stabilized to prevent long-term soil erosion, slumping and subsidence.
25. All mining operations must be carried out to avoid or minimize damage to, and loss of, permafrost.
26. Available overburden must be stockpiled for use in future site restoration, and such stockpiles must be located where they will not adversely affect the water quality in any watercourse.
27. Tailings and overburden, or other relocated materials, must be levelled and contoured into low relief piles. The slope of these low relief piles must be no steeper than 2 horizontal to 1 vertical. Any such slope over 15 metres in height must be benched.
28. Reclamation shall be progressive over the term of this Placer Mining Land Use Approval.

**PART G      HERITAGE RESOURCES AND ARCHAEOLOGICAL AND  
PALAEOLOGICAL SITES**

29. All heritage resources and archaeological and palaeontological sites must be avoided.
30. If any heritage resources, archaeological objects or palaeontological objects are encountered, the Operator must:
  - a) immediately mark and protect the area from further disturbance;
  - b) contact the Chief of Placer Land Use at (867) 456-3822;
  - c) in the case of archaeological sites, human remains, grave sites, burial sites and all other abandoned, man-made structures older than 45 years old, immediately contact Heritage Resources and contact Tr'ondëk Hwëch'in at (867) 993-7100;
  - d) set aside and protect fossils that are unearthed, and at the end of each season the Operator shall contact Yukon Palaeontology at (867) 667-8089 and contact Tr'ondëk Hwëch'in;
  - e) immediately contact Yukon Palaeontology and contact Tr'ondëk Hwëch'in if any mummified fossil remains with intact flesh are discovered; and

- f) prevent any further disturbances from being carried out within 30 metres of an archaeological or palaeontological site until the Chief of Placer Land Use indicates in writing that the activities may proceed.

## **PART H ACCESS ROADS AND/OR TRAILS**

- 31. Off-Road and Trail routes must be reconnoitred and must be used in a way that minimizes ground disturbances, damage to permafrost and sensitive wildlife habitat. Trail routes must be flagged.
- 32. Vehicles must be operated in a manner which avoids rutting or gouging of a Road or Trail.
- 33. If rutting, gouging, ponding or permafrost degradation occurs off-Road or Trail, vehicle use must be suspended or relocated to ground that is capable of bearing the weight of the vehicle without causing such damage, and the former routes must be restored.
- 34. If there is no Road or Trail, the Operator must comply with the following conditions when mobilizing heavy equipment to a site:
  - a) tracked vehicles with blades should be provided with mushroom pads to minimize terrain damage;
  - b) dozers must travel with the blade raised, so as not to rip up the Vegetative Mat;
  - c) vehicles may only be mobilized in ice-rich permafrost areas when the active layer is frozen, or when the surface is strong enough to support the vehicle without excessive permafrost degradation; and
  - d) use of skids on permafrost or wet ground is only allowed outside of winter, where it is not possible to use other means of equipment transportation.
- 35. At abandonment of a Road, the compacted Road surface must be scarified to promote re-vegetation.

## **PART I CAMPS**

- 36. All campsites must be kept clean and tidy.
- 37. All buildings and other facilities must be on well-drained soil.
- 38. Combustible and odorous kitchen waste must not be permitted to accumulate.
- 39. All wood debris, empty drums, junked equipment and metal waste must be kept in a secure area for final disposal.

40. Compacted soil must be loosened to allow for natural re-vegetation. Areas not likely to re-vegetate naturally must be spread with topsoil.

## **PART J FUEL HANDLING AND TRANSPORTATION**

41. A spill contingency plan for petroleum products and other hazardous substances must be in place, and a copy posted in the camp and at all fuel handling locations.
42. All petroleum products, hazardous waste and chemicals must be transferred and handled in such a manner so as to prevent spillage.
43. All petroleum products, hazardous waste and chemicals, with the exception of liquids associated with any water pump engine, must be stored in a secure manner no less than 30 metres from the ordinary high water mark of any water body.
44. All vehicles must be maintained and operated in a manner designed to prevent spills of fuel, lubricants, coolants or oil.
45. All waste petroleum products must be safely stored on site, be removed to a Special Waste Management Facility or disposed of in accordance with the *Special Waste Regulations*.
46. Sufficient spill clean-up equipment and materials must be in a state of readiness in order to clean-up all fuel spills.
47. If a spill or unauthorized discharge occurs, the Operator must immediately implement the Spill Contingency Plan, and:
  - a) contain and clean up the spill;
  - b) contact the 24-hour Yukon Spill Report number, (867) 667-7244; and
  - c) contact an Inspector.
48. A detailed written report on any spills or unauthorized discharges including, but not limited to, dates, quantities, parameters, causes and other relevant details and explanations must be submitted to the Yukon Water Board, and a copy to the Chief of Placer Land Use, no later than 10 days after its occurrence.
49. All fuel and chemical containers must be sealed when not in use.
50. All containers of petroleum products with a capacity of 200 litres or greater must be clearly marked with the Operator's name and the contents.

## **PART K DRILLING**

51. Vegetation must not be covered with drill cuttings.

52. All drill holes that pose a hazard or that lead to ground water must be plugged in a suitable manner.
53. All drilling must be done in a way that minimizes its impact on wildlife and the public.
54. The location of drill holes must be marked on the ground by flagging or other suitable means.
55. There must be no direct discharge from the drilling site to a watercourse.

#### **PART L SEASONAL CLOSURE**

56. The mine site must be left in a stable condition at the end of each mining season.
57. All mined or otherwise disturbed ground surfaces, including cut banks, fill slopes and tailings piles, must be stabilized annually.

#### **PART M DECOMMISSIONING**

58. Unless authorized under the *Solid Waste Regulations*, at final decommissioning everything must be removed from the site including but not necessarily limited to: all buildings; machinery; materials; fuel drums; used hydrocarbons; and solid waste and metal waste including junked vehicles.
59. The Operator must contact an Inspector not less than 2 weeks prior to final decommissioning.
60. The Operator must complete all final reclamation and decommissioning activities prior to the expiry of this Approval.
61. The Operator may apply for a certificate of completion at the termination of the Operation, when all reclamation has been achieved.

#### **PART N ADDITIONAL DECISION DOCUMENT TERMS**

62. The Operator must not mine, access or in any way disturb the trails referred to as the Moose Mountain Cross Country Ski trails. A 30 m buffer must be maintained for all trails, in which no mining activity of any kind shall take place. The Operator must not undercut banks and must leave them stable.
63. The Operator must maintain a maximum 2:1 slope on all working mine cuts, at all times.

64. The Operator must not conduct exploration or mining activities in the Dome Expansion Area.
65. The Operator must establish a 150m buffer from all Settlement Land parcels that must remain undisturbed.
66. The Operator must allow unimpeded access through the mine site to Settlement Land Parcel S-94B.
67. The Operator must not operate heavy equipment between the hours of seven o'clock at night and seven o'clock in the morning (7:00 p.m. to 7:00 a.m.)
68. The Operator must establish a 150 m buffer from all surveyed land parcels that must remain undisturbed with the exception of LOT 303 GROUP 2CLSR:FB7466 CLSR YT LTO:7466 LTO YT, no buffer is required for this surveyed land parcel.
69. When excavating mine cuts anywhere in the Project area, the Operator must install highly visible fencing and signage around the perimeter of the excavation, notifying the public of danger.
70. A transportation plan must be developed and submitted for review and approval to the Chief of Placer Land Use. The plan must include safety measures to be employed for equipment travel on the municipal roads and will include all signage that will be utilized.
71. The Operator must ensure that annual reclamation efforts are successful in re-establishing the vegetative mat and community; a variety of sloping, contouring, scarifying, and spreading of fines, silt, and/or vegetative mat would prepare the ground to achieve these ends and encourage natural re-vegetation.
72. The Operator must ensure effective temporary and permanent erosion and sediment control measures are implemented on disturbed areas before, during, and after activities to prevent erosion and sedimentation.
73. The Operator must remove and foreign soil and plant material from equipment prior to moving it into the project area.
74. The Operator must store all attractants, including garbage, kitchen waste and strained solids from grey water in a container that prevents access by bears and other wildlife, until properly disposed of according to the Solid Waste Regulation or burned daily to ash by forced air and fuel fired incineration according to the Air Emissions Regulations. The Operator must install a portable electric fence around the perimeter of the day-use area or, at a minimum, around the grey water sump.
75. The Operator must carry out all phases of the project in a manner that protects and avoids harming, killing or disturbing migratory birds or destroying or taking their nests or eggs.

76. If active bird nests are discovered, project activities are to be postponed in the nesting area until nesting is complete.
  77. A heritage resources impact assessment must be completed in advance of ground disturbing activities in areas with elevated potential for the presence of archaeological or historic sites.
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**APPENDIX A (22 grants)**

**APPENDIX A1**

<b>Grant Number</b>	<b>Grant Number</b>	<b>Grant Number</b>
38790	33141	33143
P 34949	37566	P 00691
P 04455	P 04456	P 22058
P 28927	P 34978	P 35171
P 35187	P 35685	P 36281
P 36282	P 37027	P 37068
P 29645	P 29759	

**APPENDIX A2 (Grants that overlap Settlement Land)**

P 01543	P 01545
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## YUKON WATER BOARD

Pursuant to the *Waters Act* and *Regulation*, the Yukon Water Board hereby issues a water licence to:

**LICENSEE:** Darrell Carey

**CONTACT INFORMATION:** 3 Cranberry Place  
Whitehorse, YT Y1A 5W5  
E-mail: mcareyt@msn.com

**APPLICATION NUMBER** PM17-086-1

**LICENCE NUMBER:** PM17-086                      **APPROVAL NUMBER:** AP17086

**AMENDMENT:** Amendment 1 of PM17-086.

**LICENCE TYPE:** B                                      **UNDERTAKING:** Placer Mining

**WATER MANAGEMENT AREA:** 02 Yukon                      **WATERSHED:** Klondike River

**HABITAT CLASSIFICATION:** Area of Special Consideration, Low

**LOCATION:** Latitude: 64° 02' 48" N  
Longitude: 139° 23' 35" W

**WATER SOURCE:** Klondike River, Thomas Gulch, dredge ponds, and groundwater.

**MAXIMUM QUANTITY:** 5,000 cubic metres of water per day

**ORIGINAL LICENCE EFFECTIVE DATE:** June 28, 2019

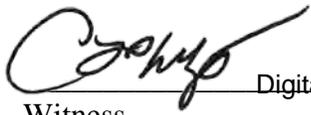
**AMENDMENT EFFECTIVE DATE:** The effective date of this amendment is the date on which the signature of the Chairperson of the Yukon Water Board is affixed.

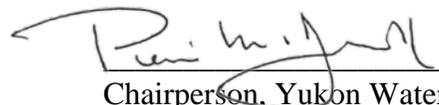
**EXPIRY DATE:** The expiry date of this licence is the earlier of:  
a) June 5, 2024; or  
b) the date that any of the grants in appendix A2 (grants that overlap Settlement Land) expire.

This licence is subject to the restrictions and conditions contained herein, and to the restrictions and conditions contained in the *Waters Act* and *Regulation*.

Dated this 28th day of  
July, 2020

Approved by:

  
Digitally signed  
Witness

  
Digitally signed  
Chairperson, Yukon Water Board

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## **PART A      DEFINITIONS**

“Act” means *Waters Act* and any amendments thereto.

“Application” means application for water licence PM17-086 and placer mining land use approval AP17086, amendment application PM17-086-1 and any subsequent information presented to the Yukon Water Board up to the date of the Board’s decision.

“Board” means the Yukon Water Board.

“Inspector” means any person designated as an Inspector under the Act.

“In-stream Reservoir” means any water impoundment structure, where water is collected and retained for use, which is constructed in a natural channel or in a diversion, and through which the entire creek flow may be directed at any time.

“Natural Boundary” means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water is so common and usual, and so long continued, as to mark upon the soil of the bed of the lake, stream or other body of water, a character distinct from that of the banks thereof, both in respect to vegetation and in respect to the nature of the soil itself. In addition, the best estimates of the edge of dormant or old side channels and marsh areas are considered to be natural boundaries.

“Regulation” means the *Waters Regulation*.

“Riparian Zone” means a portion of the stream bank, either vegetated or not, immediately adjacent to the stream channel and is measured from the high water mark on each bank of the watercourse and follows the shape of the channel.

“Spill Contingency Plan” means the *Emergency Spill Contingency Plan* that was submitted as part of the Application and included in register PM17-086 as exhibit 1.3, and any subsequent revisions.

“Spring Freshet” means the sudden increase in flow carried by a stream as snowmelt occurs at higher elevations in the watershed.

“Waste” means any substance as defined in the Act.

“Watercourse” means a natural watercourse, body of water or water supply, whether usually containing water or not, and includes groundwater, springs, swamps, and gulches.

“Wetted Perimeter” means the horizontal extent of the present water level while the work is taking place.

“Work Areas” means any area disturbed or altered by mining activities, excluding any stable diversion channel.

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**PART B DESCRIPTION OF WATER USE AND DEPOSIT OF WASTE**

1. The Licensee is hereby authorized to:
  - a) obtain water from Thomas Gulch, Klondike River, dredge ponds and groundwater at a maximum combined quantity of 5,000 cubic metres per day;
  - b) use this water for a placer mining undertaking on the grant numbers listed in Appendix A, attached;
  - c) store water in out-of-stream reservoirs and out-of-stream settling facilities;
  - d) use, maintain and decommission a cross-valley dam in Thomas Gulch; and
  - e) use, maintain and decommission an existing ford crossing of Thomas Gulch as described in the Application and subject to the conditions of this licence.
2. All works associated with the storage or conveyance of water must be constructed to withstand flood events and maintained in good repair.
3. The Licensee must comply with the Riparian Zone requirements for Low and Area of Special Consideration habitat suitability for the Klondike River Authorization for all original (un-modified) channels.
4. The Licensee is prohibited from discharging effluent from the settling facilities to a surface watercourse.
5. This licence does not authorize any activity on Settlement Land.

**PART C MINING ACTIVITIES AND OPERATING CONDITIONS**

Water Storage, Settling Facilities, and Conveyance Structures

6. Settling facilities must be provided for all mining wastewater.
7. All water storage and settling facilities, and associated spillways, drains and water supply ditches located outside the Watercourse channel must be of adequate capacity and construction.
8. All water storage structures and settling facilities must be constructed and maintained in a condition that prevents wildlife entrapment and does not impede the movement of wildlife.

Water Acquisition

9. All water intakes must be screened to prevent the entrainment and/or impingement of fish, consistent with the requirements outlined in the most recent version of the Yukon Placer Secretariat *Guidebook of Mitigation Measures for Placer Mining in the Yukon*.

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10. The Licensee must provide barriers consisting of fish guards, screens, coverings or nets on all water intakes as follows:
    - a) The barriers must be monitored and maintained to ensure that they function effectively at all times when water is being withdrawn;
    - b) The barriers must be designed and installed in such a manner that the screen is submerged and a uniform flow is maintained through the total screen area; and
    - c) Water must not be withdrawn when the barrier is removed for renewal, repair or inspection.
  11. The Licensee must cease pumping or decanting and take remedial action if there is alteration to the Riparian Zone or the bed or banks of the Watercourse resulting from any activity related to the pumping or decanting.

*Progressive Reclamation*

12. Overburden must be stockpiled and located where it will not adversely affect water quality in any Watercourse.
13. Reclamation must be progressive over the life of this licence.

*Watercourse Crossings – Fords*

14. The Licensee may modify the bed or banks of streams to allow fording of the Watercourse as per the most recent version of the *Fish Habitat Design, Operation and Reclamation Workbook and Worksheets for Placer Mining in the Yukon Territory*.
15. The Licensee must adhere to the following conditions when using and maintaining existing fords:
  - a) The width of the approach to the ford must be a maximum of 10 metres;
  - b) All crossings must be at a right angle to the Watercourse;
  - c) Removal of vegetation adjacent to the crossings must be minimized;
  - d) Non-erodible materials must be placed up the bank on both sides of the crossing to stabilize the banks;
  - e) The Watercourse crossing approaches must be low and stable enough to support the vehicles and equipment;
  - f) The Watercourse must be crossed on either a firm rock bottom or a coarse gravel bottom;
  - g) Equipment crossing the Watercourse must be mechanically sound and free of leaks; and
  - h) The blade or bucket on equipment must be raised above the Wetted Perimeter while crossing any Watercourse.

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**PART D SEASONAL CLOSURE**

16. The Licensee must contact an Inspector not less than 2 weeks prior to seasonal closure.
17. All mined or otherwise disturbed ground surfaces, including cut banks, fill slopes and tailings piles must be stabilized annually to prevent erosion and surface runoff from carrying sediment into any Watercourse.
18. To prevent flood damage of out-of-stream structures during Spring Freshet, the Licensee must:
  - a) block all intakes that connect the Watercourse to out-of-stream structures; and
  - b) provide freeboard on all out-of-stream water reservoirs and settling facilities prior to seasonal closure.
19. To prevent flood damage of in-stream structures during Spring Freshet the Licensee must, in consultation with the Inspector:
  - a) empty accumulated sediment from the upstream side of the in-stream structure, where space allows for access and the storage of removed sediment and breach the in-stream dam and armour the overflow spillway; or
  - b) construct a bypass channel around the in-stream dam, which must be constructed and armoured to withstand and convey flood events.

**PART E DECOMMISSIONING**

20. Prior to final decommissioning the Licensee must:
  - a) Contact an Inspector not less than two weeks prior to final decommissioning;
  - b) Ensure that the final creek channel approximates its pre-licence condition in length, gradient and stability except as may otherwise be required by this Licence.
21. The Licensee must complete all final reclamation and decommissioning activities prior to the expiry date of this Licence.

**PART F GENERAL CONDITIONS**

Other Laws

22. No condition of this water licence limits the applicability of any statutory authority.
23. Where there is a discrepancy between the Application and the conditions of this Licence, then the conditions of this Licence shall prevail.

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24. All work authorized by this licence must occur on the property that the Licensee has the right to enter upon and use for that purpose.
  25. In the event of a discrepancy between a condition of this licence and the Klondike River Watershed Authorization, the more stringent or restrictive condition shall apply. All references to the Klondike River Watershed Authorization refer to the most recent version, attached as Appendix B, or to any subsequent replacement or updated versions.

Correspondence

26. Where any direction, notice, order or report under this licence is required to be in writing, it must be given:
  - a) To the Licensee, if delivered, e-mailed or mailed by registered mail, to the address identified on page 1 of this licence, and shall be deemed to have been given to the Licensee on the day it was delivered or e-mailed, or 7 days after the day it was mailed, as the case may be; or
  - b) To the Board, if delivered, faxed, e-mailed or mailed by registered mail, to the following address:

Yukon Water Board  
Suite 106, 419 Range Road  
Whitehorse, YT Y1A 3V1

Fax#: (867) 456-3890

E-mail: [ywb@yukonwaterboard.ca](mailto:ywb@yukonwaterboard.ca)

- and shall be deemed to have been given to the Board on the day it was delivered, e-mailed or faxed, or 7 days after the day it was mailed, as the case may be.
- c) The Board or the Licensee may, by notice in writing, change its address for delivery.

Day Use Areas

27. Sewage, including all human excreta and wastewater associated with daily camp operations, must be deposited of in accordance with the *Public Health and Safety Act* of the Yukon.
28. The location of subsurface grey water pits or privies must be not less than 30 metres from the Natural Boundary of any Watercourse, and at least 1.2 metres above bedrock or the water table.
29. If very permeable soils are encountered, the pit privy or grey water pit must be lined with 0.6 metres of sand or silt.

Storage and Transfer of Fuel, Lubricants, Hydraulic Fluids and Coolants

30. Fuel, lubricants, hydraulic fluids, coolants and similar substances, with the exception of liquids associated with any water pump engine, must be stored and transferred a

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minimum of 30 metres from the Natural Boundary of any Watercourse, in such a way that said substances are not deposited in or allowed to be deposited in waters.

*Spills and Unauthorized Discharges*

31. Where a spill or an unauthorized discharge occurs, that is of a reportable quantity under the Yukon *Spills Regulations*, the Licensee must immediately contact the 24-hour Yukon Spill Report number, (867) 667-7244 and implement the Spill Contingency Plan. A detailed written report on any such event including, but not limited to, dates, quantities, parameters, causes and other relevant details and explanations, must be submitted to the Board not later than 10 days after the occurrence.
32. The Licensee must apply the relevant procedures in the Spill Contingency Plan. The Licensee must review the Spill Contingency Plan annually and must provide a summary of that review, including any revisions to the plan, as a component of the annual report.
33. The Licensee must maintain a log book of all spill or unauthorized discharge occurrences, including spills that are less than the reportable quantities under the Yukon *Spills Regulations*. The log book must be made available at the request of an Inspector. The log book must include, but not necessarily be limited to the:
  - a) date and time of the spill;
  - b) substance spilt or discharged;
  - c) approximate amount spilt or discharged;
  - d) location of the spill;
  - e) distance between the spill or discharge and the nearest Watercourse; and
  - f) remedial measures taken to contain and clean-up the spill area or to cease the unauthorized discharge.
34. All personnel must be trained in procedures to be followed and the equipment to be used in the containment of a spill.
35. The Spill Contingency Plan must be posted on site for the duration of the works.

*Non-Compliance*

36. In the event that the Licensee fails to comply with any provision or condition of this licence, the Board may, subject to the Act, cancel the licence.

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*Minor Modifications*

37. Where site conditions require modifications to any drawings for water use or Waste related structures previously submitted to the Board, the Licensee must submit to the Board a minimum of 10 days prior to the commencement of the construction schedule:
- a) written details of the modifications proposed to be made to the specifications and quality assurance/quality control procedures previously submitted to the Board as part of the Application,
  - b) a written detailed construction schedule and the name and contact number(s) of the operator; and
  - c) an explanation for the change, including an assessment of the potential impact on the performance of the works.

*Reporting*

38. The Licensee must submit annual reports to the Board by December 1 of each year.
39. Annual reports for the year reported must include the information required by this licence and by the Regulation including, but not necessarily limited to:
- a) the quantity of water used under this licence;
  - b) a description of the reclamation that has taken place;
  - c) a list of grant numbers of claims where any reclamation has taken place;
  - d) details pertaining to the Spill Contingency Plan review and any updating information, as per the requirements of this licence; and
  - e) a summary of any spills or unauthorized discharges that occurred during the year reported.

**PART G      ADDITIONAL DECISION DOCUMENT TERMS**

40. The Licensee must ensure effective temporary and permanent erosion and sediment control measures are implemented on disturbed areas before, during, and after activities to prevent erosion and sedimentation.
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**APPENDIX A (22 grants)**

**APPENDIX A1**

<b>Grant Number</b>	<b>Grant Number</b>	<b>Grant Number</b>
38790	33141	33143
P 34949	37566	P 00691
P 04455	P 04456	P 22058
P 28927	P 34978	P 35171
P 35187	P 35685	P 36281
P 36282	P 37027	P 37068

**APPENDIX A2 (Grants that overlap Settlement Land)**

P 01543	P 01545
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**KLONDIKE RIVER WATERSHED**  
**AUTHORIZATION FOR WORKS OR UNDERTAKINGS AFFECTING FISH HABITAT**  
**FOR SPECIFIED STREAMS IN THE YUKON TERRITORY**

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Pursuant to Section 35(2) of the Federal *Fisheries Act*;

The Minister of Fisheries and Oceans Canada (the “Minister”) hereby rescinds the conditions of the Klondike Watershed River Authorization (08-HPAC-PA5-00051, April 11, 2008) pertaining to placer mining works or undertakings and sediment discharge standards in the Klondike River watershed.

