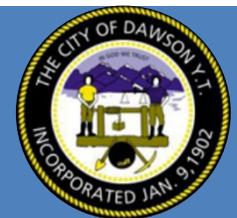




# Office Consolidation of Official Community Plan

Bylaw #2018-18



# SCHEDULE A

## Official Community Plan Text

**BYLAW #2018-18**

## Table of Contents

<b>1.0</b>	<b>Introduction</b>	<b>3</b>
1.1	Purpose of the Official Community Plan	3
1.2	Relation to Other Plans	4
1.3	Considerations	4
<b>2.0</b>	<b>Community Vision</b>	<b>5</b>
<b>3.0</b>	<b>Guiding Principles</b>	<b>6</b>
3.1	Work Together	6
3.2	Foster a Sense of Home	6
3.3	Be Authentically Dawson	6
3.4	Grow Responsibly	6
3.5	Promote Environmental Stewardship	6
3.6	Strive for Economic Resilience	6
<b>4.0</b>	<b>Community Profile</b>	<b>7</b>
4.1	Development Influences	7
4.2	Population	8
<b>5.0</b>	<b>Tr’ondëk Hwëch’in Lands</b>	<b>10</b>
5.1	Long-term goal	10
5.2	Implementation approaches	10
<b>6.0</b>	<b>Land Use Concept</b>	<b>11</b>
6.1	Long-term goals	11
6.2	Land Use Designations	12
6.3	Implementation Approaches	13
<b>7.0</b>	<b>Housing</b>	<b>Error! Bookmark not defined.</b>
7.1	Long-term goals	16
7.2	Implementation approaches	16
<b>8.0</b>	<b>Economic Development</b>	<b>18</b>
8.1	Long-term goals	18
8.2	Implementation approaches	18
<b>9.0</b>	<b>Heritage and Culture</b>	<b>19</b>
9.1	Long-term goals	19
9.2	Implementation approaches	19
<b>10.0</b>	<b>Environmental Stewardship</b>	<b>21</b>
10.1	Long-term goals	21
10.2	Implementation approaches	21
<b>11.0</b>	<b>Food Security</b>	<b>22</b>
11.1	Long-term goal	22
11.2	Implementation approaches	22
<b>12.0</b>	<b>Parks and Recreation</b>	<b>23</b>
12.1	Long-term goal	23

12.2	Implementation approaches .....	23
<b>13.0</b>	<b>Transportation .....</b>	<b>24</b>
13.1	Long-term goal .....	24
13.2	Implementation approaches .....	24
<b>14.0</b>	<b>Municipal Utility Infrastructure .....</b>	<b>25</b>
14.1	Long-term goal .....	25
14.2	Implementation approaches .....	25
<b>15.0</b>	<b>Municipal Finance .....</b>	<b>26</b>
15.1	Long-term goal .....	26
15.2	Implementation approaches .....	26
<b>16.0</b>	<b>Implementation .....</b>	<b>27</b>
16.1	Ensuring Consistency with the Plan.....	27
16.2	Reviewing the Plan.....	27

**LIST OF FIGURES**

Figure 5-1	Tr’ondëk Hwëch’in Settlement Lands. ....	10
Figure 6-1	Historic Townsite vs. Downtown Core.....	11

# OFFICIAL COMMUNITY PLAN



## 1.0 Introduction

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

### 1.1 Purpose of the Official Community Plan

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

## 1.2 Relation to Other Plans

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

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

## 1.3 Considerations

In addition to ensuring compliance with current legislation, this OCP

enables the community to identify key characteristics they want to preserve or enhance, as well as those they want to see changed.

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

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

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

## 2.0 Community Vision

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

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

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



### 3.0 Guiding Principles

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

#### 3.1 Work Together

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

#### 3.2 Foster a Sense of Home

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

#### 3.3 Be Authentically Dawson

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

#### 3.4 Grow Responsibly

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

#### 3.5 Promote Environmental Stewardship

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

#### 3.6 Strive for Economic Resilience

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



## 4.0 Community Profile

Dawson offers a superior quality of life rich in Tr'ondëk Hwëch'in culture and is best known for our Klondike Gold Rush history. Dawson City offers a wide variety of lifestyle choices, employment opportunities, and activities and our social life is bustling year-round. In addition to its picturesque landscape and surrounding wilderness, our community has a vibrant arts and culture scene, year-round events and festivals, and a thriving business community. Our population includes an eclectic mix of old-timers, new-timers, miners, entrepreneurs, artists, and adventurers of all kinds.

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

### 4.1 Development Influences

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

- public administration
- health care and social assistance

- accommodation and food services
- arts, entertainment, and recreation

The prominence of jobs in accommodation and food services, mining, and arts, entertainment and recreation directly impacts Dawson's demographic profile, as these jobs tend to have younger work forces.

