



THE CITY OF DAWSON

AGENDA - COUNCIL MEETING #C23-02
WEDNESDAY, February 1, 2023 at 7:00 p.m.
Council Chambers, City of Dawson Office

Join Zoom Meeting

<https://us02web.zoom.us/j/86039050236?pwd=cEE2NDVlYEt6NTRjNFFMdjJoVGhUT09>

Meeting ID: 860 3905 0236

Passcode: 062914

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

- a) Council Meeting Agenda #C23-03

3. ADOPTION OF THE MINUTES

- a) Council Meeting Minutes C23-01 of January 11, 2023

4. BUSINESS ARISING FROM MINUTES

5. FINANCIAL & BUDGET REPORTS

- a) Visa-October to December
- b) 2022 Properties Subject to Tax Lien

6. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

- a) Request for Decision: Consolidation Application #22-060 (Lots 9-12, Block S, Ladue Estate)
- b) Land Sale Request: Block S, Ladue Estate, Alleyway

7. CORRESPONDENCE

- a) RCMP Monthly Policing Report- November
- b) Greg Hakonson RE: 7th Avenue Development
- c) John & Diane Wierda RE: Taxation of Vacant Residential Land Policy
- d) Laurie Berglund RE: Taxation of Vacant Residential Land Policy
- e) Stantec RE: Klondike Highway Subdivision Parcel D/F Master Plan
- f) Ted Laking, AYC President RE: Climate Adaptation and Infrastructure
- g) Tyler Nichol RE: Nature Pond on Boutillier Road

8. BUSINESS ARISING FROM CORRESPONDENCE

9. PUBLIC QUESTIONS

10. IN CAMERA

- a) Land Related Matter

11. ADJOURNMENT

MINUTES OF SPECIAL COUNCIL MEETING C23-01 of the Council of the City of Dawson held on Wednesday, January 11, 2023 at 7:00 p.m. via City of Dawson Council Chambers.

PRESENT:

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

REGRETS:

Councillor Brennan Lister

ALSO PRESENT:

A/CAO: Dennis Shewfelt
 EA: Elizabeth Grenon

	1	Call To Order The Chair, Mayor Kendrick called Council meeting C23-01 to order at 7:00 p.m.
C23-01-01	2	Adoption of the Agenda Moved By: Councillor Somerville Seconded By: Councillor Spriggs That the agenda for Council meeting C23-01 of January 11, 2023 be adopted as amended. CARRIED 4-0 Add Special Meeting Request for January 25, 2023 to agenda.
	3	Delegations & Guests
	3.1	Karen Murray RE: Heritage Grant Fund Changes
C23-01-02	3.2	Move to Committee of the Whole Moved By: Mayor Kendrick Seconded By: Councillor Somerville That Council moves to Committee of the Whole for the purposes of hearing delegations and guests. CARRIED 4-0 Karen Murray talked about some of the challenges with the Heritage Grant Fund and presented Council with suggestions for change.
C23-01-03	3.3	Revert to Council from COW 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

	4	Business Arising from Delegations & Guests
	5	Adoption of the Minutes
C23-01-04	5.1	<p>Council Meeting Minutes C22-23 of November 30, 2022 Moved By: Councillor Somerville Seconded By: Councillor Spriggs</p> <p>That the minutes of Council Meeting C22-23 of November 30, 2022 be approved as presented.</p> <p>CARRIED 4-0</p>
	6	Business Arising From Minutes
	7	Financial and Budget Reports
C23-01-05	7.1	<p>Accounts Payables 22-24 Cheques #58601-58675 Moved By: Councillor Somerville Seconded By: Mayor Kendrick</p> <p>That Council acknowledges receipt of Accounts Payables 22-24 Cheques #58601-58675, provided for informational purposes.</p> <p>CARRIED 4-0</p>
C23-01-06	7.2	<p>Accounts Payables 22-25 Cheques #58676-58729 & EFT's Moved By: Mayor Kendrick Seconded By: Councillor Somerville</p> <p>That Council acknowledges receipt of Accounts Payables 22-25 Cheques #58676-58729 and EFT's, provided for informational purposes.</p> <p>CARRIED 4-0</p>
C23-01-07	7.3	<p>Accounts Payables 22-26 Cheques #58730-58781 Moved By: Councillor Somerville Seconded By: Councillor Spriggs</p> <p>That Council acknowledges receipt of Accounts Payables 22-26 Cheques #58730-58781, provided for informational purposes.</p> <p>CARRIED 4-0</p>
	8	Special Meeting, Committee, and Departmental Reports
C23-01-08	8.1	<p>Information Report: Power Outage Moved By: Councillor Somerville Seconded By: Councillor Spriggs</p> <p>That Council accepts the Power Outage Report for informational purposes, as presented.</p> <p>CARRIED 3-1</p>