The Minister hereby authorizes the “*harmful alteration, disruption or destruction of fish habitat*” resulting from placer mining works or undertakings and discharge of sediment at concentrations specified in this authorization, uncontaminated by deleterious substances, within certain streams or portions of streams in the Klondike River watershed as identified on the *Yukon Placer Fish Habitat Suitability Map - Klondike River Watershed* (Schedule 1).

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**Authorization issued to:**

Individuals or companies conducting placer mining in certain streams or portion of streams within the Klondike River watershed, Yukon Territory that hold a valid Water Use License pursuant to the *Waters Act* (Yukon) for placer mining activities.

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**Location of Project**

The works and undertakings are located within the drainage basin of the Klondike River watershed, in the Yukon Territory. This authorization applies to certain streams or portions of streams classified on the *Yukon Placer Fish Habitat Suitability Map - Klondike River Watershed* (Schedule 1). Larger-scale maps may be available from the Yukon Placer Secretariat or Fisheries and Oceans Canada.

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**Valid Authorization Period**

The valid authorization period for the harmful alteration, disruption and destruction of fish habitat resulting from placer mining works or undertakings is from November 1, 2010 until such time as this authorization is revoked, rescinded, amended or replaced by the Minister.

Amendments or revisions to the terms and conditions identified in this authorization may be required if placer mining activities result in an unforeseen risk to fish or fish habitat resources as demonstrated through monitoring of management parameters (water quality, aquatic health, and physical habitat compensation or rehabilitation). An annual and 5-year review will be conducted to review results of monitoring activities and should amendments be recommended, the process will be guided by the *Adaptive Management Framework for Yukon Placer Mining*, available from the Yukon Placer Secretariat or Fisheries and Oceans Canada.

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### Description of Works or Undertakings

This authorization permits the harmful alteration, disruption or destruction of fish habitat, in certain streams or portions of streams in the Klondike River watershed resulting from placer mining works or undertakings: Those undertakings covered by this authorization are limited to:

- The construction of diversion channels,
- In-stream works,
- Water acquisition, and;
- Discharge of sediment from settling facilities.

Works or undertakings are completed in accordance with methods identified in the *Fish Habitat Design, Operation and Reclamation Workbook* available from the Yukon Placer Secretariat and Fisheries and Oceans Canada.

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### Conditions of Authorization

1. The general watershed conditions of this authorization notwithstanding, should any specific works, undertakings, or activities authorized by this authorization, due to weather conditions, different soil, local topography, updated fisheries information or other natural conditions, appear in the opinion of the Fisheries and Oceans Canada, likely to cause greater adverse environmental effect than was contemplated by this watershed authorization, then Fisheries and Oceans Canada may direct the specific Placer Mining operation to suspend or alter works and activities to avoid or mitigate adverse effects with respect to fisheries resources. In circumstances where DFO holds the view that greater adverse environmental effects will occur at a specific site than were contemplated by this watershed authorization Fisheries and Oceans Canada may also modify the application of this authorization to that specific site. Should Fisheries and Oceans Canada propose such modification Fisheries and Oceans Canada will give the Placer Mining operation the opportunity to discuss and respond to the proposed modification.
  2. All works or undertakings will be conducted in accordance with:
    - 2.1. The measures identified in the *Fish Habitat Design, Operation and Reclamation Workbook* as per the fish habitat suitability classification of streams or portions of streams identified on the *Yukon Placer Fish Habitat Suitability Map - Klondike River Watershed* (Schedule 1).
    - 2.2. Discharge standards for placer mine effluent identified in the *Sediment Discharge Standards for Placer Mine Effluent – Klondike River Watershed* (Schedule 2).
      - 2.2.1. Sediment discharge standards will be phased in as identified in Schedule 2.
  3. Prior to proceeding with placer mining works or undertakings that are likely to result in the harmful alteration, disruption or destruction of fish habitat, the proponent will complete the applicable *Fish Habitat Design, Operation and Reclamation Worksheets* (all required appendices of the *Fish Habitat Design, Operation and Reclamation Workbook*) and include these worksheets as a component of their submission for project review to the Yukon Environmental and Socio-economic Assessment Board and the Yukon Water Board.
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4. Fish habitat reclamation measures will be identified in the *Fish Habitat Design, Operation and Reclamation Worksheets* in accordance with the measures identified in *Fish Habitat Design, Operation and Reclamation Workbook*. These worksheets are to be included in the submission for project review to the Yukon Environmental and Socio-economic Assessment Board and the Yukon Water Board.
  5. The proponent must ensure that all plans developed pursuant to this authorization have been duly prepared and acknowledges sole responsibility for all design, safety and workmanship aspects of all the works associated with this authorization.
  6. In the event that any of the forgoing conditions cannot be met, the provisions of this authorization do not apply and the proponent will apply to Fisheries and Oceans Canada for review prior to proceeding.
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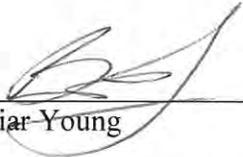
The holder of this authorization is hereby authorized under the authority of section 35(2) of the Federal *Fisheries Act*. R.S.C., 1985, c.F. 14, to carry out the work or undertaking described herein. This authorization is valid only with respect to fish habitat and for no other purposes. It does not purport to release the applicant from any obligation to obtain permission from or to comply with the requirements of any other regulatory agencies. Failure to comply with any condition of this authorization may result in charges being laid under the Federal *Fisheries Act*.

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Authorization #: 08-HPAC-PA5-00051-2

Date of Issuance: November 1, 2010

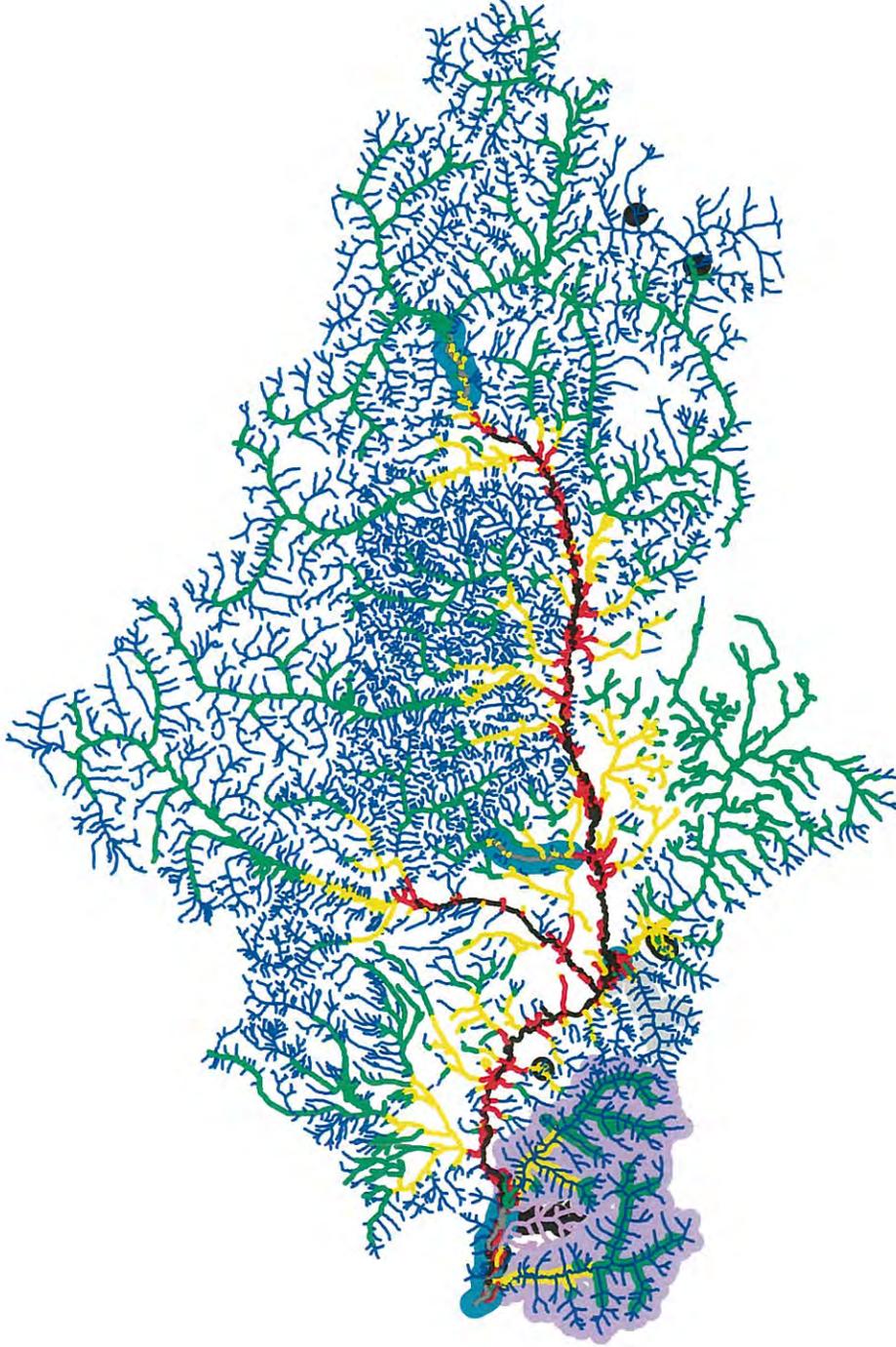
Approved by:

  
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Briar Young

Title: Manager, Oceans Habitat and Enhancement Branch  
Yukon / Transboundary Rivers Area  
Fisheries and Oceans Canada

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*Yukon Placer Fish Habitat Suitability Map - Klondike River Watershed (Category A)*

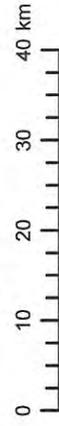
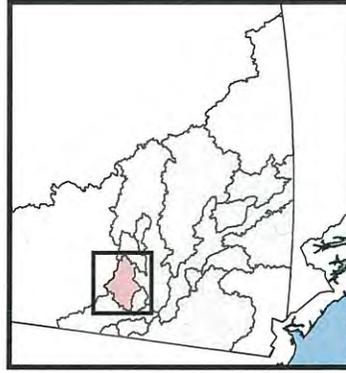


**Watercourse Classification, Habitat Suitability Types**

- Water Quality
- Low Suitability
- Moderate-Low Suitability
- Moderate-Moderate Suitability
- Moderate-High Suitability
- High Suitability
- Areas of Special Consideration - Ecological
- Areas of Special Consideration - Cultural

**Development**

- Current
- Historical
- Extensive
- Lakes



Map Compiled: September, 2010



**Sediment Discharge Standards for Placer Mine Effluent – Klondike River Watershed (Category A)**

Habitat Suitability	Water Quality Objective <sup>1</sup>	Sediment Discharge Standard for Mine Discharge
High	<25 mg/L <sup>1</sup>	Compliance Level: <0 mg/L
Moderate-High	<25 mg/L <sup>1</sup>	Compliance Level: <200 mg/L
Moderate-Moderate	<50 mg/L <sup>1</sup>	Compliance Level: <200 mg/L
Moderate-Low	<80 mg/L <sup>1</sup>	Design Target: 0.2 ml/L Action Level: 0.8 ml/L Compliance Level: 1.2 ml/L
Low	<200 mg/L <sup>1</sup>	Design Target: 0.2 ml/L Action Level: 1.0 ml/L Compliance Level: 1.5 ml/L
Extensive Development Zones (previously developed areas in Hunker and Bonanza Creek only)	Downstream WQO mg/L <sup>1</sup>	Design Target: 0.2 ml/L Action Level: 1.0 ml/L Compliance Level: 2.5 ml/L <small>2.5ml/L is an interim standard with transition to 2.0ml/L within 3 years subject to monitoring and adaptive management.</small>
Water Quality Zones  Bear Creek – Upstream of tailings at 1100 ft contour	Downstream WQO mg/L <sup>1</sup>	Consult Fisheries and Oceans Canada for guidance where you believe a natural barrier to fish exists  Compliance Level: 2.5 ml/L
Areas of Special Consideration  <i>Klondike River (main stem from mouth to Hunker Creek)</i>  <i>Klondike River (main stem downstream from Davidson Creek)</i>  <i>Lee Creek (lower main stem)</i>  <i>Flat Creek (lower main stem)</i>	<25 mg/L <sup>1</sup>  <25 mg/L <sup>1</sup>  <25 mg/L <sup>1</sup>  <25 mg/L <sup>1</sup>	To be determined by Fisheries and Oceans Canada if locations are identified other than those listed below  Compliance Level: <0 mg/L  Compliance Level: <0 mg/L  Compliance Level: <200 mg/L  Compliance Level: <200 mg/L

<sup>1</sup> The water quality objective is established for management and effectiveness monitoring purposes. The placer mine operator is not required to monitor or report on this objective for compliance purposes.

#### General Notes Regarding Sediment Discharge Standards

- The point at which the above-listed Sediment Discharge Standards for Mine discharge will be measured will be a point in the effluent flow immediately before it enters the natural stream flow.
- Sediment Discharge Standards for Mine discharge include all releases of effluent (both point and non-point sources) into the natural stream flow of a watercourse.
- All effluent discharge levels are identified in excess of natural background concentrations at the time of sampling.
- When the sediment discharge standard is a settleable solids standard (ml/l), measurement will either involve laboratory analysis, or utilizing an Imhoff cone.
- When the sediment discharge standard is a suspended solids standard (mg/l), measurement will either involve laboratory analysis, or utilizing a portable digital turbidity/suspended solids correlation meter.
- Samples collected for the purpose of determining compliance with the above-listed Sediment Discharge Standards for Mine discharge will be analysed via laboratory analysis.



# THE CITY OF DAWSON

## Bylaw No. 2022-18

**WHEREAS** section 238 of the *Municipal Act, RSY 2002, c. 154*, and amendments thereto, provides that on or before April 15 in each year, council shall cause to be prepared and adopted by bylaw an annual operating budget for the current year, an annual capital budget for the current year, and the capital expenditure program for the next three financial years, and

**WHEREAS** the council of the City of Dawson approved *Bylaw #2022-02* being the *2022 Annual Operating Budget and Capital Expenditure Program Bylaw*, and

**WHEREAS** the council of the City of Dawson is desirous of amending *Bylaw #2022-02*, 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 *2022 Annual Operating Budget and Capital Expenditure Program Amendment No. 1 Bylaw*.

#### 2.00 Purpose

2.01 The purpose of this bylaw is to amend the 2022 Annual Operating Budget and Capital Expenditure Program Bylaw #2022-02.

#### 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. 2022-18

### PART II – APPLICATION

#### 4.00 Amendment

4.01 Appendix 'A' and Appendix 'B' of bylaw #2022-02 are hereby amended as shown in Appendix '1' of this bylaw.

### PART III – FORCE AND EFFECT

#### 5.00 Appendices / Schedules

5.01 Appendices and schedules attached and referred to in this bylaw form part of this bylaw and are to be read in conjunction with this bylaw.

#### 6.00 Validity, Severability and Interpretation

6.01 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.

#### 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	<b>August 31, 2022</b>
SECOND	
THIRD and FINAL	

\_\_\_\_\_  
*William Kendrick, Mayor*  
**Presiding Officer**

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



# THE CITY OF DAWSON

Bylaw No. 2022-18

## PART IV – APPENDIX (APPENDICES)

1. 2018 Annual Operating Budget and Capital Expenditure Program Amendment No. 1  
APPENDIX '1'

		2022 Budget	2022 Budget Amendment
<b>REVENUE:</b>			
<b>General Municipality:</b>			
	General Taxation	2,375,073	2,375,073
	Grants in Lieu of Taxes	1,062,317	1,074,139
	Grants	2,619,592	2,619,745
	Penalties and Interest	13,600	16,600
	Other Revenue	29,500	38,208
	Sale of Services	123,936	128,936
	<b>Total General Municipality:</b>	<b>6,224,018</b>	<b>6,252,701</b>
	<b>Cable</b>	<b>165,400</b>	<b>221,400</b>
<b>Protective Services:</b>			
	Fire Protection	75,780	75,780
	Emergency Measures		
	Bylaw Enforcement	5,000	6,000
	<b>Total Protective Services:</b>	<b>80,780</b>	<b>81,780</b>
<b>Public Works:</b>			
	Water Service	920,000	930,000
	Sewer Service	623,000	626,000
	Waste Management	459,840	461,840
	Other Revenue	106,500	106,500
	<b>Total Public Works:</b>	<b>2,109,340</b>	<b>2,124,340</b>
	<b>Public Health - Cemetery</b>	<b>3,000</b>	<b>4,300</b>
	<b>Planning</b>	<b>140,000</b>	<b>146,700</b>
<b>Recreation:</b>			
	Recreation Common	60,551	60,551
	Programming & Events	58,500	58,500
	AMFRC	65,500	64,500
	Water Front	35,000	40,000
	Pool	18,250	20,050
	Green Space	13,500	16,000
	<b>Total Recreation:</b>	<b>251,301</b>	<b>259,601</b>
<b>TOTAL REVENUE:</b>		<b>8,973,839</b>	<b>9,090,822</b>
<b>EXPENDITURES:</b>			
<b>General Municipality:</b>			
	Mayor and Council	179,466	179,466
	Council Election	-	8,265
	Grants/Subsidies	194,839	204,839
	Administration	1,250,856	1,201,378
	Other Property Expenses	26,600	21,600
	Computer Information Systems	114,000	104,000
	Communications	120,898	102,200
	Municipal Safety Program	4,477	4,477
	<b>Total General Municipality:</b>	<b>1,891,136</b>	<b>1,826,225</b>
	<b>Special Projects/Events</b>	<b>-</b>	<b>-</b>
	<b>Cable</b>	<b>230,359</b>	<b>226,800</b>
<b>Protective Services:</b>			
	Fire Protection	374,491	367,741
	Emergency Measures	32,293	26,293
	Bylaw Enforcement	114,734	115,334

		2022 Budget	2022 Budget Amendment
	<b>Total Protective Services:</b>	<b>521,518</b>	<b>509,368</b>
	<b>Public Works:</b>		
	Common	454,637	503,088
	Roads and Streets - Summer	94,869	142,000
	Roads and Streets - Winter	319,782	442,781
	Sidewalks	68,413	40,413
	Dock	12,150	12,150
	Surface Drainage	73,869	65,950
	Water Services	1,167,070	1,375,070
	Sewer Services	273,680	281,931
	Waste Water Treatment Plant	232,000	232,000
	Waste Management	551,487	562,437
	Building Maintenance	379,857	379,858
	Waste Diversion	250,031	236,031
	<b>Total Public Works:</b>	<b>3,877,845</b>	<b>4,273,709</b>
	<b>Public Health - Cemetery</b>	<b>13,000</b>	<b>13,000</b>
	<b>Planning</b>	<b>451,075</b>	<b>397,000</b>
	<b>Recreation:</b>		
	Recreation Common	334,246	323,246
	Programming & Events	255,043	255,043
	AMFRC	582,876	644,126
	Water Front	67,810	56,610
	Pool	213,997	216,700
	Green Space	335,724	299,600
	<b>Total Recreation:</b>	<b>1,789,696</b>	<b>1,795,325</b>
	<b>TOTAL EXPENDITURES:</b>	<b>8,774,629</b>	<b>9,041,427</b>
	<b>NET OPERATING SURPLUS (before reserve transfers)</b>	<b>199,210</b>	<b>49,395</b>
	<b>NON OPERATING EXPENSES:</b>		
	Transfer To:		
	Administration Equipment	25,000	25,000
	Protective Services Equipment	50,000	50,000
	Public Works Equipment	50,000	50,000
	Recreation Equipment	25,000	25,000
	Downtown Revitalization	-	-
	Administration Capital		
	Public Works Capital		
	Recreation Capital		
	Facility Reserve	231,208	231,208
	Future Land Development		
	Green Initiatives		
	Transfer from:		
	Carryforward Surplus from 2021	(200,000)	(192,836)
	Roads Reserve (see Public Works)		(70,000)
	Water and Sewer Reserve See Public Works)		(69,000)
	<b>Total Reserve Transfers</b>	<b>181,208</b>	<b>49,372</b>
	<b>NET SURPLUS/DEFICIT</b>	<b>18,002</b>	<b>23</b>

1 See explanation in Public Works

2 See explanation in Public Works

**Colour Key**

Minor based on updated information

Fuel and Electricity rate increase

Major change/explanation provided

1  
2

## 2022 Budget Amendment

GENERAL MUNICIPAL	2022 Budget	2022 YTD (unaudited)	Variance	%	2022 Budget Amendment
<b>GENERAL MUNICIPAL REVENUES</b>					
<b>REVENUES: GENERAL TAXATION</b>					
Property Taxes - Residential	1,209,961	1,209,664	297	100%	1,209,961
Property Taxes - Non-Residential	1,165,112	1,164,013	1,099	100%	1,165,112
<b>TOTAL GENERAL TAXATION REVENUE</b>	<b>2,375,073</b>	<b>2,373,677</b>	<b>1,396</b>		<b>2,375,073</b>
<b>REVENUES: GRANTS IN LIEU OF TAXES</b>					
Federal Grants in Lieu - Residential	29,383	29,383	-	100%	29,383
Territorial Grants in Lieu - Residential	15,580	15,580	-	100%	15,580
Federal Grants in Lieu - Non-Residential	166,847	166,847	-	100%	166,847
Territorial Grants in Lieu - Non-Residential	421,473	434,691	(13,218)	103%	433,295
Tr'ondek Hwech'in Grants In Lieu	429,034	429,034	-	100%	429,034
<b>TOTAL GRANTS IN LIEU REVENUES</b>	<b>1,062,317</b>	<b>1,075,535</b>	<b>(13,218)</b>		<b>1,074,139</b>
<b>REVENUES: GRANTS</b>					
Comprehensive Municipal Grant	2,550,592	2,550,592	-	100%	2,550,592
Community Trust Training Grant	4,000	-	4,000	0%	4,000
Carbon Rebate	65,000	65,153	(153)	100%	65,153
Covid restart funding	-	-	-		-
<b>TOTAL GRANT REVENUES</b>	<b>2,619,592</b>	<b>2,615,745</b>	<b>3,847</b>		<b>2,619,745</b>
<b>REVENUES: PENALTIES &amp; INTEREST</b>					
Penalties & Interest - Property Taxes	10,000	5,246	4,754	52%	10,000
Penalties & Interest - Water & Sewer	3,000	4,680	(1,680)	156%	6,000
Administration Fee - Tax Liens	600	-	600	0%	600
<b>TOTAL PENALTIES &amp; INTEREST REVENUE</b>	<b>13,600</b>	<b>9,926</b>	<b>3,674</b>		<b>16,600</b>
<b>REVENUE: OTHER REVENUE</b>					
Interest on General Account and Investments	30,000	11,037	18,963	37%	38,708
Less Interest Transferred to Reserves	(17,500)	(1,675)	(15,825)	10%	(17,500)
Bad Debt Recovery	1,000	80	920	8%	1,000
Miscellaneous Revenue	10,000	4,828	5,172	48%	10,000
WCB Choice Reward Program	6,000	-	6,000	0%	6,000
<b>TOTAL OTHER REVENUE:</b>	<b>29,500</b>	<b>14,270</b>	<b>15,230</b>		<b>38,208</b>
<b>REVENUE: SALE OF SERVICES</b>					
Business Licence	38,000	43,012	(5,012)	113%	43,000
Intermunicipal Business Licence	1,500	800	700	53%	1,500
Certificate and Searches	1,475	1,250	225	85%	1,475
Building Lease/Rental Income	82,961	57,309	25,652	69%	82,961
<b>TOTAL SALE OF SERVICES REVENUE</b>	<b>123,936</b>	<b>102,371</b>	<b>21,565</b>		<b>128,936</b>
<b>TOTAL GENERAL MUNICIPAL REVENUE</b>	<b>6,224,018</b>	<b>6,191,524</b>	<b>32,494</b>	<b>99%</b>	<b>6,252,701</b>