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

Lastly, culture and tourism have become mainstays of the economy. Tourists come from all over the world to visit Dawson City, where our cultural heritage is evident in local land forms, infrastructure, buildings, structures, sites, routes, venues, events, people, and cultural practices. Many people choose to live in the region and carry on the lifestyle that has become emblematic of the region.

## 4.2 Population

Planning requires an understanding of Dawson's demographic profile: Who are Dawson's residents? Why do they choose to live in Dawson? And why do they choose to leave? According to the Yukon Bureau of Statistics, the population of Dawson and the immediate surrounding areas is around 2,350 (December 2018). Although Dawson typically sees moderate growth and regression each census year, it experienced a 4.2% growth between the 2011 and 2016 federal censuses.

As described in section 7.0, Dawson residents' existing housing needs are not being met for a variety of reasons. Unfortunately, seasonal population counts are not completed for Dawson. This missing information would be a useful planning tool since speculations suggest the introduction of seasonal employees roughly doubles the permanent population of Dawson. This increase, regardless of its size, places pressures on all services in the community, particularly housing.

### 4.2.1 Demographic Profile

A clear feature of Dawson's demography is that it consistently gains residents in their 20s. Like a university town, Dawson has a high capacity to attract young adults. Usually these residents migrate to Dawson seeking adventure and a unique experience. These individuals, particularly those in their late 20s, have a high potential to settle long term and start families, thereby increasing the population. In addition to gaining residents in their 20s, Dawson has a moderate tendency to gain residents in their 40s; causes for this gain are unknown.

Although in-migration of residents in their 20s is strong, past census information also shows the out-migration of residents in their 30s, suggesting that as these residents age they move away. Population decline is also seen from residents in their 50s. Causes for this out-migration may vary.

#### 4.2.2 Growth Projections and Trends

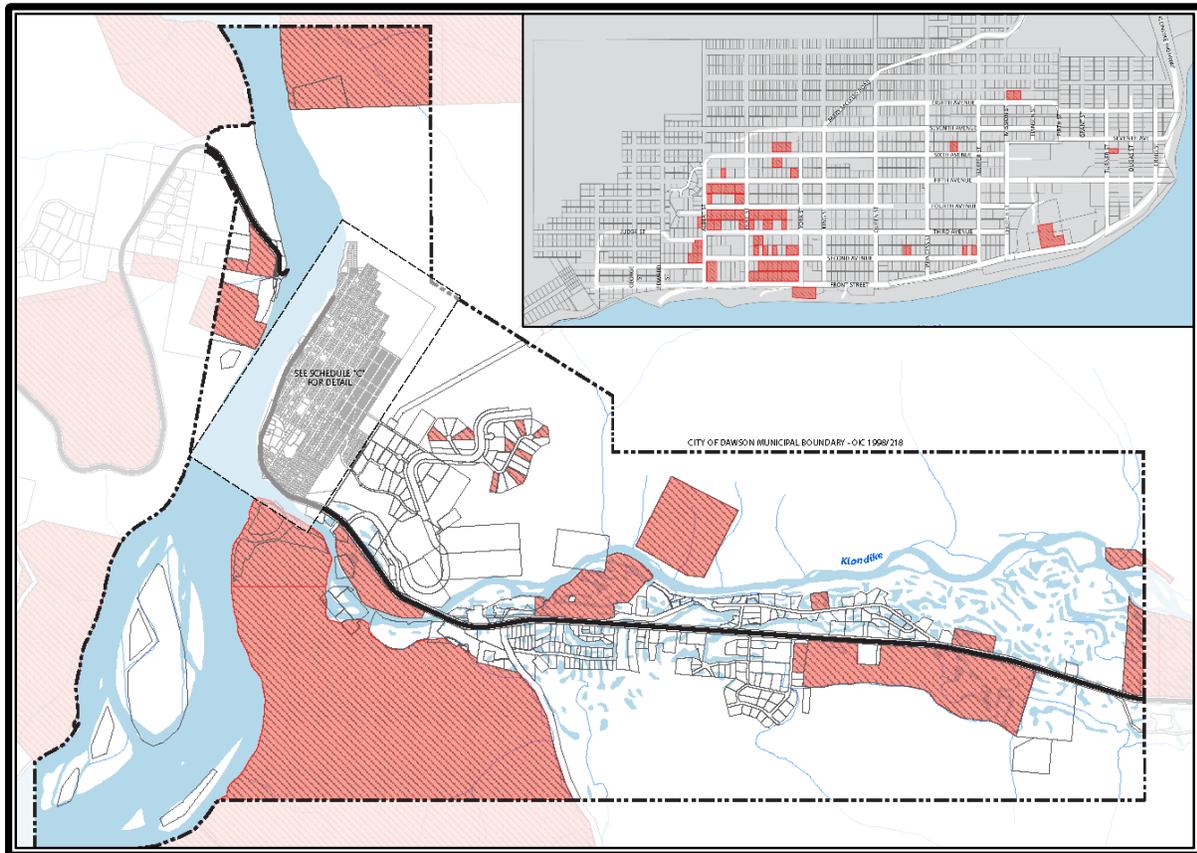
The Yukon Bureau of Statistics completed growth projections for Dawson in 2016. The most likely scenario projected the 2030 population at 2,720, an increase of 560 people compared to the 2016 population.