C23-01-09	9	Correspondence Moved By: Councillor Somerville Seconded By: Councillor Pikálek
		<p>That Council acknowledge receipt of the following correspondence: a) Yukon Heritage Resources Board RE: 2021-22 Annual Report b) Dawson Curling Club RE: Lease Extension Request-1025-5th Avenue c) RCMP Monthly Policing Report- October, KVA RE: Giovanni Junoir Award Nomination Form, for informational purposes.</p> <p>CARRIED 4-0</p>
	10	Business Arising from Correspondence
	11	Public Questions
C23-01-10	11.1	Move to Committee of the Whole-Public Questions Moved By: Mayor Kendrick Seconded By: Councillor Somerville <p>That Council moves to Committee of the Whole for the purposes of hearing public questions.</p> <p>CARRIED 4-0</p> <p>Dan Davidson had several questions regarding the CBC building.</p>
	12	In Camera
C23-01-11	12.1	Move to In Camera Moved By: Mayor Kendrick Seconded By: Councillor Somerville <p>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.</p> <p>CARRIED 4-0</p>
C23-01-12	12.2	Revert to Council from COW Moved By: Councillor Spriggs Seconded By: Councillor Somerville <p>That Committee of the Whole revert to an open session of Council to proceed with the agenda.</p> <p>CARRIED 4-0</p>
C23-01-13	12.3	Dawson Curling Club Lease Extension Moved By: Councillor Somerville Seconded By: Mayor Kendrick <p>That Council direct administration to enter into an amending lease agreement with the Dawson Curling Club.</p> <p>CARRIED 4-0</p>

C23-01-14 **13** **Adjournment**
Moved By: Mayor Kendrick
Seconded By: Councillor Somerville
That Council Meeting C23-01 be adjourned at 8:58 p.m. with the next regular meeting of Council being February 1, 2023.
CARRIED 4-0

THE MINUTES OF COUNCIL MEETING C23-01 WERE APPROVED BY COUNCIL RESOLUTION #C23-01-XX AT COUNCIL MEETING C23-02 OF FEBRUARY 1, 2023.

William Kendrick, Mayor

Dennis Shewfelt, A/CAO

\$818.66	\$17,442.84
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TX Date	Vendor	Detail	Purchase \$	Gst	Total
9/27/2022	Adobe Illustrati	monthly subscription	\$27.99	\$1.40	\$29.39
9/27/2022	Amazon	washroom signs	\$101.94	\$5.10	\$107.04
10/4/2022	Uline	washroom signs/supplies	\$201.43	\$10.07	\$211.50
10/4/2022	Uline	washroom signs/supplies	\$302.14	\$15.11	\$317.25
10/4/2022	White Ice	rink equipment	\$707.50	\$35.38	\$742.88
10/10/2022	Amazon	import fee refund	-\$0.08	\$0.00	-\$0.08
10/13/2022	LS Classic Fight Shop	program supplies	\$186.86	\$9.34	\$196.20
10/14/2022	MaintainX	monthly subscription	\$372.57	\$18.63	\$391.20
10/14/2022	MaintainX	monthly subscription	\$372.56	\$18.63	\$391.19
10/14/2022	Wheniwork	monthly subscription	\$30.53	\$1.53	\$32.06
10/16/2022	Canva	communications	\$142.85	\$7.14	\$149.99
10/17/2022	RoadPost	In-Reach safety	\$25.95	\$1.30	\$27.25
10/18/2022	Uline	community garden	\$882.78	\$44.14	\$926.92
10/19/2022	Bokashi Liv	community garden	\$143.50	\$7.18	\$150.68
10/20/2022	Lee Valley tools	community garden	\$315.00	\$15.75	\$330.75
10/23/2022	Adobe	monthly subscription	\$12.99	\$0.65	\$13.64
10/24/2022	SP Goslide	Kick sleds	\$2,259.52	\$112.98	\$2,372.50
10/24/2022	Canadian Tire	sponsored initiative	\$1,799.99	\$90.00	\$1,889.99
10/25/2022	Adobe Illustrati	monthly subscription	\$19.99	\$1.00	\$20.99
				\$395.30	\$8,301.34