**2022 Budget Amendment**

<b>GENERAL MUNICIPAL</b>		<b>2022 Budget</b>	<b>2022 YTD (unaudited)</b>	<b>Variance</b>	<b>%</b>	<b>2022 Budget Amendment</b>
<b>EXPENDITURES: MAYOR AND COUNCIL</b>						
Wages & Honoraria - Mayor/Council		75,000	32,173	42,827	43%	75,000
Benefits - Mayor/Council		3,750	1,740	2,010	46%	3,750
Employee Wages - Council Services Admin.		43,231	22,506	20,725	52%	43,231
Employee Benefits - Council Services Admin.		6,485	4,094	2,391	63%	6,485
Membership/Conference Fees		30,000	26,606	3,394	89%	30,000
Training - Mayor and Council		5,000	-	5,000	0%	5,000
Travel - Accomodation and Meals		5,000	2,914	2,086	58%	5,000
Travel - Transportation		7,500	1,246	6,254	17%	7,500
Hospitality		2,000	1,665	335	83%	2,000
Non Capital Equipment/Office Furniture		1,500	-	1,500	0%	1,500
<b>TOTAL MAYOR AND COUNCIL EXPENSES</b>		<b>179,466</b>	<b>92,944</b>	<b>86,522</b>		<b>179,466</b>
<b>EXPENDITURES: ELECTIONS/REFERENDUMS</b>						
Election		-	8,492	(8,492)		8,265 1
<b>TOTAL ELECTIONS/REFERENDUMS EXPENSES</b>		<b>-</b>	<b>8,492</b>	<b>(8,492)</b>		<b>8,265</b>
<b>EXPENDITURES: GRANTS/SUBSIDY</b>						
Homeowner Senior Tax Grants		22,000	17,432	4,568	79%	27,000 2
Development Incentive Grant		51,839	29,220	22,619	56%	51,839
Water and Sewer - Senior Discount		50,000	28,827	21,173	58%	55,000
Community Grants		30,000	6,627	23,373	22%	30,000
Dawson Ski Hill Grants		6,000	5,871	129	98%	6,000
KDO Funding		35,000	-	35,000	0%	35,000
COVID-19 funding		-	-	-		-
<b>TOTAL GRANTS/SUBSIDY EXPENSES</b>		<b>194,839</b>	<b>87,977</b>	<b>106,862</b>		<b>204,839</b>
<b>EXPENDITURES: ADMINISTRATION</b>						
Wages - Administration		486,615	246,578	240,037	51%	486,615
Benefits - Administration		72,992	35,526	37,466	49%	72,992
Professional Fees		2,000	306	1,694	15%	2,000
Audit		25,000	22,000	3,000	88%	22,000
Legal		100,000	40,697	59,303	41%	100,000
Human Resource		15,000	5,415	9,585	36%	15,000
Membership/Conference		2,500	1,295	1,205	52%	2,500
Training		10,000	-	10,000	0%	5,000
Travel - Accomodation and Meals		6,000	995	5,005	17%	6,000
Travel - Transportation		10,000	1,316	8,684	13%	10,000
Promotional Material/Hosting Events		3,000	840	2,160	28%	3,000
Subscriptions & Publications		2,000	-	2,000	0%	2,000
Postage ALL DEPTS		13,500	7,683	5,817	57%	13,500
Freight		2,000	763	1,237	38%	2,000
Supplies - Office ALL DEPTS		30,000	10,732	19,268	36%	30,000
Non Capital Equipment		4,000	2,675	1,325	67%	4,000
Photocopier Expense - ALL DEPTS		9,000	5,854	3,146	65%	9,000
Building Repairs and Maintenance		40,000	3,325	36,675	8%	15,000
Electrical		15,000	7,958	7,042	53%	19,500
Heating		18,000	11,119	6,881	62%	27,000
Insurance - ALL DEPTS		295,292	265,315	29,977	90%	265,315
1 Unexpected election call						
2 Increase in applications						

## 2022 Budget Amendment

GENERAL MUNICIPAL	2022 Budget	2022 YTD (unaudited)	Variance	%	2022 Budget Amendment
Telephone and Fax	33,000	17,536	15,464	53%	33,000
Bank Charges	8,100	-	8,100	0%	8,100
Payroll Fees	3,360	2,253	1,107	67%	3,360
Bad Debt Expense	4,796	-	4,796	0%	4,796
Assessment Fees	38,500	40,318	(1,818)	105%	38,500
Tax Liens/Title Searches	200	-	200	0%	200
Intermunicipal Business Licence	1,000	680	320	68%	1,000
<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>1,250,855</b>	<b>731,179</b>	<b>519,676</b>		<b>1,201,378</b>
<b>EXPENDITURES: OTHER PROPERTY EXPENSES</b>					
Repairs and Maintenance - 8th Residence	7,000	59	6,941	1%	7,000
Repairs and Maintenance - 6th Ave. Rental	10,000	245	9,755	2%	5,000
Property Lease /staff housing	9,600	4,150	5,450	43%	9,600
<b>TOTAL OTHER PROPERTY EXPENSES</b>	<b>26,600</b>	<b>4,454</b>	<b>22,146</b>		<b>21,600</b>
<b>EXPENDITURES: COMPUTER INFORMATION SYSTEMS</b>					
Accounting System Support Plan	30,000	21,389	8,611	71%	30,000
Network Workstation Support Plan & Updates	45,000	21,894	23,106	49%	45,000
Network Software and Accessories	35,000	10,126	24,874	29%	25,000
Repairs, Maintenance & Non Capital Replacement	4,000	1,131	2,869	28%	4,000
<b>TOTAL COMPUTER IT EXPENSES</b>	<b>114,000</b>	<b>54,540</b>	<b>59,460</b>		<b>104,000</b>
<b>EXPENDITURES: COMMUNICATIONS</b>					
Communications - Wages	61,911	10,616	51,295	17%	50,000
Communications - Benefits	9,287	1,715	7,572	18%	7,500
Communications - Advertising ALL DEPTS	28,200	9,037	19,163	32%	28,200
Supplies	10,000	-	10,000	0%	5,000
Licence Fees	2,500	1,963	537	79%	2,500
Contracted Services	9,000	5,995	3,005	67%	9,000
<b>TOTAL COMMUNICATIONS EXPENSES</b>	<b>120,898</b>	<b>29,326</b>	<b>91,572</b>		<b>102,200</b>
<b>EXPENDITURES: MUNICIPAL HEALTH &amp; SAFETY PROGRAM</b>					
Wages - Safety	3,927	2,385	1,542	61%	3,927
Benefits - Safety	550	339	211	62%	550
<b>TOTAL MUNICIPAL HEALTH &amp; SAFETY EXPENSES</b>	<b>4,477</b>	<b>2,724</b>	<b>1,753</b>		<b>4,477</b>
<b>TOTAL GENERAL MUNICIPAL EXPENSES</b>	<b>1,891,135</b>	<b>1,011,636</b>	<b>879,499</b>	<b>53%</b>	<b>1,826,225</b>
TOTAL GENERAL MUNICIPALITY REVENUES:	<b>6,224,018</b>	<b>6,191,524</b>	<b>32,494</b>	<b>99%</b>	<b>6,252,701</b>
<b>TOTAL GENERAL MUNICIPALITY EXPENSES:</b>	<b>1,891,135</b>	<b>1,011,636</b>	<b>879,499</b>	<b>53%</b>	<b>1,826,225</b>
<b>NET GENERAL MUNICIPALITY</b>	<b>4,332,883</b>	<b>5,179,888</b>	<b>(847,005)</b>		<b>4,426,476</b>
<b>DEPARTMENTAL WAGES AND BENEFITS</b>	<b>641,040</b>	<b>295,546</b>	<b>345,494</b>	<b>46%</b>	<b>627,342</b>

## 2022 Budget Amendment

CABLE	2022 Budget	2022 YTD (unaudited)	Variance	%	2022 Budget Amendment
<b>REVENUES - CABLE:</b>					
Cable Television:					
Analog Basic	110,000	73,259	36,741	67%	160,000
Digital Basic	40,000	23,334	16,666	58%	44,000
Packages	10,000	6,373	3,627	64%	12,000
New Installations/Reconnects	2,000	1,363	637	68%	2,000
Fibre Optic Rental	3,400	4,070	(670)	120%	3,400
<b>TOTAL REVENUE - CABLE:</b>	<b>165,400</b>	<b>108,399</b>	<b>57,001</b>	<b>66%</b>	<b>221,400</b>
<b>EXPENDITURES - CABLE:</b>					
Wages	27,095	11,791	15,304	44%	24,000
Benefits	4,064	2,036	2,028	50%	3,600
Advertising/Analog Channel Guide	7,500	3,800	4,100	51%	7,500
Supplies - Office	2,500	-	2,500	0%	2,500
Non-capital Equipment/Office Furniture	2,000	-	2,000	0%	2,000
Tower/Equipment Repairs and Mtnc.	2,000	-	2,000	0%	2,000
Electrical	13,000	5,605	7,395	43%	13,000
Telephone and Fax	2,200	940	1,260	43%	2,200
Contracted Services	40,000	15,920	24,080	40%	40,000
Supplies - Operating	2,000	1,315	685		2,000
Cable Pole Rental/Site Lease	35,000	-	35,000	0%	35,000
Television Stations	93,000	54,545	38,455	59%	93,000
<b>TOTAL EXPENDITURES - CABLE:</b>	<b>230,359</b>	<b>95,952</b>	<b>134,807</b>	<b>42%</b>	<b>226,800</b>
<b>TOTAL CABLE REVENUES:</b>	<b>165,400</b>	<b>108,399</b>	<b>57,001</b>	<b>66%</b>	<b>221,400</b>
<b>TOTAL CABLE EXPENSES:</b>	<b>230,359</b>	<b>95,952</b>	<b>134,807</b>	<b>42%</b>	<b>226,800</b>
<b>NET CABLE EXPENSES</b>	<b>(64,959)</b>	<b>12,447</b>	<b>(77,806)</b>		<b>(5,400)</b>
<b>CEMETERY</b>	<b>2022 Budget</b>	<b>2022 YTD (unaudited)</b>	<b>Variance</b>	<b>%</b>	<b>2022 Budget</b>
<b>REVENUE - CEMETERY PLOTS:</b>					
Sale of Cemetery Plots	3,000	4,300	(1,300)	143%	4,300
<b>TOTAL CEMETERY REVENUE:</b>	<b>3,000</b>	<b>4,300</b>	<b>(1,300)</b>	<b>143%</b>	<b>4,300</b>
<b>EXPENDITURES - CEMETERY PLOTS:</b>					
Contracted Services	8,000	3,265	8,000	41%	8,000
Landscaping	5,000	-	5,000	0%	5,000
<b>TOTAL CEMETERY EXPENSE:</b>	<b>13,000</b>	<b>3,265</b>	<b>13,000</b>	<b>25%</b>	<b>13,000</b>
<b>TOTAL CEMETERY REVENUES:</b>	<b>3,000</b>	<b>4,300</b>	<b>(1,300)</b>	<b>143%</b>	<b>4,300</b>
<b>TOTAL CEMETERY EXPENSES:</b>	<b>13,000</b>	<b>3,265</b>	<b>13,000</b>	<b>25%</b>	<b>13,000</b>
<b>NET CEMETERY EXPENSES</b>	<b>(10,000)</b>	<b>1,035</b>	<b>(14,300)</b>		<b>(8,700)</b>

## 2022 Budget Amendment

<b>PLANNING &amp; DEVELOPMENT:</b>	<b>2022 Budget</b>	<b>2022 YTD (unaudited)</b>	<b>Variance</b>	<b>%</b>	<b>2022 Budget Amendment</b>
<b>REVENUES - PLANNING:</b>					
Development Permits	30,000	12,615	17,385	42%	25,000
Subdivision Development Fees	5,000	9,200	(4,200)	184%	10,000
Land Sales	60,000	-	60,000	0%	60,000
Cash in Lieu (parking)	-	21,700	(21,700)	0%	21,700
Transfer in from Reserves (DT Rev)	45,000	45,000	-	100%	30,000
<b>TOTAL REVENUE - PLANNING:</b>	<b>140,000</b>	<b>88,515</b>	<b>51,485</b>	<b>63%</b>	<b>146,700</b>
<b>EXPENDITURES - PLANNING:</b>					
Wages - Planning	223,461	71,692	151,769	32%	190,000
Benefits - Planning	34,114	11,958	22,156	35%	28,500
Honoraria	12,000	4,431	7,569	37%	12,000
Legal	50,000	20,753	29,247	42%	50,000
Training	6,000	907	5,093	15%	6,000
Travel - Accomodation and Meals	3,000	-	3,000	0%	3,000
Travel - Transportation	4,000	-	4,000	0%	4,000
Subscriptions & Publications	500	-	500	0%	500
Non Capital Equipment/Office Furniture	3,000	-	3,000	0%	3,000
Downtown Revitalization	45,000	5,000	40,000	11%	30,000
Contracted services	40,000	363	39,637	1%	40,000
Survey and Title Costs	30,000	-	30,000	0%	30,000
<b>TOTAL EXPENDITURES - PLANNING:</b>	<b>451,075</b>	<b>115,104</b>	<b>335,971</b>	<b>26%</b>	<b>397,000</b>
<b>TOTAL PLANNING REVENUES:</b>	<b>140,000</b>	<b>88,515</b>	<b>51,485</b>	<b>63%</b>	<b>146,700</b>
<b>TOTAL PLANNING EXPENSES:</b>	<b>451,075</b>	<b>115,104</b>	<b>335,971</b>	<b>26%</b>	<b>397,000</b>
<b>NET PLANNING EXPENSES</b>	<b>(311,075)</b>	<b>(26,589)</b>	<b>(284,486)</b>		<b>(250,300)</b>

1 Updated to reflect anticipated activity

## 2022 Budget Amendment

PROTECTIVE SERVICES		2022 Budget	2022 YTD (unaudited)	Variance	%	2022 Budget Amendment
<b>REVENUES - FIRE PROTECTION</b>						
	Fire Alarm Monitoring	12,780	4,960	7,820	39%	12,780
	Inspection Services	2,000	-	2,000	0%	2,000
	Fire & Alarm Response	5,000	-	5,000	0%	5,000
	Miscellaneous Protective Services	6,000	5,000	1,000	83%	6,000
	CMG - Fire Suppression	50,000	50,000	-	100%	50,000
	<b>TOTAL FIRE PROTECTION REVENUES</b>	<b>75,780</b>	<b>59,960</b>	<b>15,820</b>	<b>79%</b>	<b>75,780</b>
<b>EXPENSES - FIRE PROTECTION</b>						
	Wages - Fire Protection	82,601	40,036	42,565	48%	82,601
	Benefits - Fire Protection	12,390	6,772	5,618	55%	12,390
	Fire Fighter Call Outs	45,000	6,265	38,735	14%	45,000
	Benefits - Fire Fighter WCB	20,000	23,811	(3,811)	119%	24,000
	Professional Fees (medical fees)	2,000	234	1,766	12%	2,000
	Membership/Conference	1,000	66	934	7%	1,000
	Training/Certificates	50,000	3,560	46,440	7%	50,000
	Travel - Accomodation and Meals	6,000	-	6,000	0%	6,000
	Travel - Transportation	5,000	-	5,000	0%	5,000
	Promotional Material/Special Events	10,000	1,852	8,148	19%	10,000
	Subscriptions & Publications	2,000	-	2,000	0%	2,000
	Freight	2,000	330	1,670	17%	2,000
	Non Capital Equipment	8,000	1,115	6,885	14%	8,000
	Building Repairs and Maintenance	4,000	1,306	2,694	33%	4,000
	Electrical	5,000	3,857	1,143	77%	6,500
	Heating	6,500	4,766	1,734	73%	9,750
	Insurance (FF additional)	5,000	-	5,000	0%	5,000
	Telephone and Fax	6,500	3,349	3,151	52%	6,500
	Contracted Services	20,000	3,221	16,779	16%	15,000
	Supplies - Operating and safety	25,000	4,287	20,713	17%	20,000
	Supplies - Specialty Clothing	30,000	329	29,671	1%	30,000
	Supplies - Safety	5,000	-	5,000	0%	-
	Smoke/CO Detector Campaign	5,000	-	5,000	0%	-
	Training facility	5,000	-	5,000	0%	5,000
	Vehicle Fuel	3,000	1,643	1,357	55%	4,500
	Vehicle Repairs and Maintenance	2,500	313	2,187	13%	2,500
	Heavy Equipment Fuel	1,000	232	768	23%	1,500
	Heavy Equipment Repairs and Maintenance	5,000	-	5,000	0%	7,500
	<b>TOTAL FIRE PROTECTION EXPENSES</b>	<b>374,491</b>	<b>107,344</b>	<b>267,147</b>		<b>367,741</b>
	<b>NET FIRE PROTECTION EXPENSES</b>	<b>(298,711)</b>	<b>(47,384)</b>	<b>(251,327)</b>	<b>16%</b>	<b>(291,961)</b>
1	Deferred to 2023					
2	New info available on estimated maintenance cost					

## 2022 Budget Amendment

PROTECTIVE SERVICES	2022 Budget	2022 YTD (unaudited)	Variance	%	2022 Budget Amendment
<b>EMERGENCY MEASURES</b>					
<b>EXPENSES - EMERGENCY MEASURES:</b>					
Wages - EMO	17,345	8,912	8,433	51%	17,345
Benefits - EMO	4,000	1,589	2,411	40%	4,000
Training/Certificates	4,000	-	4,000	0%	-
Travel - Accomodation and Meals	1,000	-	1,000	0%	-
Travel - Transportation	1,000	-	1,000	0%	-
Supplies (includes Infosat communication)	1,948	130	1,818	7%	1,948
Non Capital Equipment	1,000	377	623	38%	1,000
Safety Kits and Supplies	2,000	-	2,000	0%	2,000
<b>TOTAL EMERGENCY MEASURES EXPENDITURES</b>	<b>32,293</b>	<b>11,008</b>	<b>21,285</b>	<b>34%</b>	<b>26,293</b>
1 Deferred to 2023					
<b>BYLAW ENFORCEMENT</b>					
<b>REVENUES - BYLAW ENFORCEMENT</b>					
Bylaw Revenue	2,000	1,525	475	76%	3,000
Animal Control Fees	3,000	1,065	1,935	36%	3,000
<b>TOTAL BYLAW ENFORCEMENT REVENUES</b>	<b>5,000</b>	<b>2,590</b>	<b>2,410</b>	<b>52%</b>	<b>6,000</b>
<b>EXPENSES - BYLAW ENFORCEMENT:</b>					
Wages - Bylaw	70,879	33,612	37,267	47%	70,879
Benefits - Bylaw	8,505	4,243	4,262	50%	8,505
Membership/Conference	500	-	500	0%	500
Training	3,000	2,000	1,000	67%	3,500
Travel - Accomodation and Meals	2,500	1,532	968	61%	2,250
Travel - Transportation	2,000	1,309	691	65%	1,750
Promotional Material/Special Events	750	-	750	0%	750
Freight	300	-	300	0%	300
Signs/Supplies	3,000	-	3,000	0%	3,000
Non Capital Equipment	500	-	500	0%	500
Contracted Services	2,000	75	1,925	4%	2,000
Animal Control - Humane Society	14,600	10,950	3,650	75%	14,600
Operating Supplies/Signs/Animal control	3,000	921	2,079	31%	3,000
Specialty Clothing	1,000	-	1,000	0%	1,000
Vehicle Fuel	1,200	1,016	184	85%	1,800
Vehicle Repairs and Maintenance	1,000	1,294	(294)	129%	1,000
<b>TOTAL BYLAW ENFORCEMENT EXPENDITURES</b>	<b>114,734</b>	<b>56,952</b>	<b>57,782</b>		<b>115,334</b>
<b>NET BYLAW ENFORCEMENT EXPENDITURES</b>	<b>(109,734)</b>	<b>(54,362)</b>	<b>(55,372)</b>	<b>50%</b>	<b>(109,334)</b>
<b>TOTAL PROTECTIVE SERVICES REVENUES:</b>	<b>80,780</b>	<b>62,550</b>	<b>18,230</b>	<b>77%</b>	<b>81,780</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSES:</b>	<b>521,518</b>	<b>175,304</b>	<b>346,214</b>	<b>34%</b>	<b>509,368</b>
<b>NET PROTECTIVE SERVICES EXPENSES</b>	<b>(440,738)</b>	<b>(112,754)</b>	<b>(327,984)</b>		<b>(427,588)</b>
<b>DEPARTMENTAL WAGES AND BENEFITS</b>	<b>191,720</b>	<b>93,575</b>	<b>98,145</b>	<b>49%</b>	<b>191,720</b>

**2022 Budget Amendment**

	<b>PUBLIC WORKS</b>	<b>2022 Budget</b>	<b>2022 YTD (unaudited)</b>	<b>Variance</b>	<b>%</b>	<b>2022 Budget Amendment</b>
	<b>REVENUE - PUBLIC WORKS:</b>					
	<b>WATER SERVICE REVENUE:</b>					
	Water Utility Fee	833,000	765,189	67,811	92%	837,000
	Bulk Water Sales - Fill Station	18,000	7,381	10,619	41%	18,000
	Water Delivery	60,000	34,958	25,042	58%	66,000
	Disconnect/Reconnect Water Services	9,000	6,210	2,790	69%	9,000
	<b>TOTAL WATER SERVICE REVENUE:</b>	<b>920,000</b>	<b>813,738</b>	<b>106,262</b>		<b>930,000</b>
	<b>SEWER SERVICE REVENUE:</b>					
	Sewer Utility Fee	623,000	571,570	51,430	92%	626,000
	<b>TOTAL SEWER SERVICE REVENUE:</b>	<b>623,000</b>	<b>571,570</b>	<b>51,430</b>		<b>626,000</b>
	<b>WASTE MANAGEMENT REVENUE:</b>					
	Waste Management Fees	257,000	237,298	19,702	92%	259,000
	YG Funding for Waste Management	75,000	-	75,000	0%	75,000
	Ground Water Monitoring	35,000	15,089	19,911	43%	35,000
	YG Funding for Recycling Depot	42,840	38,556	4,284	90%	42,840
	Recycling Revenue (Raven Recycling)	50,000	24,525	25,475	49%	50,000
	<b>TOTAL WASTE MANAGEMENT REVENUE:</b>	<b>459,840</b>	<b>315,468</b>	<b>144,372</b>		<b>461,840</b>
	<b>OTHER REVENUE:</b>					
	New Installation Fee - Labour	45,000	3,900	41,100	9%	45,000
	Sale of Gravel	1,500	357	1,143	24%	1,500
	New Installation Fee - Sale of Inventory	35,000	26,615	8,385	76%	35,000
	Load Capacity	20,000	-	20,000	0%	20,000
	Grant - Training	5,000	-	5,000	0%	5,000
	Lease Income - Dock	-	-	-	-	-
	Roads Reserve Transfer for Snow Removal	-	-	-	-	70,000
	Water and Sewer Reserve Transfer	-	-	-	-	69,000
	<b>TOTAL OTHER REVENUE:</b>	<b>106,500</b>	<b>30,872</b>	<b>75,628</b>		<b>245,500</b>
	<b>TOTAL REVENUE - PUBLIC WORKS:</b>	<b>2,109,340</b>	<b>1,731,648</b>	<b>377,692</b>	<b>82%</b>	<b>2,263,340</b>
	1 Line to appear per Council request					
	2 Increased costs in 2022 over 2021 for first 6 months plus small price increase for balance of 2022.					
	3 Biomass failure: Portion relating to increase from 2021, same period, adjusted for fuel price increase					
	<b>EXPENDITURES - PUBLIC WORKS:</b>					
	<b>COMMON:</b>					
	Wages - PW Common	176,298	65,369	110,929	37%	176,298
	Benefits - PW Common	26,445	9,078	17,367	34%	26,445
	Professional Fees	1,000	105	895	11%	1,000
	Membership/Conference	3,000	6	2,994	0%	3,000
	Training	10,000	3,468	6,532	35%	8,000
	Travel - Accomodation and Meals	5,000	-	5,000	0%	5,000
	Travel - Transportation	2,000	-	2,000	0%	2,000
	Promotional Material/Special Events	500	105	395	21%	500
	Subscriptions & Publications	500	162	338	32%	500
	Freight	2,000	2,096	(96)	105%	2,000
	Non Capital Equipment	15,000	8,384	6,616	56%	15,000
	Photocopier Expense (lease)	1,395	693	702	50%	1,395
	Building Repairs and Maintenance	10,000	2,293	7,707	23%	10,000
	Electrical	6,500	5,786	714	89%	8,450
	Heating	15,000	12,674	2,326	84%	22,500
	Telephone and Fax	15,000	6,901	8,099	46%	15,000
	Contract Services - Common	5,000	698	4,302	14%	5,000
	Supplies - Common Operating	10,000	8,758	1,242	88%	10,000