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

## 5.0 Tr'ondëk Hwëch'in Lands

Tr'ondëk Hwëch'in settlement lands are located throughout the community (see red areas in the map below).

**Figure 5-1 Tr'ondëk Hwëch'in Settlement Lands.**



### 5.1 Long-term goal

- Collaborate with Tr'ondëk Hwëch'in to ensure all development within the municipal boundary is mutually compatible.

### 5.2 Implementation approaches

- Consult Tr'ondëk Hwëch'in on municipal land use planning initiatives that impact their settlement lands in accordance with the provisions of chapter 25 of the Tr'ondëk Hwëch'in *Self-Government Agreement*.
- Strive to build an ongoing and collaborative working relationship with Tr'ondëk Hwëch'in to address broad community land use and development issues.
- Work with Tr'ondëk Hwëch'in to identify future land uses within the OCP for their lands.

## 6.0 Land Use Concept

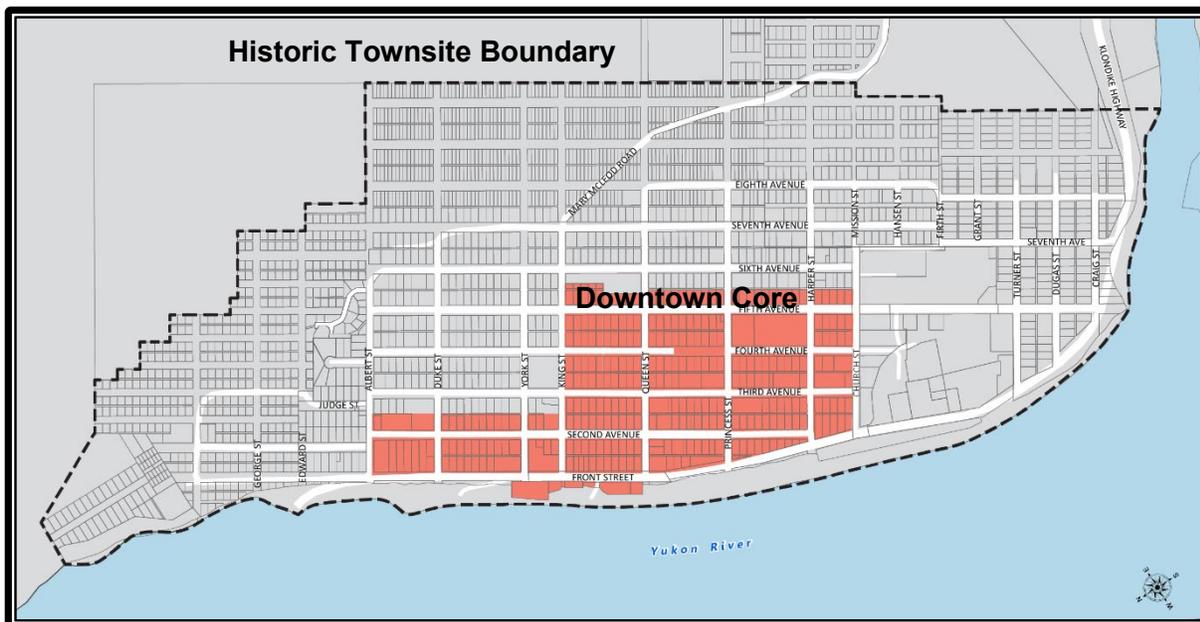
### 6.1 Long-term goals

- Strive to use a highest and best use approach.
- Promote safety and compatible land uses.
- Protect environmentally sensitive areas, including those surrounding water courses.
- Promote appropriate development of the Historic Townsite.
- Recognize the Downtown Core as the heart of the community.
- Protect heritage resources .
- Reduce encroachment issues.
- Encourage local food production.

**Figure 6-1 Historic Townsite vs. Downtown Core.**

#### Historic Townsite vs. Downtown Core

The map below defines the boundaries of the Historic Townsite. The Downtown Core refers to a specific land use designation located within the Historic Townsite. For more information on land use designation and the Downtown Core, see **section 6.2**.