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**2022 Budget Amendment**

	<b>PUBLIC WORKS</b>	<b>2022 Budget</b>	<b>2022 YTD (unaudited)</b>	<b>Variance</b>	<b>%</b>	<b>2022 Budget Amendment</b>
	Supplies - Safety	15,000	9,496	5,504	63%	15,000
	Vehicle Fuel	22,000	25,020	(3,020)	114%	33,000
	Vehicle Repairs and Maintenance	35,000	12,668	22,332	36%	35,000
	Heavy Equipment Fuel	10,000	11,651	(1,651)	117%	15,000
	Heavy Equipment R&M	50,000	35,696	14,304	71%	75,000
	Mosquito Control	18,000	-	18,000	0%	18,000
	<b>TOTAL COMMON EXPENDITURES:</b>	<b>454,638</b>	<b>221,107</b>	<b>233,531</b>	<b>49%</b>	<b>503,088</b>
3	Low inventory at beginning of year/increased workload in 2022					
4	Aging equipment					
	<b>TRANSPORTATION:</b>					
	<b>ROADS AND STREETS - SUMMER:</b>					
	Wages - PW Roads Summer	42,930	5,229	37,701	12%	30,000
	Benefits - PW Roads Summer	6,439	642	5,797	10%	4,500
	Freight	500	-	500	0%	500
	Contracted Services		31,965	(31,965)		60,000
	Supplies - Operating	1,000	637	363	64%	1,000
	Chemicals	6,000	-	6,000	0%	6,000
	Cold Mix	3,000	-	3,000	0%	3,000
	Gravel	10,000	955	9,045	10%	10,000
	Signs	5,000	7,000	(2,000)	140%	7,000
	Street Lights	20,000	9,297	10,703	46%	20,000
	<b>TOTAL ROADS AND STREETS - SUMMER:</b>	<b>94,869</b>	<b>55,725</b>	<b>39,144</b>	<b>59%</b>	<b>142,000</b>
5	Missed in budget					
6	To gain savings bulk order placed					
	<b>ROADS AND STREETS - WINTER:</b>					
	Wages - PW Roads Winter	71,549	38,403	33,146	54%	71,549
	Benefits - PW Roads Winter	10,732	5,011	5,721	47%	10,732
	Freight	2,500	-	2,500	0%	2,500
	Contracted Services	200,000	190,506	9,494	95%	250,000
	Supplies	500	63	437	13%	500
	3/8 Minus Sand Mix	15,000	12,398	2,602	83%	20,000
	Winter Chemical	-	-	-		68,000
	Signs	500	-	500	0%	500
	Street Lights	19,000	-	19,000	0%	19,000
	<b>TOTAL ROADS AND STREETS - WINTER</b>	<b>319,781</b>	<b>246,381</b>	<b>73,400</b>	<b>77%</b>	<b>442,781</b>
	<b>SIDEWALKS:</b>					
	Wages - PW Sidewalks	28,620	3,895	24,725	14%	28,620
	Benefits - PW Sidewalks	4,293	483	3,810	11%	4,293
	Freight	500	-	500	0%	500
	Contracted Services	15,000	-	15,000	0%	5,000
	Supplies - Material	20,000	1,400	18,600	7%	2,000
	<b>TOTAL SIDEWALKS:</b>	<b>68,413</b>	<b>5,778</b>	<b>62,635</b>	<b>8%</b>	<b>40,413</b>
	<b>FLOATING DOCK:</b>					
	Repair and Maintenance	2,000		2,000	0%	2,000
	Contracted Services	10,000	-	10,000	0%	10,000
	Marine Lease	150	150	-	100%	150
	<b>TOTAL FLOATING DOCK:</b>	<b>12,150</b>	<b>150</b>	<b>12,000</b>	<b>1%</b>	<b>12,150</b>
	<b>SURFACE DRAINAGE:</b>					
	Wages - PW Surface Drainage	42,930	32,938	9,992	77%	38,000
	Benefits - PW Surface Drainage	6,439	4,151	2,288	64%	5,700
	Freight	500	-	500	0%	500

**2022 Budget Amendment**

	<b>PUBLIC WORKS</b>	<b>2022 Budget</b>	<b>2022 YTD (unaudited)</b>	<b>Variance</b>	<b>%</b>	<b>2022 Budget Amendment</b>
	General Operat-Non Capital Equipment	2,500	2,028	472	81%	2,500
	Electrical	1,500	1,910	(410)	127%	2,250
	Contracted Services	15,000	7,845	7,155	52%	12,000
	Supplies	5,000	2,377	2,623	48%	5,000
	<b>TOTAL SURFACE DRAINAGE</b>	<b>73,869</b>	<b>51,249</b>	<b>22,620</b>	<b>69%</b>	<b>65,950</b>
	7 Snow removal - underbudgeted/amendment made					
	8 Missed in budget					
	<b>ENVIRONMENTAL USE AND PROTECTIONS:</b>					
	<b>WATER SERVICES:</b>					
	Wages - PW Water Services	346,583	179,724	166,859	52%	346,583
	Benefits - PW Water Services	51,987	23,193	28,794	45%	51,987
	Professional Fees	40,000	1,104	38,896	3%	40,000
	Professional Fees - Water Licence	20,000	5,062	14,938	25%	20,000
	Membership/Conference/Certificates	4,000	705	3,295	18%	4,000
	Training	10,000	(2,646)	12,646	-26%	10,000
	Travel - Accommodation and Meals	5,000	-	5,000	0%	5,000
	Travel - Transportation	2,500	-	2,500	0%	2,500
	Freight	15,000	11,581	3,419	77%	22,000
	Non Capital Equipment	5,000	3,649	1,351	73%	5,000
	Repairs and Maintenance	75,000	7,934	67,066	11%	75,000
	Electrical	150,000	98,147	51,853	65%	195,000
	Heating	175,000	179,317	(4,317)	102%	300,000
	Telephone	15,000	7,023	7,977	47%	15,000
	Contract Services	50,000	27,178	22,822	54%	50,000
	Supplies - Operating	70,000	48,832	21,168	70%	90,000
	Supplies - Safety	5,000	1,507	3,493	30%	5,000
	Chemicals	10,000	3,710	6,290	37%	10,000
	Water Sampling/Testing	9,000	6,799	2,201	76%	12,000
	Water Delivery	108,000	57,272	50,728	53%	116,000
	<b>TOTAL WATER SERVICES:</b>	<b>1,167,070</b>	<b>660,091</b>	<b>506,979</b>	<b>57%</b>	<b>1,375,070</b>
	<b>SEWER SERVICES:</b>					
	Wages - PW Sewer Services	181,244	61,611	119,633	34%	181,244
	Benefits - PW Sewer Services	27,187	8,134	19,053	30%	27,187
	Membership/Conference/Dues	1,000	-	1,000	0%	1,000
	Training	5,000	-	5,000	0%	5,000
	Travel - Accomodation and Meals	3,000	-	3,000	0%	3,000
	Travel - Transportation	1,500	-	1,500	0%	1,500
	Freight	750	783	(33)	104%	1,500
	Non Capital Equipment	3,000	-	3,000	0%	3,000
	Electrical	25,000	20,482	4,518	82%	32,500
	Contracted Services	10,000	4,550	5,450	46%	10,000
	Supplies	8,000	3,140	4,860	39%	8,000
	Supplies - Safety	5,000	-	5,000	0%	5,000
	Chemicals	3,000	-	3,000	0%	3,000
	<b>TOTAL SEWER SERVICES:</b>	<b>273,681</b>	<b>98,700</b>	<b>174,981</b>	<b>36%</b>	<b>281,931</b>
	9 Reserve transfer to fund cost of heating water due to biomass failure/proposed fee increase for 2023					
	10 Fuel rate increase addendum added to contract					
	11 Freight charge increases due to rising fuel costs					

## 2022 Budget Amendment

	<b>PUBLIC WORKS</b>	<b>2022 Budget</b>	<b>2022 YTD (unaudited)</b>	<b>Variance</b>	<b>%</b>	<b>2022 Budget Amendment</b>
	<b>WASTE WATER TREATMENT PLANT:</b>					
	YG Payment towards Operating WWTP	232,000	55,384	176,616	24%	232,000
	<b>TOTAL WASTE WATER TREATMENT PLANT:</b>	<b>232,000</b>	<b>55,384</b>	<b>176,616</b>		<b>232,000</b>
	<b>WASTE MANAGEMENT:</b>					
	Wages - PW Waste Management	196,076	128,682	67,394	66%	196,076
	Benefits - PW Waste Management	29,411	15,709	13,702	53%	29,411
	Professional Fees	40,000	-	40,000	0%	40,000
	Training	5,000	589	4,411	12%	5,000
	Travel - Accomodation and Meals	5,000	-	5,000	0%	5,000
	Travel - Transportation	2,500	-	2,500	0%	2,500
	Freight	500	61	439	12%	500
	Non-Capital Equipment	10,000	896	9,104	9%	10,000
	Building Repairs and Maintenance	7,000	646	6,354	9%	7,000
	Electrical	9,000	1,727	7,273	19%	11,700
	Heating	3,000	1,566	1,434	52%	4,500
	Contracted Services	150,000	27,705	122,295	18%	150,000
	Supplies	1,500	934	566	62%	1,500
	Supplies - Safety	3,000	1,211	1,789	40%	3,000
	Sampling/Testing	40,000	-	40,000	0%	40,000
	Vehicle Fuel (including garbage truck)	10,000	8,891	1,109	89%	15,000
	Vehicle Repairs and Maintenance	15,000	6,605	8,395	44%	15,000
	Water Delivery/Septic	1,000	407	593	41%	1,000
	Heavy Equipment Fuel	3,500	4,629	(1,129)	132%	5,250
	Heavy Equipment Repairs and Maintenance	20,000	1,661	18,339	8%	20,000
	<b>TOTAL WASTE MANAGEMENT:</b>	<b>551,487</b>	<b>201,919</b>	<b>349,568</b>	<b>37%</b>	<b>562,437</b>
	<b>WASTE DIVERSION:</b>					
	Wages - PW Diversion	105,244	53,681	51,563	51%	105,244
	Benefits - PW Waste Management	15,787	7,372	8,415	47%	15,787
	Non-Capital Equipment	40,000	3,601	36,399	9%	40,000
	Electrical	4,000	5,355	(1,355)	134%	10,000
	Building Repairs and Maintenance	3,000	846	2,154	28%	3,000
	Contracted Services	50,000	1,520	48,480	3%	50,000
	Recycling Depot - Supplies	30,000	2,281	27,719	8%	10,000
	Supplies - Safety	2,000	1,901	99	95%	2,000
	<b>TOTAL WASTE DIVERSION:</b>	<b>250,031</b>	<b>76,557</b>	<b>173,474</b>	<b>31%</b>	<b>236,031</b>
		801,518				798,468
	<b>BUILDING MAINTENANCE</b>			-		
	Wages - PW Other	304,224	142,608	161,616	47%	304,224
	Benefits - PW Other	45,634	17,569	28,065	38%	45,634
	Janitorial Supplies - ALL DEPTS	30,000	17,315	12,685	58%	30,000
	<b>TOTAL Building Maintenance:</b>	<b>379,858</b>	<b>177,492</b>	<b>202,366</b>	<b>47%</b>	<b>379,858</b>
	<b>TOTAL PUBLIC WORKS REVENUE</b>	<b>2,109,340</b>	<b>1,731,648</b>	<b>377,692</b>	<b>82%</b>	<b>2,263,340</b>
	<b>TOTAL PUBLIC WORKS EXPENDITURES</b>	<b>3,877,847</b>	<b>1,773,976</b>	<b>1,853,840</b>	<b>46%</b>	<b>4,273,709</b>
	<b>NET PUBLIC WORKS EXPENDITURES</b>	<b>(1,768,507)</b>	<b>(42,328)</b>	<b>(1,476,148)</b>		<b>(2,010,369)</b>
	<b>DEPARTMENTAL WAGES AND BENEFITS</b>	<b>1,720,052</b>	<b>742,429</b>	<b>856,592</b>	<b>43%</b>	<b>1,699,514</b>
	<b>13 Budget change from Recreation to temporary Diversion Centre</b>					

13

**2022 Budget Amendment**

	2022 Budget	2022 YTD (unaudited)	Variance	%	2022 Budget Amendment
<b>RECREATION:</b>					
<b>REVENUE - RECREATION COMMON</b>					
Lotteries - Yukon	43,051	-	43,051	0%	43,051
Equipment Rental	2,500	4,963	(2,463)	199%	5,000
Misc Revenue (includes misc grant)	5,000	3,732	1,268	75%	5,000
Sponsored Initiatives	10,000	-	10,000	0%	7,500
<b>TOTAL REVENUES-RECREATION COMMON</b>	<b>60,551</b>	<b>8,695</b>	<b>51,856</b>	<b>14%</b>	<b>60,551</b>
<b>EXPENDITURES - COMMON SERVICES:</b>					
Wages - Recreation	165,053	47,470	117,583	29%	165,053
Benefits - Recreation	19,806	7,228	12,578	36%	19,806
Professional Fees	20,000	-	20,000	0%	5,000
Training	5,000	2,013	2,987	40%	6,500
Travel - Accommodation and Meals	3,000	720	2,280	24%	3,000
Travel - Transportation	2,000	-	2,000	0%	2,000
Freight	7,000	8,675	(1,675)	124%	12,500
Non Capital Equipment/Office Furniture	6,000	257	5,743	4%	2,500
Photocopier Expense (lease)	2,136	1,068	1,068	50%	2,136
Telephone and Fax	5,400	4,429	971	82%	8,900
Bank Service Charges/Debit Machine	5,800	2,922	2,878	50%	5,800
Contracted Services	20,000	3,860	16,140	19%	15,000
Supplies - Safety	10,000	3,530	6,470	35%	10,000
Lottery Grants	43,051	4,400	38,651	10%	43,051
Vehicle Fuel	5,000	4,404	596	88%	7,500
Vehicle Repairs and Maintenance	5,000	5,106	(106)	102%	7,000
Sponsored Initiatives	10,000	-	10,000	0%	7,500
<b>TOTAL REC. COMMON/CENTER EXPENSES:</b>	<b>334,246</b>	<b>96,082</b>	<b>238,164</b>	<b>29%</b>	<b>323,246</b>
<b>REVENUE - PROGRAMS AND EVENTS</b>					
YLAP Grant/Youth Activity Grant	12,500	10,000	2,500	80%	12,500
Programs	43,500	20,770	22,730	48%	43,500
Canada Day Grant	2,500	-	2,500	0%	2,500
<b>TOTAL REVENUES - PROGRAMS/EVENTS</b>	<b>58,500</b>	<b>30,770</b>	<b>27,730</b>		<b>58,500</b>
<b>EXPENDITURES - PROGRAMS AND EVENTS</b>					
Wages - Programs and Events	154,646	68,457	86,189	44%	154,646
Benefits - Programs and Events	23,197	7,862	15,335	34%	23,197
Membership/Conference Fees	200	-	200	0%	200
Training	1,000	48	952	5%	1,000
Travel - Accommodation & Transportation	2,000	-	2,000	0%	2,000
Non Capital Equipment	5,000	1,336	3,664	27%	5,000
Contracted Services - Instructors	30,000	5,859	24,141	20%	25,000
Supplies Programming	12,000	4,405	7,595	37%	12,000
Supplies - YLAP	12,500	1,710	10,790	14%	12,500
Canada Day	4,500	2,546	1,954	57%	4,500
Discovery Day	2,500	-	2,500	0%	2,500
Celebration of Lights	7,500	-	7,500	0%	7,500
<b>TOTAL PROGRAMS &amp; EVENTS EXPENSES:</b>	<b>255,043</b>	<b>92,223</b>	<b>162,820</b>		<b>255,043</b>
<b>NET - PROGRAMS &amp; EVENTS EXPENSES</b>	<b>(199,043)</b>	<b>(61,453)</b>	<b>(135,090)</b>	<b>31%</b>	<b>(199,043)</b>
1 Switch to fibre optic					
2 Aging equipment					

**2022 Budget Amendment**

	2022 Budget	2022 YTD (unaudited)	Variance	%	2022 Budget Amendment
<b>RECREATION:</b>					
<b>REVENUE - AMFRC</b>					
Merchandise/skate sharpening	2,000	720	1,280	36%	2,000
Public Skating	3,000	9,216	(6,216)	307%	12,000
Ice Fees	55,000	13,500	41,500	25%	45,000
Curling Club Lease	4,000	-	4,000	0%	4,000
Recreation Facility Rental	1,500	-	1,500	0%	1,500
Rec Centre 14-			-		
Rec Centre 15+			-		
<b>TOTAL REVENUES - AMFRC</b>	<b>65,500</b>	<b>23,436</b>	<b>42,064</b>		<b>64,500</b>
<b>EXPENDITURES - AMFRC</b>					
Wages - AMFRC	177,284	116,892	60,392	66%	177,284
Benefits - AMFRC	26,593	13,894	12,699	52%	26,593
Building R & M - AMFRC	145,000	63,044	81,956	43%	145,000
Equipment R & M	15,000	1,844	13,156	12%	15,000
Electrical - AMFRC	120,000	66,178	53,822	55%	156,000
Propane - AMFRC	1,000	924	76	92%	1,500
Heating - AMFRC	70,000	56,019	13,981	80%	105,000
Contracted Services	20,000	4,243	15,757	21%	12,000
Supplies Operating - AMFRC	7,500	1,959	5,541	26%	5,000
Equip Fuel - AMFRC	500	530	(30)	106%	750
<b>TOTAL AMFRC EXPENSES:</b>	<b>582,877</b>	<b>325,527</b>	<b>257,350</b>		<b>644,126</b>
<b>NET - AMFRC EXPENSES</b>	<b>(517,377)</b>	<b>(302,091)</b>	<b>(215,286)</b>	<b>58%</b>	<b>(579,626)</b>
<b>REVENUE - WATERFRONT</b>					
Fitness Passes	35,000	24,603	10,397	70%	40,000
<b>TOTAL REVENUES - WATERFRONT</b>	<b>35,000</b>	<b>24,603</b>	<b>10,397</b>		<b>40,000</b>
<b>EXPENDITURES - WATERFRONT</b>					
Wages - Waterfront	15,922	2,428	13,494	15%	15,922
Benefits - Waterfront	2,388	402	1,986	17%	2,388
Building R & M	30,000	4,986	25,014	17%	12,000
Equipment R & M	3,000	270	2,730	9%	3,000
Electrical	6,000	4,372	1,628	73%	7,800
Heating	8,000	4,124	3,876	52%	12,000
Supplies Operating	2,500	2,297	203	92%	3,500
<b>TOTAL WATERFRONT EXPENSES:</b>	<b>67,810</b>	<b>18,879</b>	<b>48,931</b>		<b>56,610</b>
<b>NET - WATERFRONT EXPENSES</b>	<b>(32,810)</b>	<b>5,724</b>	<b>(38,534)</b>	<b>-17%</b>	<b>(16,610)</b>
<b>REVENUE - POOL</b>					
Public Swim	10,000	3,861	6,139	39%	10,000
Swimming Lessons	7,000	8,000	(1,000)	114%	8,000
Swim Club	1,000	1,800	(800)	180%	1,800
Rentals	250	-	250	0%	250
<b>TOTAL REVENUES - POOL</b>	<b>18,250</b>	<b>13,661</b>	<b>4,589</b>		<b>20,050</b>
<b>3</b> Increased costs experienced					

**2022 Budget Amendment**

	2022 Budget	2022 YTD (unaudited)	Variance	%	2022 Budget Amendment
<b>RECREATION:</b>					
<b>EXPENDITURES - POOL</b>					
Wages - Pool	102,867	27,294	75,573	27%	90,000
Benefits - Pool	15,430	3,036	12,394	20%	13,500
Membership/Conference	200	120	80	60%	200
Training	7,500	5,795	1,705	77%	7,500
Travel - Accomodation and Meals	2,000	1,019	981	51%	2,000
Travel - Transportation	1,500	582	918	39%	1,500
Building Repairs and Maintenance	30,000	20,418	9,582	68%	30,000
Electrical	15,000	4,054	10,946	27%	15,000
Heating	30,000	22,162	7,838	74%	45,000
Supplies - lesson materials	1,000	299	701	30%	1,000
Supplies - Operational	5,500	594	4,906	11%	5,500
Swim Club Expenditures	500	-	500	0%	500
Chemicals	2,500	2,893	(393)	116%	5,000
<b>TOTAL POOL EXPENSES:</b>	<b>213,997</b>	<b>88,266</b>	<b>125,731</b>		<b>216,700</b>
<b>NET - POOL EXPENSES</b>	<b>(195,747)</b>	<b>(74,605)</b>	<b>(121,142)</b>	<b>38%</b>	<b>(196,650)</b>
<b>REVENUE - GREEN SPACE</b>					
Rentals - Minto	4,500	684	3,816	15%	4,500
Vendor Stalls	1,000	-	1,000	0%	1,000
Commemorative Parks Donations	500	2,453	(1,953)	491%	3,000
Rentals - Parks & Greenspaces	2,500	416	2,084	17%	2,500
Miscellaneous Revenue	5,000	-	5,000	0%	5,000
<b>TOTAL REVENUES - GREEN SPACE</b>	<b>13,500</b>	<b>3,553</b>	<b>9,947</b>		<b>16,000</b>
<b>EXPENDITURES - GREEN SPACE</b>					
Wages	163,673	31,619	132,054	19%	140,000
Benefits	24,551	3,350	21,201	14%	21,000
Training	1,000	-	1,000	0%	1,000
Non Capital Equipment	5,000	3,134	1,866	63%	9,000
Repairs & Maintenance - Minto	5,000	409	4,591	8%	5,000
Repairs & Maintenance - Other	5,000	783	4,217	16%	5,000
Commemorative Parks Program	4,000	3,121	879	78%	4,000
Equipment Repairs & Maintenance	5,000	676	4,324	14%	5,000
Electric - Minto	7,000	4,719	2,281	67%	9,100
Contracted Services	35,000	11,489	23,511	33%	20,000
Parks & Greenspace Maintenance	7,500	4,941	2,559	66%	7,500
Trail Maintenance - Green Space	5,000	87	4,913	2%	5,000
Land Lease	500	400	100	80%	500
Golf Course - Operating Lease	45,000	45,000	-	100%	45,000
DC Minor Soccer	7,000	-	7,000	0%	7,000
Community Garden	15,000	2,538	12,462	17%	15,000
Equipment Fuel	500	-	500	0%	500
<b>TOTAL GREEN SPACE/PARK MTNCE EXPENSE</b>	<b>335,724</b>	<b>112,266</b>	<b>223,458</b>		<b>299,600</b>
<b>NET GREEN SPACE EXPENSES</b>	<b>(322,224)</b>	<b>(108,713)</b>	<b>(213,511)</b>	<b>34%</b>	<b>(283,600)</b>
4 Unexpected price increase					
5 Potential for one more bench or tree					
6 Additional equipment requested					
<b>TOTAL RECREATION REVENUES:</b>	<b>251,301</b>	<b>104,718</b>	<b>146,583</b>	<b>42%</b>	<b>259,601</b>
<b>TOTAL RECREATION EXPENSES:</b>	<b>1,789,697</b>	<b>733,243</b>	<b>1,056,454</b>	<b>41%</b>	<b>1,795,325</b>
<b>NET RECREATION EXPENSES</b>	<b>(1,538,396)</b>	<b>(628,525)</b>	<b>(909,871)</b>		<b>(1,535,724)</b>
<b>DEPARTMENTAL WAGES AND BENEFITS</b>	<b>889,022</b>	<b>329,530</b>	<b>559,492</b>	<b>37%</b>	<b>847,000</b>

City of Dawson  
Administration - Technology  
10 Year Equipment Replacement Plan 2022-2030

Description	Model Year	Replacement Cost	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Communications</b>											
Council Chamber AV System	2021	\$26,732	26,732								
Council Computers	2022	\$12,500	12,500							15,000	
Phone System	2013	\$10,000	10,000								
Website Upgrade	2018	\$15,000							15,000		
<b>Server System</b>											
Diamond Server	2016	\$7,500	7,500								
General Server	2021	\$25,000					25,000				
Backup Server	2021	\$25,000					25,000				
Other required Hardware	2021	\$10,000					10,000				
<b>Workstations and Computers</b>											
CAO and EA (computers and laptops)	2020/2021	\$11,000			2,000	2,000	5,000			2,000	
Front Cash	2021	\$2,500					2,500				
Finance department (4)	2021	\$10,000					10,000				
Planning department (2)	2021	\$9,000					5,000			4,000	
Portective Services (2)	2021	\$4,000					2,000			2,000	
Public Works (8)	2021	\$12,000					6,000			6,000	
Recreation (7)	2021	\$14,000					12,000			2,000	
Self-isolating/Work from home	2020/2021	\$7,500	2,500				2,500	2,500			
<b>Total Expenditure</b>			<b>\$ 59,232</b>	<b>\$ -</b>	<b>\$ 2,000</b>	<b>\$ 2,000</b>	<b>\$ 105,000</b>	<b>\$ 2,500</b>	<b>\$ 15,000</b>	<b>\$ 31,000</b>	<b>\$ -</b>

Administration Equipment Reserve Opening Balance		\$ 125,658	\$ 91,426	\$ 116,426	\$ 139,426	\$ 162,426	\$ 82,426	\$104,926	\$ 114,926	\$108,926
Current Year Equipment Expenditures		(59,232)	-	(2,000)	(2,000)	(105,000)	(2,500)	(15,000)	(31,000)	-
Contribution from General surplus funds		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
<b>Administration Equipment Reserve YE Balance</b>		<b>\$ 91,426</b>	<b>\$ 116,426</b>	<b>\$ 139,426</b>	<b>\$ 162,426</b>	<b>\$ 82,426</b>	<b>\$ 104,926</b>	<b>\$ 114,926</b>	<b>\$ 108,926</b>	<b>\$ 133,926</b>

**City of Dawson**  
**Protective Services**  
**10 Year Equipment Replacement Plan 2022-2030**

Description	Model Year	Replacement Cost	2022	2023	2024	2025	2026	2027	2028	2029	2030	Future
Bylaw Vehicle	2013	\$54,000				54,000						
Bylaw Truck - electric	2023	\$60,000		60,000								
Rescue Truck	1999	\$100,000	100,000									
Command Vehicle	2016	\$60,000								60,000		
<b>Heavy Equipment</b>												
Fire Engine	2015	\$450,000									450,000	
Fire Engine	1998	\$450,000		450,000								
Ladder Truck Upgrades	2022	\$20,000	20,000									
<b>Other Equipment</b>												
Fire Extinguisher Training Unit	2014	\$35,000										35,000
Jordair Air Compressor	2024	\$35,000			35,000							
Positive Pressure Fans	2020	\$8,000									8,000	
Extrication Equipment	2002	\$47,000								47,000		
Extrication Equipment	2018	\$55,000										55,000
Extrication Jack Struts	2020	\$18,000										18,000
SCBA Gear	2016	\$90,000		45,000	45,000							
Helmets	2000	\$13,000	8,000			5,000						
<b>Total Expenditure</b>			<b>\$ 128,000</b>	<b>\$ 555,000</b>	<b>\$ 80,000</b>	<b>\$ 59,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 107,000</b>	<b>\$ 458,000</b>	<b>\$ 108,000</b>

Protective Services Equipment Opening Balance		\$203,210	\$125,210	\$130,210	\$100,210	\$ 91,210	\$141,210	\$191,210	\$241,210	\$231,210	\$273,210
Current Year Equipment Expenditures		(128,000)	(555,000)	(80,000)	(59,000)	-	-	-	(107,000)	(458,000)	(108,000)
Contribution from General surplus funds		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Outside Financing			510,000						47,000	450,000	-
<b>Protective Services Equipment Reserve YE Balance</b>			<b>\$125,210</b>	<b>\$130,210</b>	<b>\$100,210</b>	<b>\$ 91,210</b>	<b>\$141,210</b>	<b>\$191,210</b>	<b>\$241,210</b>	<b>\$231,210</b>	<b>\$215,210</b>

City of Dawson  
Public Works  
10 Year Equipment Replacement Plan 2022-2030

Description	Model Year	Replacement Cost	2022	2023	2024	2025	2026	2027	2028	2029	2030	Future	
<b>Vehicles</b>													
Nissan Rogue	2017	\$35,000						35,000					
Pumphouse Service Truck	2012	\$80,000		80,000									
On Call truck	2018	\$45,000							45,000				
PW Truck	2009	\$45,000			45,000								
Plow Truck	2009	\$70,000								70,000			
PW Van	2016	\$50,000					50,000						
Building Maintenance Van	2015	\$50,000				50,000							
Landfill Truck	1997	\$45,000										45,000	
PW 1/2 ton truck	1993	\$40,036	40,036										
4x4 Pickup	1997	\$40,036	40,036										
GMC	2020	\$55,000									55,000		
4x4 Pickup	2007	\$25,000										25,000	
PW 3/4 ton truck	1990	\$20,000										20,000	
PW 1/2 ton truck	1989	\$60,000										60,000	
<b>Heavy Equipment</b>													
Hydrovac Truck	2021	\$320,000	365,000										1
Dump Truck	2000	\$120,000						120,000					
Steam Trailer	2013	\$125,000								125,000			
In-Town Backhoe (Caterpillar)	2016	\$175,000					175,000						
Landfill Backhoe (Caterpillar)	2007	\$105,000										105,000	
Backhoe (Rubber Tire)	2017	\$20,000						20,000					
Vactor Truck	1996	\$150,000		150,000									
Garbage/Recycling Collection Truck	2020	\$214,571	214,571										
<b>PW Equipment</b>													
Mobile Generator (York Street Lift Station)	1994	\$30,000										30,000	
Mobile Generator (Bonanza Gold Lift Stn)	1998	\$10,000		10,000									
Ground Penetrating Radar	2022	\$35,000	35,000										
Electrofusion Machine	2018	\$6,000							6,000				
Pipe Threader	2014	\$11,000									11,000	-	
Plate Tamper	2015	\$8,000				8,000							
Main Lift	2015	\$15,000										15,000	
Dri Prime Pump	2015	\$40,000										40,000	
Snow Removal Equipment	2017	\$15,000						15,000					
<b>Total Expenditure</b>			<b>\$694,643</b>	<b>\$240,000</b>	<b>\$45,000</b>	<b>\$58,000</b>	<b>\$225,000</b>	<b>\$190,000</b>	<b>\$51,000</b>	<b>\$195,000</b>	<b>\$66,000</b>	<b>\$340,000</b>	
PW Equipment Reserve Opening Balance			\$363,415	\$103,772	\$143,772	\$148,772	\$140,772	\$140,772	\$772	\$4,772	\$ (228)	\$ (1,228)	
Current Year Equipment Expenditures			(694,643)	(240,000)	(45,000)	(58,000)	(225,000)	(190,000)	(51,000)	(195,000)	(66,000)	(340,000)	
Water/Sewer Services Reserve			35,000	230,000			175,000			125,000		85,000	
Gas Tax			320,000									45,000	
Contribution from General surplus funds			50,000	50,000	50,000	50,000	50,000	50,000	55,000	65,000	65,000	97,000	
Waste Management Reserve			30,000									105,000	
<b>PW Equipment Reserve Ending Balance</b>			<b>\$103,772</b>	<b>\$143,772</b>	<b>\$148,772</b>	<b>\$140,772</b>	<b>\$140,772</b>	<b>\$772</b>	<b>\$4,772</b>	<b>\$ (228)</b>	<b>\$ (1,228)</b>	<b>\$ (9,228)</b>	



City of Dawson  
 2022 - 2024 Capital Project Plan  
 Administration

Projects:	Project Value	Funding Source	2022	2023	2024	Future	
<b>Expenses:</b>							
Restoration of CBC Building	1,227,000	B	326,500	200,000			
Administration Renovation	50,000	C	50,000				
OCP Review	150,000	G				150,000	
Records Management CP14	50,000	A	25,000				
Land Purchase	100,000	D/E	192,440			100,000	1
North End Phase II Planning/Engineering	\$75,000	B	75,000				
<b>Total Capital Projects</b>	<b>\$ 1,652,000</b>		<b>\$ 668,940</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ 250,000</b>	
<b>Funding:</b>							
A - From General Surplus			25,000				
B - Gas Tax Funding			401,500	200,000			
C - Administration Reserve			50,000				
D - Reserve Transfer			100,000				1
E - 2020 Surplus (\$435,890)			92,440				1
F- CDF							
G - YG Contribution Agreement						150,000	
H - Other Funding						100,000	
<b>Total Funding</b>			<b>\$ 668,940</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ 250,000</b>	

1. Purchase of Boutillier Road property

City of Dawson  
 2022 - 2024 Capital Project Plan  
 Protective Services

Projects:	Project Value	Funding Source	2022	2023	2024	Future
<b>Expenses:</b>						
Backup Generator for City Office/Emergency operations	40,000	B	40,000			
Convert fire training facility to propane	220,000	E				220,000
Upgrades to Training Facility	100,000	B	100,000			
Signage and installation (including Han)	25,000	E	10,000	15,000	15,000	
Space Needs Assessment (PS & PW)	40,000	B	40,000			
New PS & PW Building Project Mgt	50,000				50,000	50,000
<b>Total Capital Projects</b>	<b>\$ 475,000</b>		<b>\$ 190,000</b>	<b>\$ 15,000</b>	<b>\$ 65,000</b>	<b>\$ 270,000</b>
<b>Funding:</b>						
B - Gas Tax Funding			180,000	-	50,000	50,000
E - Other Grant Funding			10,000	15,000	15,000	220,000
<b>Total Funding</b>			<b>\$ 190,000</b>	<b>\$ 15,000</b>	<b>\$ 65,000</b>	<b>\$ 270,000</b>

City of Dawson  
 2022 - 2024 Capital Project Plan  
 Public Works

Projects:	Project Value	Funding Source	2022	2023	2024	Future
<b>Expenses:</b>						
Energy Upgrade Project	509,380	B	498,462			
Water Treatment Plant Demolition	2,000,000	G				2,000,000
Water Meter Supply and Installation RFP	95,000	B	848,000			
Phase 2 - Reservoir Construction	4,000,000	G	4,000,000			
Upsize Loop 4 Water Main	4,000,000	G		4,000,000		
5th Ave Sewer Replacement Craig St to Harper St	2,825,000	G	1,412,500			
5th Ave Sewer Replacement King St to Albert St	2,825,000	G	1,412,500	1,412,500		
Solid Waste Management	40,000	B/H	40,000			
Diversion Centre	3,500,000	B	3,500,000			
Household Collection Bins	67,000	B		67,000		
In House Upgrades to Water/Sewer/Drainage	380,000	A				350,000
Lift Station Upgrade	150,000	B	150,000			
Elevator	60,000	a.1	67,100			
<b>Total Capital Projects</b>	<b>\$ 20,262,000</b>		<b>\$ 11,928,562</b>	<b>\$ 5,479,500</b>	<b>\$ -</b>	<b>\$ 2,350,000</b>
<b>Funding:</b>						
A - Reserves (Water/sewer)						350,000
A.1 - Reserves (Admin Bldg)			67,100			
B - Gas Tax Funding			5,016,462		-	
G - YG Contribution Agreement			6,825,000	5,479,500		2,000,000
H - Other Funding			20,000			
<b>I - Project Dependant on funding Source Secured</b>						
<b>Total Funding</b>			<b>\$ 11,928,562</b>	<b>\$ 5,479,500</b>	<b>\$ -</b>	<b>\$ 2,350,000</b>

City of Dawson  
2022 - 2024 Capital Project Plan  
Recreation

Projects:	Project Value	Funding Source	2022	2023	2024	Future
<b>Expenses:</b>						
New Recreation Centre Planning	250,000	A.1	100,000	100,000	50,000	
Ventilation Unit Completion	25,000	A		25,000		
Groundskeeping shed	40,000	A		40,000		
Waterfront Park Clock Replacement - Thermometer	10,000	A	10,000			
Pool - Mechanical	30,000	A	30,000			
Pool Floor - slopes and drains	50,000	A		50,000		
Pool Cover	20,000	I				20,000
Ninth Avenue Trail Extension/Improvements	50,000	B	50,000			
Trail Improvements Moosehide Trail/Crocus Bluff Connector	50,000	B	50,000			
Hamarstrand Trail Completion	50,000	B	50,000			
Victory Garden - groundwork	30,000	I	30,000			
Trail Map - Signage	25,000	A	12,500	12,500		
Hiking Trail to Top of Dome	150,000	B		150,000		
Interpretive Panels - Waterfront	10,000	E	10,000			
Interpretive Panels - Ninth Avenue	10,000	I		10,000		
Wood Mulch - Playground/Community Garden	40,000	I		40,000		
Storage Shed	25,000	I		25,000		
Fence - Pump Track	7,500	A	7,500			
<b>Rugged Apprentices</b>	-	F	17,200			
Outdoor Rink Kit	20,000	A	20,000			
<b>Skate Park Upgrades</b>	175,000	A/F	188,348			
Redesign/Resurface Tennis and Basketball Courts	50,000	I	50,000			
Basketball nets	5,000	A	5,000			
Crocus Bluff Design layout	25,000	I		25,000		
Disc Golf Course	12,500	A	12,500			
Bike Racks in Parks	33,000	A	11,000	11,000	11,000	
<b>Total Capital Projects</b>	<b>\$ 1,193,000</b>		<b>\$ 654,048</b>	<b>\$ 488,500</b>	<b>\$ 61,000</b>	<b>\$ 20,000</b>
<b>Funding:</b>						
<b>A - Capital Reserves</b>			133,232	138,500	11,000	
A.1 - Recreation Facility Reserves			100,000	100,000	50,000	
B - Gas Tax Funding			150,000	150,000		
E - Downtown Revitalization			10,000			
<b>F- CDF</b>			169,816			
H - Green Initiative Reserve			11,000			
<b>I - Project Dependant on funding Source Secured</b>			80,000	100,000		20,000
<b>Total Funding</b>			<b>\$ 654,048</b>	<b>\$ 488,500</b>	<b>\$ 61,000</b>	<b>\$ 20,000</b>

# Report to Council



For Council Decision     For Council Direction     For Council Information

In Camera

<b>AGENDA ITEM:</b>	OCP Bylaw Amendment No. 7 (Bylaw #2022-07) -Designation of Klondike River Bench Direct Control District	
<b>PREPARED BY:</b>	Planning & Development	<b>ATTACHMENTS:</b> - Bylaw #2022-07 - Ministerial approval to move to third reading - Placer Land Use Approval #19-054 - Water Licence #19-054
<b>DATE:</b>	August 26, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	Municipal Act Official Community Plan Zoning Bylaw	

## RECOMMENDATION

It is respectfully recommended that Council give Third Reading to Official Community Plan (OCP) Bylaw Amendment No. 7 (Bylaw #2022-07).

## ISSUE / PURPOSE

This OCP Bylaw amendment designates the Klondike River Bench Direct Control District (DCD).

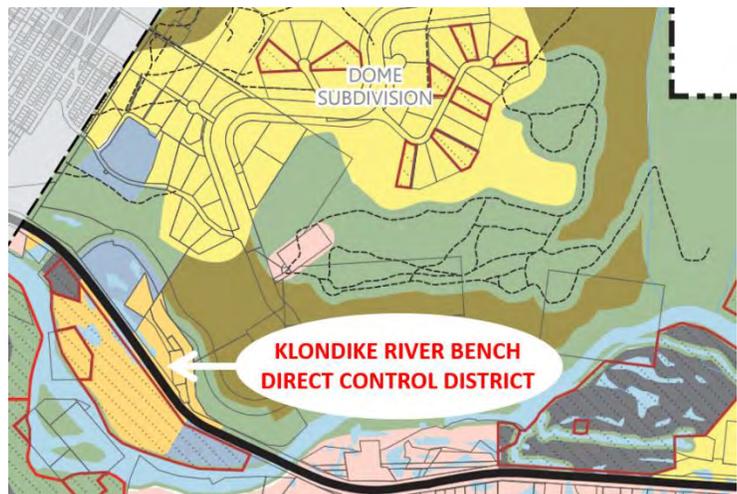
The purpose of DCDs generally, is to enable Council to directly regulate areas where “development may require a more specific, sensitive, and flexible means of land use and development control, including, but not limited to, time limited uses.”

The purpose of the designation of the Klondike River Bench DCD “is for Council to directly control land use and development within the area to enable time limited mineral extraction activity and subsequently, the intended future land development.”

## BACKGROUND SUMMARY

### Klondike River Bench Mining Area

This OCP amendment does not include a map amendment. The exact area of the DCD is to be depicted in a future associated Zoning Bylaw map amendment that specifically establishes the area of the DCD. This is an approximation of the general area of the Klondike River Bench:



## Council Direction

The Klondike River Bench is related to Council's direction on the East Bench (reference development permit #21-025 appeal) as this area is also part of the Dome Road Master Planning work for future lot development.

C21-18-04 Moved by Mayor Potoroka, seconded by Councilor Shore that Council denies Mr. Carey's appeal regarding Development Permit #21-025 and communicates this decision to Mr. Carey and directs administration to provide reasons for the decision.

Motion Carried 3-2

Excerpt from the Council decision letter on the development permit #21-025 appeal:

"YG has been working on the Dome Road Master Plan for future development in the City, which does overlap claims in this section of town. It makes sense for both the landowner and claim holder to line up development so that both parties have the opportunity for maximum benefit for future settlement of this area."

This DCD has been developed in line with this Council direction.

## YESAB & Yukon Government

As a brief overview of the approvals process, when a YESAB assessment is complete, the recommendation is sent to the relevant Decision Body(s), which can be federal, territorial and/or First Nation governments. In this case, YG is the Decision Body. The Decision Body(s) will then decide whether to accept, reject or vary the recommendation of YESAB and issue a Decision Document. From there, a separate process under the Water Board occurs for decision-making on a Water License and Mining Land Use Permit.

On July 29, 2020, the Dawson City Designated Office provided a recommendation to the Decision Body that the Project not be allowed to proceed. On March 4, 2022, the Yukon Government Decision Document was issued, rejecting the YESA recommendation, and recommending that the project go forward with terms and conditions. At first and second reading of this Bylaw, the Water License and Mining Land Use Permit had not been issued for this project. As such, on April 13, 2022, Council raised two questions regarding the Decision Document.

In regard to the following statement under the project scope: "No transportation of material beyond claims P 36298 and P 34309", Council questioned why claim P 34307 is not included. Council requested information on whether it is technically possible for the stockpiled material to be moved to P 34307 and then moved off site.

Council requested confirmation that the following term/condition does not specify the need for the work to occur during two *consecutive* years:

"The proponent shall be limited to working during two operating seasons. The temporal scope of the project is limited to a term that shall not extend past December 1, 2027."

In other words, does this technically enable the work to occur on year one and year five? YG Energy Mines and Resources provided the following response:

"Transport of Gravel

There likely will not be a specific term or condition in the permit that speaks to gravel being moved on or off the claim. The statement "No transportation of material beyond claims P 36298 and P 34309" is part of the project scope, and not a Decision Document term and condition. If an activity is not listed in the scope, it

cannot be carried out as part of the project. Mr. Carey will be allowed to move gravel from the sluicing areas (P 34307) to the other two claims for the purposes of reclamation. If Mr. Carey wanted to remove gravel from the site he would require a quarry permit in addition to his mining authorizations. I cannot speak for the Lands Branch, but I would assume since the removal of gravel was not scoped in the current mining project proposal, Mr. Carey would need to go through a new YESAB assessment to have activities related to the removal of gravel assessed prior to the issuance of a quarry permit.

### Operating Seasons

The Decision Document term related to the duration of the operation allows Mr. Carey's work to happen over a maximum of two mining seasons that do not need to be consecutive, but must be complete by the end of the mining season, 2027. The term was written this way to allow the operation to continue, even if there were permitting or other delays that prevent consecutive work seasons. This step was taken to make sure that Mr. Carey had enough time to finish his project, and that delays would not lead to unnecessary extension requests or new YESAB assessments, which would potentially extend timelines indefinitely. The end date matches the timeline that Community Services provided for estimated subdivision development."

### Water License and Placer Land Use Approval

The Water License and Placer Land Use Approval had not been issued for this project until August 26, 2022, prior to third reading. Administration had recommended that Council not pass Third Reading of this Bylaw until these permits have been received. Now that they have been issued, the Bylaw is being forwarded for third reading. The approvals have been attached for reference.

## ANALYSIS

Recent case law examples show that municipalities have the right to enact an OCP and ZBL, and to plan areas for future development, regardless of subsurface rights that may exist. It also shows that municipalities have the right to require the permitting process for mineral extraction activities, and that this requirement is not considered expropriation.

There is no further direction from YG on the matter of mining within the municipality. As a result, the municipality is doing the best it can with limited resources and antiquated legislation to address mining applications on a one-by-one basis, given the individual complexities, in a fair and equitable way. It is believed that Direct Control Districts provide a path forward in addressing numerous mineral extraction activities in the municipality as this form of development does not fit well within the existing framework of the Zoning Bylaw.

### Municipal Act

First reading occurred April 13, 2022, and following this, Ministerial Notice was given on April 20, 2022 as per s. 280 of the Municipal Act. A public hearing was held on May 18, 2022.