## 6.2 Land Use Designations

The OCP is implemented through a set of generalized land use districts. Schedule “B” and Schedule “C” show the long-term land use concept for the lands within Dawson’s municipal boundary. The land uses identified are based on the predominant type of land use found in an area. Boundaries shown are intended to be general in nature; more specific boundaries and information on the precise land uses will be provided through future development plans, area redevelopment plans, and the *Zoning Bylaw*. Similarly, other items shown on the map, such as the location of trails, will be refined as more detailed planning is undertaken.

The major land use categories shown on the map are Country Residential, Urban Residential, Downtown Core, Mixed Use, Institutional, Agricultural, and Parks and Natural Spaces. The overall vision for each district is described below. The *Zoning Bylaw* provides more detail on each major category.

### **Country Residential**

Country Residential areas shown on Schedule “B” illustrate the location of existing and future rural neighbourhoods. Residential lots in these areas do not necessarily rely on being connected to municipal water and sewer infrastructure. Although the area will predominantly consist of low-density residential uses, small-scale open spaces and institutional uses such as childcare centres or religious assemblies may also be located in these areas.

### **Urban Residential**

Urban Residential areas shown on Schedule “B” and Schedule “C” illustrate the location of existing and future urban neighbourhoods. Residential lots in these areas are intended to be smaller in size than Country Residential lots and will be designed for immediate or eventual connection to municipal water and sewer infrastructure. While the area will predominantly consist of low- and medium-density residential uses, small-scale open spaces and institutional uses such as childcare centres or religious assemblies may also be located in these areas. Urban Residential areas located in the historic townsite are also suitable for commercial development.

### **Downtown Core**

The Downtown Core area, originally identified in the “Dawson City Heritage Management Plan” and shown on Schedule “C,” is the area that best depicts the commercial core of Dawson during the gold rush. This location is recognized as the heart of Dawson City since it accommodates a broad range of uses focusing on the commercial, cultural, and community needs of residents and visitors.

While the area will predominantly consist of commercial and institutional uses, high- and low-density residential uses are also acceptable. This diverse mixture of uses is essential to the Downtown Core’s vibrant, mixed-use character.

## **Mixed Use**

The mixed use areas shown on Schedule “B” and Schedule “C” illustrate the location of an integrated mix of commercial and industrial uses complemented by residences and small-scale open spaces. These areas may include single uses per parcel or multiple land uses per parcel—a true reflection of Dawson’s unique nature wherein residents’ living and working spaces are often intertwined.

## **Institutional**

Institutional areas shown on Schedule “B” and Schedule “C” illustrate the location of major institutional areas that provide services to Dawson and the surrounding region. Although institutional areas are designated as stand-alone districts, smaller institutional uses such as historic sites, cemeteries, places of worship, childcare centres, and community recreation facilities may exist in other districts.

## **Agricultural**

Agricultural areas shown on Schedule “B” and Schedule “C” illustrate the location of lands suitable for uses that are primarily agricultural in nature, such as large-scale crop production or livestock farming.

## **Parks and Natural Space**

Parks and Natural Space areas shown on Schedule “B” and Schedule “C” illustrate the location of major park spaces or natural areas. Areas identified as Parks and Natural Space are not deemed suitable for future development.

## **Future Planning**

Future Planning areas shown on Schedule “B” and Schedule “C” identify potential future growth areas in the community. These areas may be suitable for one or more different land use designations. To determine the suitability of the areas for future development, additional planning must be completed. All planning must be completed in accordance to the regulations described in Section 6.3.1 Additional Planning.

## **6.3 Implementation Approaches**

- The City shall direct future developments to the areas conceptually shown on Schedule “B” and Schedule “C.”
- Identify lands which may be suitable for future development as future planning areas.
- Identify lands unsuitable for future development as Parks and Natural Space areas, which should be maintained in their natural state or used for passive recreation.
- Maintain a strong sense of community by locating essential services and customer-focused commercial businesses in the Downtown Core.
- Promote a compact development pattern to ensure existing infrastructure is used efficiently and preserve habitat and wilderness areas.
- Compact development should be used as a mitigating and adaptive strategy to confront climate change.
- Work to prevent and reduce encroachment issues, especially in residential areas.

- Foster a vibrant and livable neighborhood character by developing and applying strategies to promote future development and adaptive reuse of under-used properties and derelict buildings, such as development incentives and disincentives. **(Amended by Bylaw 2021-14 passed on July 6, 2022)**

6.3.1 Additional Planning

The policies of the OCP are intended to be further refined and implemented through the preparation and adoption of local area plans, area redevelopment plans, and the Land Use Bylaw.

- The City may require additional planning, future development plans, or area redevelopment plans be completed prior to new development in order to
  - determine the suitability of the area,
  - ensure proposals are in alignment with the overall community vision, and
  - gather feedback from Tr’ondëk Hwëch’in and Dawson residents as applicable
- Required planning studies shall include the following information, as deemed necessary by the Community Development Officer:
  - location description
  - existing natural conditions, including topography
  - identification of environmentally significant areas
  - policy context in relation to the OCP and Heritage Management Plan
  - heritage assessment
  - proposed development concept
  - proposed land uses as identified in the *Zoning Bylaw*
  - development density
  - property access
  - municipal servicing
  - storm water drainage
  - phasing
  - any other items as requested by the Community Development Officer or Council.