S. 291 of the Municipal Act (M.A) under Division 2: 'Zoning Bylaws' provides a zoning tool that enables municipalities to create direct control districts in both the OCP and ZBL to directly regulate land use and development of selected area(s). Direct control districts are intended to provide for development that may be outside of the land uses and regulations of standard zoning. It is a short section with three clauses:

- 1) *The council of a municipality may designate direct control districts in its official community plan if it wants to directly control the use and development of land or buildings in the area individually rather than establish rules common to all buildings and land in the area.*
- 2) *If a direct control district is designated in a zoning bylaw, the council may, subject to the official community plan, regulate the use or development of land or buildings in the district in any manner it considers necessary.*

3) *In respect of a direct control district, the council may decide on a development permit application itself, or may delegate the decision to a development authority that may be created under section 191 with directions that it considers appropriate.*

### **Official Community Plan**

Bylaw 2022-05 OCP Amendment no. 6, which has passed third reading, provides for the use of Direct Control Districts in the OCP and Zoning Bylaw. As such, this bylaw may now proceed.

<b>OPTIONS</b>
----------------

Council may choose to:

1. Give third reading to Bylaw 2022-07 OCP Amendment No. 7.
2. Not give third reading to Bylaw 2022-07 OCP Amendment No. 7 and forward to Committee of the Whole for discussion.

<b>APPROVAL</b>	
<b>NAME:</b>	Cory Bellmore, CAO
<b>DATE:</b>	August 26, 2022
<b>SIGNATURE:</b> 	



# THE CITY OF DAWSON

## Official Community Plan Amendment No. 7 Bylaw

Bylaw No. 2022-07

**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 must, within three years of formation or alteration of municipal boundaries, adopt or amend by bylaw an official community plan.

**WHEREAS** section 285 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that an official community plan may be amended, so long as the amendment is made in accordance with the same procedure established for adoption of 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

This bylaw may be cited as the ***Official Community Plan Amendment No. 7 Bylaw***

#### 2.00 Purpose

2.01 The purpose of this bylaw is to provide for

(a) The designation of the Klondike River Bench Direct Control District.



# THE CITY OF DAWSON

## Official Community Plan Amendment No. 7 Bylaw

Bylaw No. 2022-07

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DRAFT



# THE CITY OF DAWSON

## Official Community Plan Amendment No. 7 Bylaw

Bylaw No. 2022-07

### 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 Amendment

4.01 Council Designates the following Direct Control District under subsection 6.3.3 as follows:

Klondike River Bench; the area with mining land use approval for mineral extraction activity on the Klondike River Bench, as designated in the Zoning Bylaw. The purpose of this Direct Control District is for Council to directly control land use and development within the area to enable time limited mineral extraction activity and subsequently, the intended future land development."

## 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.



# THE CITY OF DAWSON

## Official Community Plan Amendment No. 7 Bylaw

Bylaw No. 2022-07

### 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.

DRAFT



# THE CITY OF DAWSON

## Official Community Plan Amendment No. 7 Bylaw

Bylaw No. 2022-07

6.02

### 7.00 Bylaw Readings

Readings	Date of Reading
FIRST	April 13, 2022
MINISTERIAL NOTICE	April 20, 2022
PUBLIC HEARING	May 18, 2022
SECOND	June 1, 2022
MINISTERIAL APPROVAL	July 18, 2022
THIRD and FINAL	

Original signed by

*William Kendrick, Mayor*

**Presiding Officer**

*Cory Bellmore, CAO*

**Chief Administrative Officer**



July 18, 2022

Cory Bellmore  
Chief Administrative Officer  
City of Dawson  
Box 308  
Dawson City, YT Y0B 1G0

**RE: Submission of Amendment to Official Community Plan for Approval**

---

Dear Cory Bellmore,

Thank you for submitting Bylaw # 2022-07, a bylaw to amend the City of Dawson's Official Community Plan, for my approval. The contents of the proposed amendment meet the requirements stated in section 278 to 284 of the *Municipal Act*. As such, I am issuing approval of the bylaw pursuant to section 282 of the *Municipal Act*.

Approval to proceed to third reading with this bylaw is not an expression of the Government of Yukon's approval of, or commitment to, any development noted within the Official Community Plan. Further, please note that this approval does not reduce the Government of Yukon's duty to consult with the Tr'ondëk Hwëchin on this or any other amendment to the Official Community Plan in the future.

Please retain this letter as part of the bylaw documentation. It is the official record of my approval as required by legislation.

Sincerely,

Richard Mostyn  
Minister of Community Services

**PLACER LAND USE APPROVAL FOR A CLASS 4  
OPERATING PLAN**

Pursuant to the *Placer Mining Act* and the *Placer Mining Land Use Regulation* made thereunder, the Yukon Water Board hereby approves the Class 4 Placer Land Use Operating Plan as submitted by:

**OPERATOR:** Darrell Carey

**CONTACT INFORMATION:** 3 Cranberry Place  
Whitehorse, YT Y1A 5W5

**APPROVAL NUMBER:** AP19054      **WATER LICENCE:** PM19-054

**LOCATION:** Latitude: 64° 02' 48" N  
Longitude: 139° 25' 00" W

**EFFECTIVE DATE:** August 24, 2022

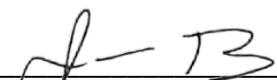
**EXPIRY DATE:** December 1, 2027

The operating plan is subject to the restrictions and conditions contained herein, and to the restrictions and conditions contained in the *Placer Mining Act* and the *Placer Mining Land Use Regulation*.

Dated this 24<sup>th</sup> day of August, 2022

Approved by:

  
\_\_\_\_\_  
Digitally signed  
Witness

  
\_\_\_\_\_  
Digitally signed  
Vice-Chairperson, Yukon Water Board

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**PART A      DEFINITIONS**

“Act” means the *Placer Mining Act*.

“Application” means application for water licence PM19-054 and placer mining land use approval AP19054, and any subsequent information presented to the Yukon Water Board up to the date of the Yukon Water Board’s decision.

“Claims” means any parcel of land located or granted for placer mining; and “Mining Property” includes, besides claims, any ditches or water rights used for mining thereon, and all other things belonging thereto or used in the working thereof, for mining purposes.

“Inspector” means any person designated as an Inspector under the Act.

“Operation” means a placer land use operation.

“Operator” means a person who engages in a placer mining land use Operation.

“Regulation” means *Placer Mining Land Use Regulation*.

“Road” means a pathway for vehicular traffic, the construction of which requires the movement of rock or earth.

“Special Waste Management Facility” means an operation which handles or disposes of special wastes generated by other persons or operations, and which is approved in accordance with the provisions of the *Special Waste Regulations* of the *Environment Act* of the Yukon Territory.

“Stripping” means excavation, undertaken as part of an operation, that is limited to the removal of trees, brush and vegetative mat.

“Trail” means an access to a site within a claim or lease that is constructed with little or no movement of rock or earth.

“Trenching” means excavation that extends below the vegetative mat, undertaken as part of an operation.

“Vegetative Mat” means the organic surface of soil characterized by the accumulation of organic matter, or partly decomposed organic matter, derived mainly from leaves, twigs and woody materials and includes the root mass of living vegetation.

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**PART B            GENERAL CONDITIONS**

1.     This Approval applies to those grant numbers listed in Appendix A.
2.     All operating activities must comply with the operating conditions contained in Schedule 1 of the *Placer Mining Land Use Regulation* and with the operating plan AP19054 submitted. Where there is a discrepancy between the operating plan submitted and this Approval, the terms of this Approval shall prevail.
3.     The Operator may operate for no more than two operating seasons. For greater clarity, the two operating seasons may either be consecutive or intermittent.
4.     The Operator may only operate between 9:00 a.m. and 5:00 p.m. on Mondays, Tuesdays, Wednesdays, Thursdays and Fridays.
5.     The Operator must not operate on Saturdays or Sundays.
6.     The Operator must contact the Inspector, every year before beginning operations and at least 2 weeks prior to leaving the site at the end of every season.
7.     All risk of fire hazards must be avoided.
8.     All solid waste, including debris, equipment, barrels, drums and scrap metal must be safely stored on the operation site while the Operation is carried out and must be disposed of in accordance with the *Solid Waste Regulations* when the Operation ceases.
9.     No condition of this Approval limits the applicability of any statutory authority.
10.    The Operator is prohibited from Stripping and Trenching.

**PART C            WILDLIFE**

11.    All incidents with wildlife, especially nuisance bears exhibiting food-conditioning or habituation, must be reported to the District Conservation Officer in Dawson City at (867) 993-5492.
12.    Brush removed during the Operation must not be piled so that it blocks movement of wildlife or people.
13.    At seasonal closure, any materials that may result in injury to wildlife including, but not necessarily limited to, wire, steel, glass or plastic must be removed or safely stored.

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**PART D            INVASIVE PLANT SPECIES**

14. The Operator must implement best management practices for the management of invasive plant species. The Operator must refer to the most current version of the *Best Practices for Managing Invasive Plants on Roadsides*.

**PART E            RESTORATION PRACTICES**

15. If the Vegetative Mat is disturbed during the mining operation, it must be removed so as to protect the seed and root stock contained within the Vegetative Mat.
16. The seed and root stock must be stored separately from any overburden or bedrock removed for use in re-establishing the Vegetative Mat when the Operation ceases.
17. All areas disturbed during the mining operation including, but not limited to, fuel and waste storage areas, clearings, corridors, camps, supporting infrastructure, trenches and drill sites, must be left in a condition conducive to re-vegetation by native plant species comparable to similar, naturally occurring, environments in the area.
18. Conditions conducive to re-vegetation include provisions of an adequate soil layer with moisture retaining ability, no soil contamination by hydrocarbons or other hazardous substances, provision of adequate seed or root stock and contoured or otherwise stable slopes.
19. If adequate seed stock or root stock is not naturally available, re-seeding or transplanting of vegetation is required. Only non-invasive species may be used for re-seeding or transplanting.
20. All areas disturbed during the mining operation must be re-sloped, contoured or otherwise stabilized to prevent long-term soil erosion, slumping and subsidence.
21. All mining operations must be carried out to avoid or minimize damage to, and loss of, permafrost.
22. Available overburden must be stockpiled for use in future site restoration, and such stockpiles must be located where they will not adversely affect the water quality in any watercourse.
23. Tailings and overburden, or other relocated materials, must be levelled and contoured into low relief piles. The slope of these low relief piles must be no steeper than 2 horizontal to 1 vertical. Any such slope over 15 metres in height must be benched.
24. Reclamation must be progressive over the term of this Approval.

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**PART F HERITAGE RESOURCES AND ARCHAEOLOGICAL AND PALAEOLOGICAL SITES**

25. All heritage resources and archaeological and palaeontological sites must be avoided.
26. If any heritage resources, archaeological objects or palaeontological objects are encountered, the Operator must:
  - a) immediately mark and protect the area from further disturbance;
  - b) contact the Chief of Placer Land Use at (867) 456-3822;
  - c) in the case of archaeological sites, human remains, grave sites, burial sites and all other abandoned, man-made structures older than 45 years old, immediately contact Yukon Heritage Resources at (867) 667-3771 and contact Tr'ondëk Hwëch'in at (867) 993-7100;
  - d) set aside and protect fossils that are unearthed, and at the end of each season the Operator must contact Yukon Palaeontology at (867) 667-8089 and contact Tr'ondëk Hwëch'in;
  - e) immediately contact Yukon Palaeontology and contact Tr'ondëk Hwëch'in if any mummified fossil remains with intact flesh are discovered; and
  - f) prevent any further disturbances from being carried out within 30 metres of an archaeological or palaeontological site until the Chief of Placer Land Use indicates in writing that the activities may proceed.

**PART G ACCESS ROADS AND/OR TRAILS**

27. Off-Road and Trail routes must be reconnoitred and must be used in a way that minimizes ground disturbances, damage to permafrost and sensitive wildlife habitat. Trail routes must be flagged.
28. Vehicles must be operated in a manner which avoids rutting or gouging of a Road or Trail.
29. If rutting, gouging, ponding or permafrost degradation occurs off-Road or Trail, vehicle use must be suspended or relocated to ground that is capable of bearing the weight of the vehicle without causing such damage, and the former routes must be restored.
30. If there is no Road or Trail, the Operator must comply with the following conditions when mobilizing heavy equipment to a site:
  - a) tracked vehicles with blades should be provided with mushroom pads to minimize terrain damage;
  - b) dozers must travel with the blade raised, so as not to rip up the Vegetative Mat;

- 
- c) vehicles may only be mobilized in ice-rich permafrost areas when the active layer is frozen, or when the surface is strong enough to support the vehicle without excessive permafrost degradation; and
  - d) use of skids on permafrost or wet ground is only allowed outside of winter, where it is not possible to use other means of equipment transportation.
31. At abandonment of a Road, the compacted Road surface must be scarified to promote re-vegetation.

#### **PART H DAY-USE AREA**

32. All day-use areas must be kept clean and tidy.
33. All buildings and other facilities must be on well-drained soil.
34. Combustible and odorous kitchen waste must not be permitted to accumulate.
35. All wood debris, empty drums, junked equipment and metal waste must be kept in a secure area for final disposal.
36. Compacted soil must be loosened to allow for natural re-vegetation. Areas not likely to re-vegetate naturally must be spread with topsoil.

#### **PART I FUEL HANDLING AND TRANSPORTATION**

37. A spill contingency plan for petroleum products and other hazardous substances must be in place, and a copy posted in the camp and at all fuel handling locations.
38. All petroleum products, hazardous waste and chemicals must be transferred and handled in such a manner so as to prevent spillage.
39. All petroleum products, hazardous waste and chemicals, with the exception of liquids associated with any water pump engine, must be stored in a secure manner no less than 30 metres from the ordinary high water mark of any water body.
40. All vehicles must be maintained and operated in a manner designed to prevent spills of fuel, lubricants, coolants or oil.
41. All waste petroleum products must be safely stored on site, be removed to a Special Waste Management Facility or disposed of in accordance with the *Special Waste Regulations*.
42. Sufficient spill clean-up equipment and materials must be in a state of readiness in order to clean-up all fuel spills.

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43. If a spill or unauthorized discharge occurs, the Operator must immediately implement the Spill Contingency Plan, and:
    - a) contain and clean up the spill;
    - b) contact the 24-hour Yukon Spill Report number, (867) 667-7244; and
    - c) contact an Inspector.
  44. A detailed written report on any spills or unauthorized discharges including, but not limited to, dates, quantities, parameters, causes and other relevant details and explanations must be submitted to the Yukon Water Board, and a copy to the Chief of Placer Land Use, no later than 10 days after its occurrence.
  45. All fuel and chemical containers must be sealed when not in use.
  46. All containers of petroleum products with a capacity of 200 litres or greater must be clearly marked with the Operator's name and the contents.

#### **PART J SEASONAL CLOSURE**

47. The mine site must be left in a stable condition at the end of each mining season.
48. All mined or otherwise disturbed ground surfaces, including cut banks, fill slopes and tailings piles, must be stabilized annually.

#### **PART K DECOMMISSIONING**

49. Unless authorized under the *Solid Waste Regulations*, at final decommissioning everything must be removed from the site including but not necessarily limited to: all buildings; machinery; materials; fuel drums; used hydrocarbons; and solid waste and metal waste including junked vehicles.
50. The Operator must contact an Inspector not less than 2 weeks prior to final decommissioning.
51. The Operator must complete all final reclamation and decommissioning activities prior to the expiry of this Approval.
52. The Operator may apply for a certificate of completion at the termination of the Operation, when all reclamation has been achieved.

#### **PART L ADDITIONAL DECISION DOCUMENT TERMS**

53. Prior to mining activities occurring, the Operator must develop and submit a

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- reclamation plan, based on guidance from Government of Yukon, Department of Community Services, for review and approval by the Chief of Placer Land Use.
54. The Operator must ensure progression and completion of the project aligns with surface development plans for the area as approved by the Chief in the reclamation plan.
  55. The Operator must keep all attractants, including but not limited to: food, food wastes, fuel and other garbage, stored in a bear-proof container until such a time as the attractants are able to be disposed of at a government approved disposal facility.
  56. The Operator must dispose of all waste at the Dawson City landfill on a weekly basis.
  57. Prior to mining activities occurring, the Operator must develop a noise mitigation plan for review and approval by the Chief of Placer Land Use that results in noise mitigations suitable to limit effects of the operation on local residents.
  58. The Operator must communicate plans and timing of activities to the Chief of Placer Land Use at least thirty (30) days prior to each field season.
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**APPENDIX A**

<b>Grant Number</b>
P 34307
P 34309
P 36298

**YUKON WATER BOARD**

Pursuant to the *Waters Act* and *Regulation*, the Yukon Water Board hereby issues a water licence to:

**LICENSEE:** Darrell Carey

**CONTACT INFORMATION:** 3 Cranberry Place  
Whitehorse, YT Y1A 5W5  
e-mail : [mcareyt@msn.com](mailto:mcareyt@msn.com)

**LICENCE NUMBER:** PM19-054                      **APPROVAL NUMBER:** AP19054

**RENEWAL** This Licence is a renewal of PM14-045.

**LICENCE TYPE:** B                                      **UNDERTAKING:** Placer Mining

**WATERSHED:** Klondike River

**WATER MANAGEMENT AREA:** 02 Yukon

**HABITAT CLASSIFICATION:** Not applicable

**LOCATION:** Latitude: 64° 02' 48" N  
Longitude: 139° 25' 00" W

**WATER SOURCE:** Dredge ponds near the Klondike River

**MAXIMUM QUANTITY:** 500 cubic metres of water per day

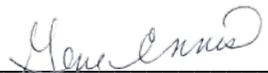
**EFFECTIVE DATE:** August 24, 2022

**EXPIRY DATE:** December 1, 2027

This Licence is subject to the restrictions and conditions contained herein, and to the restrictions and conditions contained in the *Waters Act* and *Regulation*.

Dated this 24<sup>th</sup> day of August, 2022

Approved by:

  
\_\_\_\_\_  
Digitally signed  
Witness

  
\_\_\_\_\_  
Digitally signed  
Vice-Chairperson, Yukon Water Board

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**PART A      DEFINITIONS**

“Act” means *Waters Act* S.Y. 2003, c.19, as amended from time to time.

“Application” means application for water licence PM19-054 and placer mining land use approval AP19054 and any subsequent information presented to the Yukon Water Board up to the date of the Board’s decision.

“Board” means the Yukon Water Board.

“Inspector” means any person designated as an Inspector under section 33(1) of the Act.

“Natural Boundary” means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water is so common and usual, and so long continued, as to mark upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of the banks thereof, both in respect to vegetation and in respect to the nature of the soil itself. In addition, the best estimates of the edge of dormant or old side channels and marsh areas are considered to be natural boundaries.

“Regulation” means the *Waters Regulation*.

“Riparian Zone” means a portion of the stream bank, either vegetated or not, immediately adjacent to the stream channel and is measured from the high water mark on each bank of the watercourse and follows the shape of the channel.

“Spill Contingency Plan” means the *Emergency Spill Contingency Plan* that was submitted as part of the Application and included in register PM19-054 as exhibit 1.3, and any subsequent revisions.

“Spring Freshet” means the sudden increase in flow carried by a stream as snowmelt occurs at higher elevations in the watershed.

“Waste” means any substance as defined in the Act.

“Watercourse” means a natural watercourse, body of water or water supply, whether usually containing water or not, and includes groundwater, springs, swamps, and gulches.

“Wetted Perimeter” means the horizontal extent of the present water level while the work is taking place.

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**PART B DESCRIPTION OF WATER USE AND DEPOSIT OF WASTE**

1. The Licensee is hereby authorized to:
  - a) obtain water from dredge ponds at a maximum quantity of 500 cubic metres per day;
  - b) use this water for a placer mining undertaking on the grant numbers listed in Appendix A, attached; and
  - c) store water in out-of-stream reservoirs and out-of-stream settling facilities, as described in the Application and subject to the conditions of this Licence.
2. The Licensee is prohibited from discharging effluent from the settling facilities to a surface watercourse.

**PART C OPERATING CONDITIONS**

3. The Licensee may operate for no more than two operating seasons. For greater clarity, the two operating seasons may either be consecutive or intermittent.
4. The Licensee may only operate between 9:00 a.m. and 5:00 p.m. on Mondays, Tuesdays, Wednesdays, Thursdays or Fridays.
5. The Licensee must not operate on Saturdays or Sundays.
6. All works associated with the storage or conveyance of water must be constructed to withstand flood events and maintained in good repair.

*Water Storage, Settling Facilities, and Conveyance Structures*

7. Settling facilities must be provided for all mining wastewater.
8. All water storage and settling facilities, and associated spillways, drains and water supply ditches located outside the Watercourse channel must be of adequate capacity and construction.
9. All water storage structures and settling facilities must be constructed and maintained in a condition that prevents wildlife entrapment and does not impede the movement of wildlife.

*Water Acquisition*

10. All water intakes must be screened to prevent the entrainment and/or impingement of fish, consistent with the requirements outlined in the most recent version of the Yukon Placer Secretariat *Guidebook of Mitigation Measures for Placer Mining in the Yukon*.

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11. The Licensee must provide barriers consisting of fish guards, screens, coverings or nets on all water intakes as follows:
    - a) The barriers must be monitored and maintained to ensure that they function effectively at all times when water is being withdrawn;
    - b) The barriers must be designed and installed in such a manner that the screen is submerged and a uniform flow is maintained through the total screen area; and
    - c) Water must not be withdrawn when the barrier is removed for renewal, repair or inspection.
  12. The Licensee must cease pumping or decanting and take remedial action if there is alteration to the Riparian Zone or the bed or banks of the Watercourse resulting from any activity related to the pumping or decanting.

*Progressive Reclamation*

13. Overburden must be stockpiled and located where it will not adversely affect water quality in any Watercourse.
14. Reclamation must be progressive over the life of this Licence.

**PART D SEASONAL CLOSURE**

15. The Licensee must contact an Inspector not less than 2 weeks prior to seasonal closure.
16. All mined or otherwise disturbed ground surfaces, including cut banks, fill slopes and tailings piles must be stabilized annually to prevent erosion and surface runoff from carrying sediment into any Watercourse.
17. To prevent flood damage of out-of-stream structures during Spring Freshet, the Licensee must provide freeboard on all out-of-stream water reservoirs and settling facilities prior to seasonal closure.

**PART E DECOMMISSIONING**

18. Prior to final decommissioning the Licensee must contact an Inspector not less than two weeks prior to final decommissioning.
19. The Licensee must complete all final reclamation and decommissioning activities prior to the expiry date of this Licence.

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**PART F            GENERAL CONDITIONS**Other Laws

20. No condition of this Licence limits the applicability of any statutory authority.
21. Where there is a discrepancy between the Application and the conditions of this Licence, then the conditions of this Licence shall prevail.
22. All work authorized by this Licence must occur on the property that the Licensee has the right to enter upon and use for that purpose.

Correspondence

23. Where any direction, notice, order or report under this Licence is required to be in writing, it must be given:
  - a) To the Licensee, if delivered, e-mailed or mailed by registered mail, to the address identified on page 1 of this Licence, and shall be deemed to have been given to the Licensee on the day it was delivered or e-mailed, or 7 days after the day it was mailed, as the case may be; or
  - b) To the Board, if delivered, e-mailed, faxed or mailed by registered mail, to the following address:

Yukon Water Board  
Suite 106, 419 Range Road  
Whitehorse, YT Y1A 3V1

Fax#: (867) 456-3890  
E-mail: [ywb@yukonwaterboard.ca](mailto:ywb@yukonwaterboard.ca)

and shall be deemed to have been given to the Board on the day it was delivered, e-mailed or faxed, or 7 days after the day it was mailed, as the case may be.

24. The Board or the Licensee may, by notice in writing, change its address for delivery.

Day Use Areas

25. Sewage, including all human excreta and wastewater associated with daily camp operations, must be deposited of in accordance with the *Public Health and Safety Act* of the Yukon.
26. The location of subsurface grey water pits or privies must be greater than 30 metres from the Natural Boundary of any Watercourse, and at least 1.2 metres above bedrock or the water table.
27. If very permeable soils are encountered, the pit privy or grey water pit must be lined with 0.6 metres of sand or silt.

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*Storage and Transfer of Fuel, Lubricants, Hydraulic Fluids and Coolants*

28. Fuel, lubricants, hydraulic fluids, coolants and similar substances, with the exception of liquids associated with any water pump engine, must be stored and transferred a minimum of 30 metres from the Natural Boundary of any Watercourse, in such a way that said substances are not deposited in or allowed to be deposited in waters.

*Spills and Unauthorized Discharges*

29. Where a spill or an unauthorized discharge occurs, that is of a reportable quantity under the Yukon *Spills Regulations*, the Licensee must immediately contact the 24-hour Yukon Spill Report number, (867) 667-7244 and implement the Spill Contingency Plan. A detailed written report on any such event including, but not limited to, dates, quantities, parameters, causes and other relevant details and explanations, must be submitted to the Board not later than 10 days after the occurrence.
30. The Licensee must apply the relevant procedures in the Spill Contingency Plan. The Licensee must review the Spill Contingency Plan annually and must provide a summary of that review, including any revisions to the plan, as a component of the annual report.
31. The Licensee must maintain a log book of all spill or unauthorized discharge occurrences, including spills that are less than the reportable quantities under the Yukon *Spills Regulations*. The log book must be made available at the request of an Inspector. The log book must include, but not necessarily be limited to the:
- a) date and time of the spill;
  - b) substance spilt or discharged;
  - c) approximate amount spilt or discharged;
  - d) location of the spill;
  - e) distance between the spill or discharge and the nearest Watercourse; and
  - f) remedial measures taken to contain and clean-up the spill area or to cease the unauthorized discharge.
32. All personnel must be trained in procedures to be followed and the equipment to be used in the containment of a spill.
33. The Spill Contingency Plan must be posted on site for the duration of the works.

*Non-Compliance*

34. In the event that the Licensee fails to comply with any provision or condition of this Licence, the Board may, subject to the Act, cancel the licence.

Minor Modifications

35. Where site conditions require modifications to any drawings for water use or Waste related structures previously submitted to the Board, the Licensee must submit to the Board a minimum of 10 days prior to the commencement of the construction schedule:
- a) written details of the modifications proposed to be made to the specifications and quality assurance/quality control procedures previously submitted to the Board as part of the Application,
  - b) a written detailed construction schedule and the name and contact number(s) of the operator; and
  - c) an explanation for the change, including an assessment of the potential impact on the performance of the works.

Reporting

36. The Licensee must submit annual reports to the Board by December 1 of each year.
37. Annual reports for the year reported must include the information required by this Licence and by the Regulation including, but not necessarily limited to:
- a) the quantity of water used under this Licence;
  - b) the quantity, concentration and type of any Waste deposited under this Licence;
  - c) a description of the reclamation that has taken place;
  - d) a list of grant numbers of claims where any reclamation has taken place;
  - e) details pertaining to the Spill Contingency Plan review and any updating information as per the requirements of this Licence; and
  - f) a summary of any spills or unauthorized discharges that occurred during the year reported.
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**APPENDIX A**

<b>Grant Number</b>
P 34307
P 34309
P 36298



# City of Dawson

## Taxation of Vacant Residential Lands Policy

### # 2022-02

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#### **POLICY STATEMENT**

The City of Dawson encourages development of vacant residential lands through the use of a higher rate of municipal property taxation on those lands which have remained vacant for a defined duration of time.

#### **1.00 Purpose**

1.01 The purpose of this policy is to establish the taxation of vacant residential lands which have remained undeveloped for a defined period of time.

#### **2.00 Definitions**

2.01 The following terms are used within this policy and are defined as follows:

- a) "Planning Manager" - means the Planning and Development Manager or their delegate as appointed by the Chief Administrative Officer (CAO).
- b) "Assessor" – means the Assessor or their delegate as determined by the Community Services branch of the Yukon Government.
- c) "CFO" – means the Chief Financial Officer, or their delegate as appointed by the Chief Administrative Officer (CAO)
- d) "Assessment Class" - refers to a property's classification for tax assessment purposes, as provided by section 55(3) of the Assessment and Taxation Act.
- e) "Assessment Act" – refers to the Yukon Government Assessment and Taxation Act.
- f) "Council" - means the Council of the City of Dawson
- g) "Vacant" - the term "vacant" for the purposes of this policy shall refer to:
  - a. any property which the Assessor has deemed to be undeveloped and not having any habitable physical construction on site, as indicated by a nil improvement value in the annual Yukon Government Assessment Roll.
  - b. any developable, legally surveyed property forming part of an amalgamated property in the Tax Assessment roll that does not contain a primary residence.

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- h) “Vacant Residential Lands Tax Rate” - this shall be the reference to the higher rate of taxation given to those properties which are deemed affected by this policy.
  - i) “Year of Subdivision” - the year in which a property was subdivided and registered at Yukon Land Titles Office.
  - j) “Historic Townsite” – refers to the area shown in Schedule “C” of Zoning Bylaw #2018-19

### **3.00 Responsibilities**

3.01 Council is responsible for:

- a) the annual approval of the “Vacant Residential Lands Tax Rate” which will appear within the annual Tax Levy Bylaw amendment.
- b) Council is responsible for the approval of the bylaw as required under the Municipal Act for the creation of a residential assessment sub-class, which facilitates the taxation of that sub-class at a higher rate of taxation.
- c) hearing appeals as per Section 8.01 c).

3.02 The Assessor is responsible for:

- a) the annual determination of the assessed value of land and improvements for each property.

3.03 The CFO is responsible for:

- a) determining which vacant residential properties will be subject to the “Vacant Residential Lands Tax Rate” and to levy the Vacant Residential Lands Tax Rate.
- b) calculating and applying adjustments as per section 9.01a).
- c) submitting appeals to Council.

3.04 The Planning Manager is responsible for:

- a) determining whether physical housing construction has commenced on or before December 31st of the tax year in question. Construction is deemed to have commenced if the foundation is complete with an active development permit in place.
- b) assisting the CFO in the review of any appeal, in situations where servicing and/or developability are in question, prior to the appeal being presented to Council.

### **4.00 Vacant Residential Land Taxation Standards - General**

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- 4.01 Residential lands which have physically existed, as defined by their “Year of Subdivision”, for less than five years, and have remained vacant during that time period, are subject to the regular residential municipal tax rate, and are unaffected by this policy.
  - 4.02 Residential lands which have physically existed, as defined by their “Year of Subdivision”, for five years or longer, and have remained vacant during that time period are subject to the “Vacant Residential Lands Tax Rate”.

**5.00 Applicable Properties**

- 5.01 Only those vacant properties which meet each of the following three (3) criteria will be subject to the “Vacant Residential Lands Tax Rate”:
  - a) Properties having one of the following land use classifications as per the Assessment Act:
    - RS1 Zone (Single Detached and Duplex Residential)
    - RS2 Zone (Multi-Unit Residential)
    - RSM (Mobile Home)
    - RMH (Residential Mini-home)
    - RSC (Country Residential)
  - b) Properties described by either of the following circumstances:
    - (i) Properties which have remained vacant for a period of five (5) years or greater since their time of final subdivision. The following schedule will apply:

<b>Tax Year</b>	<b>Physical Condition Date</b>	<b>Year of Subdivision for use of Vacant Lands Tax Rate</b>
2023	December 31, 2022	2017 or earlier
2024	December 31, 2023	2018 or earlier
2025	December 31, 2024	2019 or earlier
2026	December 31, 2025	2020 or earlier
2027	December 31, 2026	2021 or earlier

Example 1: A vacant R1-classed lot remains vacant as of Dec 31, 2022 as confirmed by the CFO. If its year of subdivision is 2017 or earlier, then it has chronologically remained vacant for five or more years. Therefore, it is subject to the “Vacant Residential Lands Tax Rate” for the 2023 tax year and all subsequent tax years until such time as the lot is developed.

Example 2: A vacant R1- classed lot remains vacant as of Dec 31, 2022 as confirmed by the CFO. Its year of subdivision is 2018. It has chronologically remained vacant for four years. Therefore, it is not subject to the “Vacant Residential Lands Tax Rate” until the 2024 tax year.

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- (ii) Notwithstanding section 5.01 (b)(i) and 5.01 (b)(ii), the Year of Subdivision is deemed to have not changed when properties, previously determined to be vacant, are subdivided, consolidated, amended or legally altered in a manner that, at the discretion of the CFO, has not materially changed the vacant nature of the properties, nor the vacant status of the lot.

Example 1: A property owner adds five feet of width to their vacant lot via lot consolidation, and the amended lot is registered at Land Titles and given a new legal description with a new plan number. For the purposes of this policy, the Year of Subdivision does not “reset” because of the lot consolidation.

Example 2: An existing RS2 lot has remained vacant for ten years. The property owner then subdivides and changes the zoning for the existing 464 m<sup>2</sup> (5,000 ft<sup>2</sup>) RS2 lot into two 232.3 m<sup>2</sup> (2,500 ft<sup>2</sup>) RS1 lots. For the purposes of this policy, the Year of Subdivision does not “reset” because of the lot subdivision for the properties re-zoned as to a land use zoning classification listed in section 5.01 a).

- (iii) Properties which were formerly improved, but have had the improvements demolished and have remained vacant for a period of five (5) years or greater since their time of demolition. In cases where properties become vacant as a result of demolition, the start date for counting years of vacant status will commence at December 31st of the year of demolition.

Example: A property has physically existed since 1962. The residential dwelling on site was built in 1963 and demolished in 2020. 2020 becomes the start date of the vacant status period, not the year of subdivision; 1962.

- iv) Properties which are considered to be fully serviced and developable. Examples of property that may not be developable may include, but not limited to, those properties with impediments to development, such as access, topography, geotechnical or third-party encroachments.

- c) Properties located in the Historic Townsite.

## **6.00 Excluded Properties**

6.01 The following properties exhibiting any of the criteria below are intended to be excluded from this policy:

- a) RS1, RS2, RSM or RSH classed properties larger than 1.62 hectares (4 acres) in area that are deemed by the Planning Manager to not yet be in their final and subdivided end use.
- b) RS1, RS2, RSM or RSH classed properties that have structures on them that are Historic Resources that are listed in the Yukon Historic Sites Inventory or have been designated as Municipal Historic Sites.
- c) For clarity, properties that have the following land use zoning as per the Assessment Act are not subject to this policy:
- CG
  - CMC

- 
- CML
  - CMS
  - INS
  - MHI
  - MSI
  - NOZ
  - OSP
  - PI
  - PLM
  - PRC
  - QRY
  - REC

## **7.00 Applicable Municipal Tax**

7.01 The tax rate for general municipal purposes shall be set by Council in the Tax Levy Bylaw.

## **8.00 Determination of Vacant Status**

8.01 For the purposes of this policy, the following criteria will be followed:

- a) To determine the Assessment Class for the application of this policy, the CFO will use:
  - i) Yukon Government annual Preliminary Tax Assessment Roll
  - ii) Legal Survey as provided by Yukon Government GeoYukon map services.
- b) Property Owners shall receive a Notice of Vacant Residential Land Status mailed on or before December 31<sup>st</sup> prior to the year of taxation to the address as per the Taxation and Assessment Roll.
- c) In any instance where a property owner disputes their vacant status (their assessment class) the remedy will be for the property owner to contact the CFO in writing on or before February 28<sup>th</sup> of the assessment year, and the recourse available to the property owner is through appeal to Council. The property owner must provide documentation why the property does not qualify under section 5.01 and include support such as verification by a third-party professional, photographs and/or third-party information.

## **9.00 Reversion to Regular Residential Tax Rate**

9.01 A property which is taxed at the “Vacant Residential Lands Tax Rate” will revert back to the regular residential municipal tax rate under the following scenarios:

- a) Physical housing construction has commenced on or before December 31<sup>st</sup> of the tax year in question. The tax rate reversion will be enacted during the current tax year, by way of an assessment correction, upon receipt of the occupancy permit. The assessment correction would adjust the tax levy to the status prior to application of Section 5.01 of the vacant residential land tax policy. Physical housing construction is deemed to have commenced if the foundation is complete with an active development permit in place.

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9.02 A property which is taxed at the “Vacant Residential Lands Tax Rate” will not revert back to the regular residential municipal tax rate under the following scenarios:

- a) The property owner has been issued a *development permit* by the City of Dawson in respect of the property on or before December 31st of the assessment year in question. Receipt of a *development permit* does not affect the vacant status provisions referred to in section 5.01 of this policy.
- b) The property is sold and title is transferred to a new owner. Change in ownership does not affect the vacant status provisions referred to in section 5.01 of this policy.

**POLICY TITLE:** *Taxation of Vacant Residential Land*  
**POLICY #:** 2022-02  
**EFFECTIVE DATE:** August 31, 2022  
**ADOPTED BY COUNCIL ON:** August 31, 2022  
**RESOLUTION #:** **C22-10-10**

Original signed by:  
William Kendrick, Mayor

Cory Bellmore, CAO

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**Meeting Type: Regular**

**Meeting: # HAC 22-11**

**Facilitators:** Stephani McPhee, PDO

**Attendees:** Eve Dewald (chair), Charlotte Luscombe, Megan Gamble, Angharad Wenz

**Regrets:** Rebecca Jansen

Meeting Called to order at 7:04 PM.

## *Minutes*

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**Agenda Item: Agenda Adoption**

**Presenter:** Eve Dewald

**Resolution:** 22-11-01

**Seconded:** Angharad Wenz

THAT the Agenda for Heritage Advisory Committee Meeting 22-11 has been adopted as presented.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Conflict of Interest**

**Resolution:** n/a

**Discussion:** None.

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**Agenda Item: Committee of the Whole**

**Resolution:** 22-11-02

THAT the Heritage Advisory Committee move into the Committee of the Whole.

**Discussion:** None

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Delegations**

Ueli Kunzi and Jared Klok – DP #22-019

**Discussion:**

- Upon reviewing the new designs brought forward, the HAC commented that the structure looks balanced and symmetrical. The HAC is pleased by how the delegates took the advice given.
- The HAC appreciates the signage. The sign was inspired by photos in the archives of banana peddlers in historic Dawson.

---

**Agenda Item: Delegations**

Lee Manning and Riley Grey (Yukon Spaces) – DP #22-052 and #22-053

**Discussion:**

- The delegate confirmed details of the amended application:
  - The building's frontage will be put in the front of the parking lot and will be erected like a billboard.
  - The access will be maintained from the rear alley.
  - The façade is approximately ½' wide.
  - It will be flush where the door is currently inset, due to its structural instability.
  - In the long term, the lot will not remain a parking lot.

---

**Agenda Item: Delegations**

Simon Vincent (Tr'ondëk Hwëch'in) – DP #22-043 and #22-055

**Discussion:**

- The HAC showed appreciation that in the past, TH had provided slight differences in the designs of the duplexes. The delegate mentioned that TH intends to create a larger portfolio of duplexes in the near future to provide even more options and variation for future developments.
- The delegate confirmed that the intention on the street is to create slightly varied setbacks with this construction to avoid 'row housing'.
- The HAC looks forward to seeing the future duplex options.

---

**Agenda Item: Delegations**

Yukon Government Representative – DP #22-061

**Discussion:**

- The delegate confirmed that one window is being removed.
- The HAC commented that likely Yukon Historic Sites would have seen this design and endorsed it.
- The HAC provided no questions or concerns.

---

**Agenda Item: Delegations**

Jackie Burgess (s.no Architecture) – DP #22-063

**Discussion:**

- The HAC thanks the delegate for being so cooperative with providing amendments and examples.
- The HAC clarified their comment re: the roof skirt:
  - the roof skirt does not end with the gable, which makes it look modern
- The HAC will accept a side entrance
- The delegate confirmed that they are prepared to replace the skirting with trim board, as per the HAC's comments.
- The HAC appreciates the addition of turned columns.
- The delegate confirmed that they intend to modify the roofing material, as requested.

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**Business arising from delegations:**

None.

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**Agenda Item: Revert to Heritage Advisory Committee**  
**Resolution: 22-11-03****Presenter: Eve Dewald**  
**Second: Megan Gamble**

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

**Discussion:** None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

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**Agenda Item: Adoption of Meeting Minutes**  
**Resolution: 22-11-04****Presenter: Eve Dewald**  
**Second: Angharad Wenz**

THAT the Heritage Advisory Committee APPROVE the minutes from meeting #22-11 as presented.

**Discussion:** None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

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**Agenda Item: Business Arising from the Minutes**

None.

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**Agenda Item: Applications**

**Resolution:** 22-11-05

**Presenter:** Angharad Wenz

**Secunder:** Megan Gamble

THAT the Heritage Advisory Committee APPROVE development permit #22-019.

**Discussion:**

- None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Applications**

**Resolution:** 22-11-06

**Presenter:** Eve Dewald

**Secunder:** Megan Gamble

THAT the Heritage Advisory Committee APPROVE development permit and #22-053 and advise that Council approve demolition permit application #22-052. **\*Amended at HAC meeting #22-13\***

**Discussion:**

- The HAC noted that having the façade appear as a billboard may appear slightly ‘Disney-fied’, however understands that it is not intended as a permanent solution. The HAC suggests that more of a structured façade with more depth could remedy this concern.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Applications**

**Resolution:** 22-11-07

**Presenter:** Eve Dewald

**Secunder:** Angharad Wenz

THAT the Heritage Advisory Committee APPROVE development permit #22-043.

**Discussion:**

- None.

Votes For: 3

Votes Against: 0

Abstained: 1 CARRIED

---

**Agenda Item: Applications**

**Resolution:** 22-11-08

**Presenter:** Eve Dewald

**Secunder:** Angharad Wenz

THAT the Heritage Advisory Committee APPROVE development permit #22-055.

**Discussion:**

- None.

Votes For: 3

Votes Against: 0

Abstained: 1 CARRIED

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**Agenda Item: Applications**

**Resolution:** 22-11-09

**Presenter:** Eve Dewald

**Secunder:** Charlotte Luscombe

THAT the Heritage Advisory Committee APPROVE development permit #22-061.

**Discussion:**

- None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Applications**

**Resolution: 22-11-10**

**Presenter:** Eve Dewald

**Second:** Charlotte Luscombe

THAT the Heritage Advisory Committee APPROVE development permit #22-063, subject to the following conditions:

1. That the roof skirt be removed and replaced with flush board trim on the front and rear of the building.
2. That the roof material be changed to corrugated metal.
3. That the porch posts be turned columns.

**Discussion:**

- None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Applications**

**Resolution: 22-11-11**

**Presenter:** Eve Dewald

**Second:** Charlotte Luscombe

THAT the Heritage Advisory Committee APPROVE development permit #22-065.

**Discussion:**

- The HAC commented that the form is fantastic, and the design looks historically compliant.
- Polycarbonate is an accepted material.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

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**Agenda Item: New Business**

**Resolution: n/a**

**Presenter:** Eve Dewald

**Second:** Megan Gamble

None.

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**Agenda Item: Unfinished Business**

**Resolution: 22-11-12**

**Presenter:** Eve Dewald

**Second:** Angharad Wenz

THAT the Heritage Advisory Committee provide comments on the 'Historic Structure' definition as part of the ZBL Housekeeping Amendment.

**Discussion:**

- Administration brought forward an RFD requesting direction from the HAC re: the proposed definition for 'historic structure'. Three options have been provided; the HAC provided the following comments based on the understanding that the purpose of the definition is to accommodate the proposed HAC variance process:
  - The HAC wishes to encourage the upkeep of historic structures, regardless of a building's perceived value. Value cannot be attributed specifically to a building's age. Instead, one must take into account the historical context of the building, which tends to be context dependent.
  - Designation is also not a good basis for determining heritage value, as there are unseen factors that may influence whether a historic building is or is not designated.

- There should be a balance between allowing this waiver and recognizing that structures built contrary to existing zoning bylaws should be required to adhere to active bylaw requirements at the time of their construction. Therefore, the HAC proposed that rather than using a building's age to determine whether it should be eligible for a parcel requirement waiver, the date of passing of the 1<sup>st</sup> Zoning Bylaw should be used as a benchmark for determining a 'historic structure' within this context. A structure that was built prior to the passing of the 1<sup>st</sup> ZBL (1975) could therefore be eligible. Using a decade as a marker for age would prevent the inevitable inclusion of more recent buildings within the '50 year' limit with each passing year. This could eventually result in buildings with non-conforming parcel requirements to not conform to bylaws active at their time.
- The HAC does not perceive any bad outcomes of allowing anyone with a building older than 1975 be eligible to be processed, so long as they are required to pass through the proposed HAC variance process. This process should ensure that there is still space for discourse, and that it does not simply allow anyone with an old building to be exempted from following their zone's parcel requirements.

---

**Agenda Item: Adjournment**  
**Resolution: 22-11-13**

**Presenter:** Angharad Wenz  
**Seconded:** Megan Gamble

That Heritage Advisory Committee meeting HAC 22-11 be adjourned at 7:58pm on July 7, 2022.

Votes For: 4

Votes Against: 0

Abstained: 0    CARRIED

---

**Minutes accepted on:** July 21, 2022 (Meeting #22-12) and amended on August 4, 2022 (Meeting #22-13).

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**Meeting Type: Regular**

**Meeting: # HAC 22-12**

**Facilitators:** Stephani McPhee, PDO

**Attendees:** Eve Dewald (chair), Megan Gamble, Angharad Wenz

**Regrets:** Rebecca Jansen, Charlotte Luscombe

Meeting Called to order at 7:03 PM.

## *Minutes*

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**Agenda Item: Agenda Adoption**

**Presenter:** Eve Dewald

**Resolution:** 22-12-01

**Seconded:** Angharad Wenz

THAT the Agenda for Heritage Advisory Committee Meeting 22-12 has been adopted as amended.

Discussion:

- That development permit #22-063 be added to delegate Greg Hakonson's time to discuss the roof pitch.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Conflict of Interest**

**Resolution:** n/a

**Discussion:** None.

---

**Agenda Item: Committee of the Whole**

**Resolution:** 22-12-02

THAT the Heritage Advisory Committee move into the Committee of the Whole.

**Discussion:** None

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Delegations**

Paul Adams – DP #22-059

**Discussion:**

- The delegate brought forward plans for a residential new build to be located in the North End. The application is associated with a variance application to reduce the required front setback due to the topographic conditions of the property.
- The applicant had brought the same plans to the HAC for review previously – nothing has changed since.
- The delegate confirmed details of the development that are not reflected in the drawings:
  - The roof will be ½" corrugated tin
  - Cladding will be 6" cove siding
  - 6" window, door, and corner trim
  - The skylight on the rear elevation shown in the drawings will be removed
  - The chimney chase will be removed
  - The window on the far-left side of the front elevation will be replaced with a 36" wide x 48" high casement window

- The window on the right side of the north elevation will be replaced with a 36" wide x 48" high picture window.
- The HAC asked whether the door would be a steel door – the delegate confirmed it will be a half lite steel door.