6.3.2 Area Characteristics

The following characteristics describe intended development within each land use designation identified in the OCP. The locations for each land use designation are shown on Schedule “B” and Schedule “C”. Regardless of location, all development must be in accordance with the “Dawson City Heritage Management Plan”.

Designation	Predominate Built Form	Place Characteristics
<b>Country Residential</b>	<ul style="list-style-type: none"> <li>• Single detached dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• Houses are located on individual lots with on-site parking</li> <li>• Lots are generally larger in size and rural in nature</li> </ul>

Designation	Predominate Built Form	Place Characteristics
<b>Urban Residential</b>	<ul style="list-style-type: none"> <li>• Single detached dwellings</li> <li>• Attached dwellings (duplex)</li> </ul>	<ul style="list-style-type: none"> <li>• The historic character of building facades defines the streetscape</li> <li>• Houses are located on individual lots with on-site parking</li> <li>• Lots are generally smaller in size and urban in nature</li> <li>• Houses are typically oriented to face the street</li> </ul>
<b>Downtown Core</b>	<ul style="list-style-type: none"> <li>• Single or multi-unit buildings</li> <li>• Single or mixed use buildings (residential/commercial)</li> <li>• May include institutional buildings</li> </ul>	<ul style="list-style-type: none"> <li>• The historic character of building facades defines the streetscape</li> <li>• Buildings are located with no, or minimal, setback from the public roadway</li> <li>• Commercial or community services are accessible from the ground floor and oriented toward the public street</li> </ul>
<b>Mixed Use</b>	<ul style="list-style-type: none"> <li>• Free-standing commercial buildings</li> <li>• Free-standing industrial buildings</li> <li>• Free-standing residential buildings, which are secondary to commercial or industrial uses</li> <li>• Mixed use buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Lots are generally larger in size and rural in nature with on-site parking</li> <li>• The mixture of residential, commercial, and industrial uses reflects the unique nature of Dawson</li> <li>• All processes are self-contained on site, including circulation, storage, parking, materials handling, and processing</li> <li>• Accommodates a live-work lifestyle</li> </ul>
<b>Institutional</b>	<ul style="list-style-type: none"> <li>• Institutional buildings or structures</li> </ul>	<ul style="list-style-type: none"> <li>• Characteristics vary</li> <li>• May include large landscaped open spaces</li> </ul>
<b>Agriculture</b>	<ul style="list-style-type: none"> <li>• Rural agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings and structures are accessory to the primary agriculture uses. E.g., barns or sheds</li> </ul>
<b>Parks and Natural Space</b>	<ul style="list-style-type: none"> <li>• Landscaped parks</li> <li>• Undeveloped natural space</li> <li>• Trails</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings and structures are accessory to the primary park uses. E.g., picnic shelters, washroom facilities, garbage facilities, signage</li> </ul>
<b>Future Planning</b>	<ul style="list-style-type: none"> <li>• To be determined through the completion of additional planning</li> </ul>	<ul style="list-style-type: none"> <li>• To be determined through the completion of additional planning</li> </ul>

### 6.3.3 Direct Control Districts

A Direct Control District may be considered at Council's discretion in 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.

Direct Control Districts shall be designated and implemented under the Zoning Bylaw and regulated as per section 291 of the Municipal Act. For greater certainty, if Council designates time limited Direct Control Districts in the Zoning Bylaw, upon expiry of the time limited Direct Control District, no legal non-conforming uses are thereby created as per section 301 of the Municipal Act.

- Council is at any time able to remove a Direct Control District designation, including where a temporary use has been provided for under the Zoning Bylaw and that temporary use has not expired.
- Council Designates the following Direct Control District under subsection 6.3.3 as follows:

Klondike East Bench; the area with mining land use approval for mineral extraction activity on the Klondike East 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, or at the same time, the intended future residential development.

## 7.0

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

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

### 7.1 Long-term goals

- Meet the full spectrum of housing needs in the community.
- Provide sufficient land available for residential development.
- Minimize the amount of vacant or underutilized residential land in the historic townsite.

### 7.2 Implementation approaches

- Consider gathering seasonal population data to assist in determining the actual housing needs of the community.