---

## Agenda Item: Delegations

Greg Hakonson

### Discussion:

#### 2<sup>nd</sup> Ave and King St

- Greg brought forward preliminary plans for a development on the streetscape cornering 2<sup>nd</sup> Ave and King St.
- The HAC asked for the vision behind the design, to which the delegate responded that the intention was to replicate the historic streetscape using photographic evidence.
- The HAC asked whether the facades would be flush. The delegate responded that no, the facades will be offset, replicating as closely as possible what can be reproduced from the historic photos.
- The delegate confirmed that the 3<sup>rd</sup> floor is set back to allow some variation. The buildings are slightly taller than they were historically to accommodate the capacity required by the owners. The building will all be one structure, so will not be cut off where each façade ends.
- The HAC asked whether pressed brick tin will be used on the façade – the delegate confirmed.
- The HAC asked if the building will be flush with the boardwalk – the delegate confirmed it will be at the same grade as the boardwalk.
- The HAC asked whether pedestrians would be able to see cars parked behind the building from either King St. or 2<sup>nd</sup> Ave. The delegate added 2ft of buffer on each side of the parking lot to shield it from view on the street.
- The delegate expressed interest in hearing the Committee's thoughts prior to moving forward with the structural design stage. HAC responded that they are pleased that the delegate will be replicating the streetscape and that the designs look very close to replication.

#### Duplex permit #22-063

- The delegate commented on the roof pitch that was approved by the committee at the previous meeting (12:12), noting that historically 12:12 roof pitches did not exist, notably in residential buildings.

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## Agenda Item: Delegations

Nick Wozniowski – DP #22-068

### Discussion:

- The delegate presented plans for the alterations proposed for the rear deck entry on their residence. The application is associated with a variance application to reduce the required rear setback to accommodate the deck.
- The stairs will extend to the top floor as an entrance to the proposed rental suite.
- The HAC asked whether the deck wraps around the house – the delegate confirmed that it wraps slightly around the southeast corner of the house.
- The delegate mentioned that the accessibility ramp will be removed.
- The HAC asked why there is a need to increase the width of the deck. The delegate stated that 3ft is narrow, whereas 5ft would promote safety and facility of movement.
- The HAC asked for clarification on the proposed roof covering on the southwest stairs and deck. The delegate stated that there will be a roof covering added to help with snow clearing, however it will otherwise remain open (not an arctic entrance).
- The HAC asked whether the railings will conform to the Dawson standard – the delegate confirmed.
- The delegate confirmed that the rear (east) side deck will not be covered.

---

**Agenda Item: Delegations**

Alexander Somerville – DP #22-071

**Discussion:**

- The delegate presented plans for the proposed accessibility ramp for the Berton House, on behalf of the applicant.
- The delegate confirmed that no additional roof covering is proposed for the structure.
- The HAC raised no concerns with the application.

---

**Business arising from delegations:**

Greg Hakonson

**Discussion:****Comment on the approved 12:12 roof pitch for DP#22-063**

- The HAC commented that they appreciate the feedback given on the matter. According to the Heritage Design Guidelines s.4.3.6.3, 12:12 roof pitches are permitted, and therefore the Committee cannot advise against it.

**2<sup>nd</sup> Ave and King St**

- The HAC loves the detail added to the drawings and is thrilled to see Greg's application to replicate the historic streetscape. The HAC is also pleased to see the building will be flushed with the boardwalk.
- The primary suggestion that the HAC would make is that ideally there would be a bit more variation in the height of the buildings if possible.

---

**Agenda Item: Revert to Heritage Advisory Committee**

**Resolution:** 22-12-03

**Presenter:** Eve Dewald

**Second:** Megan Gamble

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

**Discussion:** None.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Adoption of Meeting Minutes**

**Resolution:** 22-12-04

**Presenter:** Eve Dewald

**Second:** Angharad Wenz

THAT the Heritage Advisory Committee APPROVE the minutes from meeting #22-11 as presented.

**Discussion:** None.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Business Arising from the Minutes**

None.

---

**Agenda Item: Applications**

**Resolution:** 22-12-05

**Presenter:** Angharad Wenz

**Second:** Angharad Wenz

THAT the Heritage Advisory Committee APPROVE development permit #22-071.

**Discussion:**

- The railings should match the existing style.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Applications**

**Resolution:** 22-12-06

**Presenter:** Eve Dewald

**Second:** Megan Gamble

THAT the Heritage Advisory Committee APPROVE development permit #22-059 subject to the following conditions:

1. That the applicant trims out the vent OR that it be replaced with a vent of a more historically compliant shape; such as a square, diamond, or rectangular vent.
2. That the door be a half lite pressed metal door.
3. That the proposed windows replacing the ones in the drawings have mullions and muttons.

**Discussion:**

- None.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

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**Agenda Item: Applications**

**Resolution:** 22-12-07

**Presenter:** Eve Dewald

**Second:** Angharad Wenz

THAT the Heritage Advisory Committee APPROVE development permit #22-068.

**Discussion:**

- None.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Applications**

**Resolution:** 22-12-08

**Presenter:** Eve Dewald

**Second:** Angharad Wenz

THAT the Heritage Advisory Committee APPROVE development permit #21-123.

**Discussion:**

- The HAC loves what was done with the sign – especially the silhouettes. The changes are true to historic Dawson signage.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: New Business**

**Resolution:** 22-12-09

**Presenter:** Eve Dewald

**Second:** Megan Gamble

HAC nomination RFD

**Discussion:**

- The HAC acknowledges Mr. Warnick's self-nomination and looks forward to having a new member.

---

**Agenda Item: Adjournment**

**Resolution:** 22-12-10

**Presenter:** Angharad Wenz

**Second:** Megan Gamble

That Heritage Advisory Committee meeting HAC 22-12 be adjourned at 8:08pm on July 21, 2022.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

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**Minutes accepted on:** August 4, 2022 (Meeting #22-13)

# Committee Minutes

THURSDAY AUGUST 4, 2022  
19:00

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**Meeting Type: Regular**

**Meeting: # HAC 22-13**

**Facilitators:** Stephani McPhee, PDO

**Attendees:** Eve Dewald (chair), Charlotte Luscombe, Angharad Wenz, Rebecca Jansen

**Regrets:** Megan Gamble

Meeting Called to order at 7:03 PM.

## Minutes

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**Agenda Item: Agenda Adoption**

**Presenter:** Eve Dewald

**Resolution:** 22-13-01

**Seconded:** Angharad Wenz

THAT the Agenda for Heritage Advisory Committee Meeting 22-13 has been adopted as presented.

**Discussion:** None.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Conflict of Interest**

**Resolution:** n/a

**Discussion:** None.

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**Agenda Item: Committee of the Whole**

**Resolution:** 22-13-02

THAT the Heritage Advisory Committee move into the Committee of the Whole.

**Discussion:** None

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

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**Agenda Item: Delegations**

Greg Hakonson

**Discussion:**

- Greg brought forward concern to the Committee regarding his dissatisfaction with the response he received from the HAC at the meeting prior, which validated the 12:12 roof pitch approved for a recent duplex. Greg commented that the HAC's response stating that 12:12 roof pitches are permitted in the Design Guidelines is erroneous, as this is stated in the 'Commercial' section, not residential.
- The HAC commented that Greg's observation is valid, however, in the 'Residential' section, the clause s.4.4.6.1 stating, "Roof pitches varied widely as many were constructed by their owners, thereby reflecting their individual tastes" makes it difficult to enforce against 12:12 residential roof pitches.
  - The HAC clarified that their mandate is to make suggestions and to endorse the Design Guidelines for Historic Dawson, therefore, it becomes difficult to enforce *against* this document.
- Greg suggested that the authors of the Design Guidelines did not accurately capture Dawson's true heritage and the elements typically seen – rather historic photographs better document Dawson's true heritage context. In order to protect Dawson's heritage, we should utilize all resources available to us (not solely the adopted heritage documents).
  - The HAC expressed that they understand Greg's perspective and see the value in requiring historic photos as part of the approval process, however it is often daunting for developers to educate

- themselves on all of the heritage documents provided and then to impose an additional step of requiring historic photographs to back up their decisions. In the HAC's experience, sometimes asking for too much from developers can trigger more conflict and resistance to a new proposed design.
- The HAC followed by stating that the heritage documents that have been adopted by the City need more overall clarity and accessibility to readers, and should include archival photos.
  - Currently the HAC is mandated to enforce the heritage documents, which unfortunately lack clarity in some areas (residential roof pitches being one), giving the Committee no 'teeth' to enforce against the designs in question.

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**Agenda Item: Revert to Heritage Advisory Committee**

**Presenter:** Eve Dewald

**Resolution:** 22-13-03

**Seconded:** Charlotte Luscombe

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

**Discussion:** None.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

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**Agenda Item: Adoption of Meeting Minutes**

**Presenter:** Eve Dewald

**Resolution:** 22-13-04

**Seconded:** Angharad Wenz

THAT the Heritage Advisory Committee APPROVE the minutes from meeting #22-12 as presented.

**Discussion:** None.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

---

**Agenda Item: Business Arising from the Minutes**

None.

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**Agenda Item: New Business**

**Presenter:** Eve Dewald

**Resolution:** 22-13-05

**Seconded:** Angharad Wenz

THAT the Heritage Advisory Committee amend meeting #22-11 minutes (Resolution #22-11-06) to:  
"THAT the Heritage Advisory Committee APPROVE development permit #22-053 and advise that Council approve demolition permit application #22-052."

**Discussion:** None.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

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**Agenda Item: Adjournment**

**Presenter:** Angharad Wenz

**Resolution:** 22-13-06

**Seconded:** Charlotte Luscombe

That Heritage Advisory Committee meeting HAC 22-13 be adjourned at 7:44pm on August 4, 2022.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

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**Minutes accepted on:** August 18, 2022 (Meeting #22-14)



**Canadian Institute of Forestry**  
**Institut forestier du Canada**



**Resource Works**  
JOBS FOR BC. INNOVATION FOR THE WORLD

Date: July 29, 2022

To:

Mayor William Kendrick  
1336 Front Street  
PO Box 308  
Dawson City, Yukon Y0B 1G0

From:

Canadian Institute of Forestry  
P.O. Box 99, 6905 Hwy. 17 West  
Mattawa, ON P0H 1V0  
[www.cif-ifc.org](http://www.cif-ifc.org)

Resource Works Society  
Suite 960 – 1050 West Pender Street  
Vancouver, BC V6E 3S7  
[www.resourceworks.com](http://www.resourceworks.com)

Dear Mayor William Kendrick,

This September, we are inviting municipalities across Canada to declare National Forest Week (September 18-24, 2022) in their communities.

This one-week campaign that takes place during the last week of September each year challenges Canadians across the country to learn more about the forest sector and its significance to Canada's culture, history, and future, while also supporting a greater recognition of forests as a valuable, renewable and green resource.

The theme this year "Canada's Forests: Solutions for a Changing Climate", will highlight the inextricable link between us and our forests. From local communities to vast woodlands, we will be celebrating the nature-based solutions for climate change mitigation and adaptation provided by Canada's forests. Forests help reduce climate change by trapping and storing greenhouse gases. Trees also soften the impacts of a changing climate and extreme weather by moderating temperatures and protecting biodiversity. This year's theme showcases the importance of sustainable forest practices, research, conservation, engineered wood products, and innovative technologies to provide solutions from Canadian forests. By emphasizing their role within climate change, our goal is to foster an enthusiasm for our forests and invite individuals to engage in sustainable action.

Participating in #NationalForestWeek can be as simple as declaring National Forest Week in your community, and sharing posts and graphics on social media created by CIF-IFC using the hashtag #NationalForestWeek. The Resource Works Society will also be sharing stories about working forests and forestry communities throughout the week.

Examples of how your community can participate, including suggested text for a Council Motion, are included on the next few pages.

Sincerely,

Mark Pearson  
Executive Director  
Canadian Institute of Forestry / Institut forestier du  
Canada (CIF-IFC)

Stewart Muir  
Executive Director  
Resource Works Society



Canadian Institute of Forestry  
Institut forestier du Canada



**Resource Works**  
JOBS FOR BC. INNOVATION FOR THE WORLD

## SUGGESTED RESOLUTION TEXT

Pass a motion at your next Council meeting:

- **Option a)** “That the City of Dawson declares the week of September 18-24, 2022 “NATIONAL FOREST WEEK”.

- **Option b)** Whereas: Canada’s forests are a valuable, renewable resource that contribute to our economy and the livelihoods of our communities.

Whereas: Canada’s forests play a crucial role in maintaining healthy ecosystems, clean air and water and wildlife habitat whilst being an important aspect of climate change mitigation efforts.

Whereas: The City of Dawson and its citizens rely on the surrounding forests for livelihood, health, and recreation.

Whereas: This annual one-week campaign with the theme of “Canada’s Forests: Solutions for a Changing Climate” will be celebrated across Canada by individuals and organizations.

Therefore, as Mayor of the City of Dawson, I declare September 18–24, 2022 as: “NATIONAL FOREST WEEK” in the City of Dawson.

- **Option c)** Canada’s forests are a valuable, renewable resource that contribute greatly to the livelihoods, health and culture of our communities as well as the maintenance of our ecosystems, their wildlife and resilience in the face of climate change.

Therefore, as Mayor of the City of Dawson, I declare September 18–24, 2022 as: “NATIONAL FOREST WEEK” in the City of Dawson.

**Note: Should your city/community declare National Forest Week 2022, please inform the CIF-IFC at: [nfw-snaf@cif-ifc.org](mailto:nfw-snaf@cif-ifc.org)**

## HOW TO PARTICIPATE IN #NATIONALFORESTWEEK 2022

- Use your social media channels to like and share/retweet posts created by the CIF-IFC (@CIF\_IFC on Twitter, @CIF.IFC on Facebook, @CIF\_IFC on Instagram, and @Canadian Institute of Forestry / Institut forestier du Canada on LinkedIn) and Resource Works (@Resource\_Works on Twitter, @ResourceWorks on Facebook, and @Resource\_Works on Instagram) or posts using the hashtag #NationalForestWeek or #SemaineNationaleDeLArbreEtDesForêts.
- Share National Forest Week 2022 digital creatives via social media using the hashtag #NationalForestWeek or #SemaineNationaleDeLArbreEtDesForêts.
- Create your own content using the daily sub-themes from the [National Forest Week Social Media Content Schedule](#) and share them using the hashtag #NationalForestWeek or #SemaineNationaleDeLArbreEtDesForêts.
- Encourage individuals to think of what forests mean to them by using the hashtag #NationalForestWeek or #SemaineNationaleDeLArbreEtDesForêts.
- Let us know if your community/municipality is hosting an event via email ([nfw-snaf@cif-ifc.org](mailto:nfw-snaf@cif-ifc.org)) and we will add it to the National Forest Week [events calendar](#).
- Download digital copies of our free promotional material for distribution ([promotional material](#)). A sample of our promotional poster is included below.

[See National Forest Week online](#) to download digital graphics, view the social media content schedule, and learn about additional ways to participate.



**MONTHLY  
POLICING REPORT  
May, 2022**

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

City of Dawson  
Box 308  
Dawson City, Yukon  
Y0B 1G0  
Attention: Mayor and Council

*mailed 2022 June 29*

The Dawson City RCMP Detachment responded to a total of 125 calls for service during the month of May, 2022.

OCCURENCES	May, 2022	Year to Date 2022	May, 2021	Year to date 2021	Year Total 2021
Assaults (all categories)	6 =	34	6	27	67
Sexual Assault	2 ↓	10	3	8	13
Break and Enter	3 ↑	9	0	6	15
Thefts (all categories)	9 ↑	15	2	14	46
Drugs (all categories)	3 =	4	3	11	28
Cause a Disturbance	6 ↓	22	13	35	90
Mischief	11 ↑	57	10	52	145
Impaired Driving	3 ↓	8	7	16	49
Vehicle Collisions	0 ↓	15	4	19	54
Mental Health Act	6 ↑	39	2	20	35
Assistance to General Public	6 ↑	21	4	19	66
Search and Rescue	0	1 (Land)	0	1(Land)	3
Missing Persons	1 ↑	5	0	5	13
Wellbeing Checks	2 ↓	16	5	23	63
Check Stops (represents the actual number of check stops)	0 =	2	0	0	4
Other Calls for Service	67 ↓	303	145	432	1224
<b>Total Calls for Service</b>	<b>125 ↓</b>	<b>561 ↓</b>	<b>204</b>	<b>688</b>	<b>1915</b>
<b>Criminal Code Charges / (CDSA)</b>	12 ↓	37	15	49	151 CC 3 CDSA
<b>Liquor Act/MVA/CEMA Charges/Cannabis Act (Can Act)/Campground Act (Camp. Act)</b>		1 MVA	5MVA 6 CEMA	8 MVA 7 CEMA 1 Liquor Act	8 CEMA 6 LA 36 MVA 1 CAN. ACT 1 Camp. Act

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



at/corrected to 2022.04.31

	May, 2022	Year to Date 2022 Total	May, 2021	Year Total 2021
Prisoners held locally	4	23	9	65
Prisoners remanded	0	0	0	8
Total Prisoners	4 ↓	23	9	65

Justice Reports	May, 2022	Year to Date 2022	May, 2021	Year Total 2021
Victim Services Referrals Offered	8 ↓	37	10	94
Youth Diversions	0	0	0	3
Adult Diversions	0	0	0	2
Restorative Justice Total	0	0	0	5



The George Black Ferry is in the water.

## **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) Road Safety: With the influx of tourist and seasonal workers in town plus the increased traffic, members conducted several school zone patrols during this time period. Members used this opportunity to educate drivers about safety and speeding in the school zones. With the start of the mining season and the increase in commercial vehicles on the road, the RCMP Traffic Unit and Yukon Government Carrier Compliance from Whitehorse were in town and stopped several vehicles on the North Klondike Highway and Gold Fields to ensure they were abiding by the road safety.

(2) Substance Abuse

With the travel restrictions easing and the ensuing influx of tourist, members are being pro-active and more patrols are conducted around local licensed drinking establishments. Foot patrols were also conducted on Front Street, the dyke and downtown to ensure responsible consumption still takes place and to dissuade impaired driving. During those patrols, members have been ensuring vulnerable customers have a safe way to return home and at times have provided safe rides to intoxicated patrons.

(3) Youth Initiatives:

Several activities took place in May, Cst. Tower organized the bike rodeo and several members attended and helped teach children bike and road safety. Cst. Tower and Cst. Madore attended the school for the conclusion of the Top Cop reading program, they organized an obstacle course and then played dodgeball with children from kindergarten to grade 4. Members also attended the school several times during the month to interact with staff and students.

(4) Attendance at THFN and Community Events:

Dawson City RCMP members attended several meetings with various agencies in preparation for the fire and flood season. Members also attended the Gold

Show and called Elders Bingo at the Tr'ondek Hwech'in Hall. Cst. Tower was nominated and acclaimed to School Council. Cst. Madore attended the Little Blue Daycare and helped pump water out of the backyard, as there was a significant amount of water accumulated because of the Yukon River high water situation.

(5) Restorative Justice:

All restorative justice matters in the community have been completed.

**Fun Fact:**

On May 11<sup>th</sup> 1937 Constables Alexander Unia and Joseph Kessler lost all of their kit and personal effects when the detachment building at Forty Mile, Yukon burned to the ground. Unia was re-reimbursed \$200 and Kessler \$151.70 for all of their property.

Kindest regards,

Cst. Vince MADORE  
Dawson City RCMP

Box 159  
Dawson City, Yukon  
Y0B 1G0

/am

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Dear Council

We are looking for a letter of support from the council for our bid to secure Tier 3 Yukon investment and a loan from the Federal CanNor programme. We have already had written support from 26 businesses in town and would love to see the city get behind us. We can come and speak more about our vision, in the meantime I have pasted our Summary below and attached the letters of support so far. We have the Westmark and two letters from local therapists still to arrive. Time is of the essence to secure funding to be open next winter season. I know that council meetings are precious so if anyone needs anything clarifying prior please call me on 867-993-3332

Kind Regards

Lee and the team at Yukon Spaces.

## Executive Summary

Yukon Spa will be the first day spa in Dawson City and the most northerly day spa in Canada. These are two cool things to be able to claim.

Yukon Spa is an idea that developed from a desire to create spaces that promote wellness. Within the existing team we had the skills to develop and deliver the idea of a unique day spa experience in a "Dawson Way". Tourists to Dawson will seek a relaxing break in their busy sightseeing schedules. Seasonal workers in town will be able to grab a massage to ease their muscles that have been working too hard. Those of us left here in the winter would have somewhere cosy and relaxing and focussed on wellbeing to escape the winter for just a moment. This is the time for self-care: facials, massage, sauna and hot tub!

Yukon Spa will have treatment spaces and therapists able to deliver a range of bodywork and aesthetic treatments. It will have a relaxation space with outdoor access, hot tub, sauna and steam room, sensory deprivation tank, heat lamps and a small cafe and laundry service.

Our goal is to develop a profitable space that caters for the needs of its customers and provides an inspiring space in which our colleagues can thrive.



Throughout the Arthritis Society's 74-year history, community support has been critical in enabling the organization to fulfill its mission to fight the fire of arthritis with cutting-edge research, bold innovation, fiery advocacy, evidence-based information and patient-centered support.

Because it's not *just* arthritis. Arthritis is serious. It causes debilitating pain, restricts mobility and diminishes quality of life. Six million Canadians – 1 in 5 – live every day with the fire of arthritis and there is no cure. Without a greater spotlight on this growing issue, the number of Canadians with arthritis will rise to nine million by 2040.

By celebrating Arthritis Awareness Month in September, we are encouraging everyone who lives with arthritis – and all those who know and love them – to fight the fire of arthritis. We want to raise voices and awareness.

We respectfully request that the City of Dawson issue a proclamation declaring September as Arthritis Awareness Month to help us reach Yukon's citizens with our message and to illustrate your support for those living with the disease, and their families.

Should you have any questions about this request, please don't hesitate to reach out to my colleague, Danielle Milley at [dmilley@arthritis.ca](mailto:dmilley@arthritis.ca).

With gratitude for your consideration,

A handwritten signature in blue ink, appearing to read "Judy Noordermeer".

Judy Noordermeer  
Vice President, Marketing & Communications

## Proclamation request

### WHEREAS

Community support has been critical throughout the Arthritis Society's 74-year history, enabling the organization to fulfill its mission to fight the fire of arthritis with cutting-edge research, bold innovation, fiery advocacy, and evidence-based information and patient-centred support.

### WHEREAS

Arthritis is not *just* arthritis. Arthritis is serious. It causes debilitating pain, restricts mobility and diminishes quality of life. Six million Canadians – 1 in 5 – live every day with the fire of arthritis and there is no cure. Without a greater spotlight on this growing issue, the number of Canadians with arthritis will rise to nine million by 2040.

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### WHEREAS

During Arthritis Awareness Month this September, we seek to raise voices and awareness, and we are encouraging everyone who lives with arthritis – and all those who know and love them – to fight the fire of arthritis.

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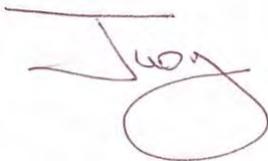
### WHEREAS

The Arthritis Society is a Canada's national charity dedicated to extinguishing arthritis for good.

We respectfully request that the City of Dawson issue a proclamation declaring September as Arthritis Awareness Month to help us reach Yukon's citizens with our message and to illustrate your support for those living with the disease, and their families.

Should you have any questions about this request, please don't hesitate to reach out to my colleague, Danielle Milley at [dmilley@arthritis.ca](mailto:dmilley@arthritis.ca).

With gratitude for your consideration,

A handwritten signature in purple ink, appearing to read 'Judy Noordermeer', with a large circular flourish at the end.

Judy Noordermeer  
Vice President, Marketing & Communications