- Meet the needs of Dawson's diverse population by encouraging the development of a range of housing types.
- Consider maintaining a dwelling unit inventory, categorized by building form (i.e., single detached, secondary suites, apartment, etc.) to inform future decision making.
- Improve the quality of the existing housing stock by encouraging renovation and retrofit projects in existing homes.
- Introduce new residential units into the historic townsite by encouraging the retrofit, renovation, and repurposing of underutilized commercial buildings.
- Develop and apply strategies, such as incentivizing and disincentivizing, to promote owners of vacant land and underutilized parcels, particularly in the historic townsite, to either develop or sell their land. ***(Amended by Bylaw 2021-14 passed on July 6, 2022)***
- Consider maintaining a map that identifies vacant lots and corresponding property owners to inform incentive programs.
- Encourage vacant lot development by continuing to investigate different incentive program options.
- Increase the total housing stock by encouraging the development of new rental housing options.
- Investigate the suitability of the Slinky Mine and Dredge Pond areas for new residential development.

## 8.0 Economic Development

As described in section 4.0, Dawson's economy is rooted in public services, mining, the accommodation and food service sector, and arts, entertainment, and recreation. Economic development involves supporting new or existing economic sectors, attracting new businesses, and creating an environment where different economic interests are balanced. It is also important to recognize the various supporting elements required for each of Dawson's economic sectors; for example, the tourism sector requires seasonal accommodation for employees. Maintaining a liveable and vibrant community is vital to attracting and keeping the labour force required for local businesses to succeed.

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

### 8.1 Long-term goals

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

### 8.2 Implementation approaches

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

## 9.0 Heritage and Culture

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

### What is Culture?

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

### 9.1 Long-term goals

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

### 9.2 Implementation approaches

#### Heritage

- Collaborate with Tr'ondëk Hwëch'in to identify methods to showcase Tr'ondëk Hwëch'in culture and heritage throughout Dawson and its festivals.
- Maintain a heritage bylaw to conserve and manage heritage assets.
- Development within the Historic Townsite shall be completed in accordance with the "Dawson City Heritage Management Plan".
- Implement the recommendations of the "Dawson City Heritage Management Plan" with a focus on
  - preserving or recreating historic architecture, design, and construction styles,
  - protecting and preserving key vulnerable historic buildings and sites, and
  - Tr'ondëk Hwëch'in history.

#### Culture

- Recognize culture as a key socio-economic pillar in the community.
- Work collaboratively, where possible, with non-profit organizations to assist them with providing cultural programming.
- Strategically support local festivals and events as a means to further diversify Dawson's economy and enhance potential investment opportunities.
- Concentrate cultural facilities, including art galleries and museums, in the Historic Townsite and, more specifically, the Downtown Core when possible.

- Encourage the installation of public art on or within public buildings and property.
- Public art
  - may include permanent and temporary installations of statuary, murals, and other visual art displays,
  - should showcase the heritage of Tr'ondëk Hwëch'in, the history of Dawson City, or local culture, and
  - should be completed or designed by local artists, or those with ties to the community.
- Visiting artists should also be welcomed to contribute to Dawson's public art.
- Due to Dawson's cold winter climate, design of outdoor recreation areas and public walkways should consider methods to improve the user experience.
  - Ornamental lighting may be encouraged to add colour and light into the streetscape.
  - Warming shelters in outdoor spaces may be encouraged to facilitate the space's use year-round for activities such as festivals or special events.

## 10.0 Environmental Stewardship

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

### 10.1 Long-term goals

- Protect environmentally sensitive areas including waterways and major wildlife corridors.
- Risk of wildfire is mitigated.

### 10.2 Implementation approaches

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

## 11.0 Food Security

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

### 11.1 Long-term goal

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

### 11.2 Implementation approaches

- Consider participating in a local steering committee to lead or enable agriculture development and food security initiatives.
- Encourage local food production by:
  - continuing to allocate vendor stalls for the farmers market,
  - considering different options for enhancing and expanding the farmers market,
  - supporting the development and expansion of community gardens, and
  - supporting household food production by allowing greenhouses and gardens in residential areas.
- Support commercial agriculture by identifying areas suitable for those uses, such as large commercial greenhouses.

## 12.0 Parks and Recreation

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

### 12.1 Long-term goal

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

### 12.2 Implementation approaches

- Provide recreational resources that encourage active lifestyles.
- Maintain an inventory of recreational resources that meet the needs of Dawson's diverse population, which includes residents of different ages and mobility levels.
- Maintain an inventory of recreational resources that provide residents with opportunities to be active year-round.
- Provide high-quality recreational infrastructure and facilities to encourage their use.
- Develop and maintain partnerships with Tr'ondëk Hwëch'in, Yukon Government, industry, and other nongovernment organizations to enhance and maintain recreational facilities.  
*(Amended by Bylaw 2021-14 passed on July 6, 2022)*
- Complete an assessment on recreational facilities that are at the end of their life span to determine if the facility should be replaced, enhanced, and/or relocated.

## 13.0 Transportation

Transportation networks to and within Dawson are critical to the community's success. Ensuring the efficient movement of people and goods is a key planning consideration; as such, it is important to recognize the implications land use patterns have on transportation needs and vice versa. Equally important is accommodating the various modes of transportation that residents and visitors use, as well as residents and visitors' varying levels of mobility. Modes of transportation include using private or large recreational vehicles, cycling, and walking. In addition to facilitating convenient movement throughout the community, the importance of long-term connectivity between east and west Dawson, and communities surrounding, must be considered.

### 13.1 Long-term goal

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

### 13.2 Implementation approaches

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

## 14.0 Municipal Infrastructure

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

### 14.1 Long-term goal

- Develop and provide municipal infrastructure that is effective, safe, and efficient.

### 14.2 Implementation approaches

- Promote the development of continuous and compact development in order to reduce the infrastructure required and its associated costs.
- Prioritize the development of vacant or underutilized lands in the Historic Townsite over extending services into new areas in order to utilize existing infrastructure in a more efficient manner.
- Use asset management best practices to inform capital planning.
- Where possible, consider extending piped water and sanitary services to areas of the community that are not connected to these services.
- Increase the capacity of the existing water and sanitary servicing systems to accommodate future community growth and system expansion.
- Support waste diversion as a waste management tool.
- Promote the principles of reduce, reuse, and recycle.
- Extend the lifetime of the landfill to accommodate future community growth.

## 15.0 Municipal Finance

The municipality's primary responsibilities to its residents and taxpayers are to provide services to properties and exercise good government. Understanding the cost of these services, implementing sound financial policies, and expanding the economic base will help the community achieve its vision.

### 15.1 Long-term goal

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

### 15.2 Implementation approaches

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

## **16.0 Implementation**

### 16.1 Ensuring Consistency with the Plan

- All municipal plans, policies, bylaws and program documents prepared subsequent to the adoption of this plan shall include an OCP context statement that:
  - references the objectives and policies of this plan, and
  - generally describes how adoption of the plan, policy, bylaw, or program will contribute to the achievement of an OCP goal.
- All municipal plans, policies, and bylaws that address the content areas of this plan shall be consistent with the OCP.

### 16.2 Reviewing the Plan

This OCP will be regularly reviewed on an ongoing basis.

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

# SCHEDULE B

## Land Use Map (Valley, Confluence and Bowl)

Bylaw No. 2018-18





**Table 1. Grant Numbers within the Amended Area.**

P 00748	P 07992	P 08446	P 08981	P 10783
P 00749	P 07993	P 08861	P 10413	P 35904
P 00750	P 07994	P 08862	P 10414	P 35905
P 07901				

**Re-designates a portion of the Amended Area from Future Planning to Mixed Use.  
Re-designates a portion of the Amended Area from Parks and Greenspace to Mixed Use.**

*(Map amended by Bylaw 2019-16 passed on July 13, 2021)*

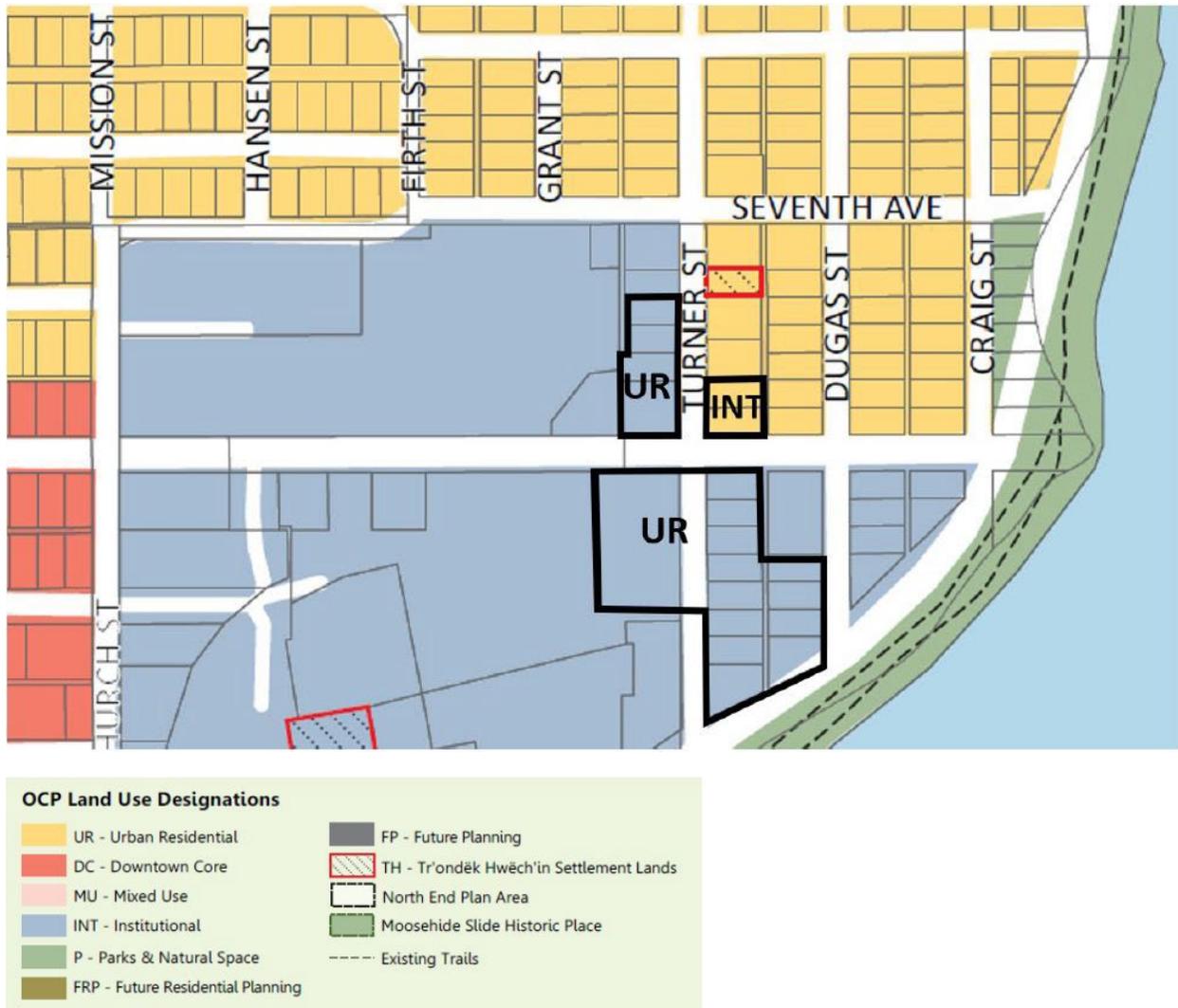
# SCHEDULE C

## Land Use Map (Historic Townsite)

Bylaw N

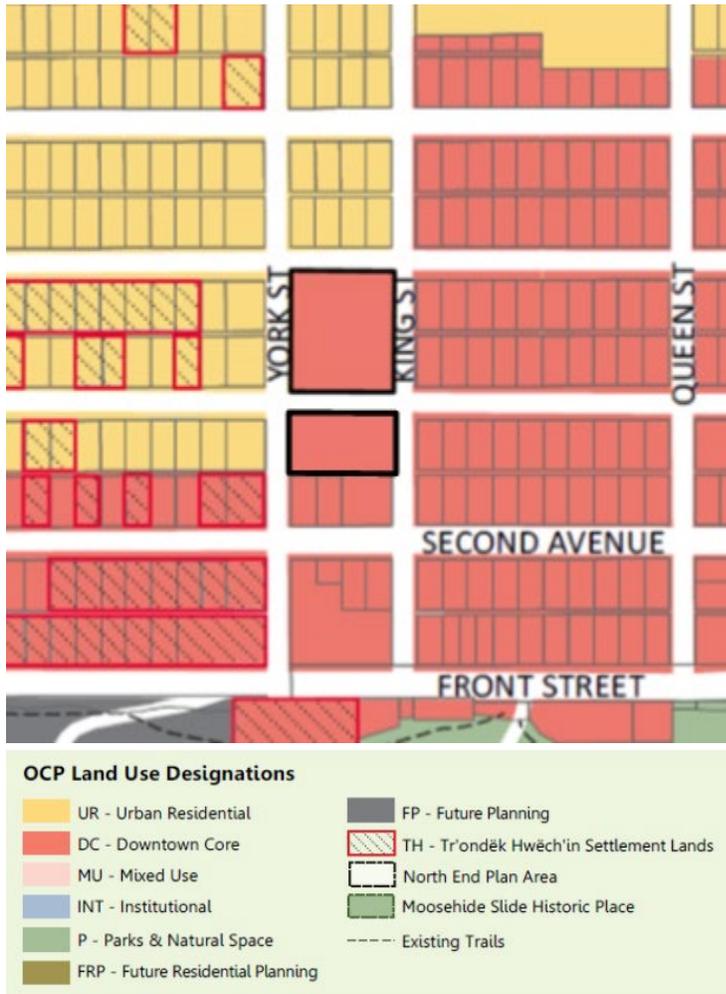


Appendix 1. Amendment to Schedule C



*(Map amended by Bylaw 2021-14 passed on July 6, 2022)*

Appendix 1. Amendment to Schedule C



**Re-designates Block M, Ladue Estate and Lots 5, 9, and 10, Block H, Ladue Estate from Urban Residential to Downtown Core.**

*(Map amended by Bylaw 2019-14 passed on December 9, 2020)*