TX Date	Vendor	Detail	Purchase \$	Gst	Total
10/14/2022	CIP-ICU	job posting	\$775.00	\$38.75	\$813.75
10/15/2022	ClvicBC	job posting	\$250.00	\$12.50	\$262.50
				\$51.25	\$1,076.25

Card Number:	Bell Mobility				
TX Date	Vendor	Detail	Purchase \$	Gst	Total
10/21/2022	Bell Mobility	Cell Phones	\$1,215.00	\$60.00	\$1,275.00
				60.00	\$1,275.00

TX Date	Vendor	Detail	Purchase \$	Gst	Total
10/3/2022	Canada Post	postage	\$26.15	\$1.31	\$27.46
10/5/2022	Staples	office furniture	\$687.98	\$34.40	\$722.38
10/6/2022	Staples	office furniture	\$534.99	\$26.75	\$561.74
10/6/2022	ATS Traffic	Brackets for street signs	\$214.80	\$10.74	\$225.54
10/12/2022	YT Agent	new plate	\$51.43	\$2.57	\$54.00
				\$75.77	\$1,591.12

TX Date	Vendor	Detail	Purchase \$	Gst	Total
9/28/2022	CivicInfo	recruiting	\$250.00	\$12.50	\$262.50
9/30/2022	CivicInfo	recruiting	\$250.00	\$12.50	\$262.50
10/2/2022	Facebook	communications	\$22.08	\$1.10	\$23.18
10/6/2022	Grand & Toy	Office furniture	\$1,252.73	\$62.64	\$1,315.37
10/6/2022	Grand & Toy	Office furniture	\$400.00	\$23.80	\$735.76
10/6/2022	Grand & Toy	office supplies	\$19.44	\$0.97	\$20.41
10/13/2022	Municipal World	recruiting	\$429.00	\$21.45	\$450.45
10/14/2022	CivInfo	job posting	\$250.00	\$12.50	\$262.50
10/17/2022	Jaquar Media	fliers	\$300.00	\$15.00	\$315.00
10/18/2022	Homes Alive	IT supplies	\$676.70	\$33.83	\$710.53
10/21/2022	CPA Canada	professional dev	\$649.00	\$32.45	\$681.45
10/21/2022	YG Land Titles	title search	\$142.86	\$7.14	\$150.00
10/22/2022	Grand & Toy	office supplies	\$9.03	\$0.45	\$9.48
				\$236.34	\$5,199.13

Aventura Visa Statement Date: **October 28 to November 27 , 2022**

\$937.03 \$19,286.88

TX Date	Vendor	Detail	Purchase \$	Gst	Total
10/26/2022	Canadian Tire	Hockey Equipment	\$1,204.62	\$60.23	\$1,264.85
10/27/2022	Adobe Illustrator	monthly subscription	\$27.99	\$1.40	\$29.39
10/31/2022	Costume Shoppe	Celebration of Lights	\$267.47	\$13.37	\$280.84
11/1/2022	Precor	Fitness Centre equipment	\$40.44	\$2.02	\$42.46
11/1/2022	Fedex	freight	\$66.25	\$3.31	\$69.56
11/2/2022	LED Rope lights	Minto Outdoor rink	\$830.15	\$41.51	\$871.66
11/2/2022	Canadian Tire	Weights	\$337.87	\$16.89	\$354.76
11/2/2022	Canadian Tire	Celebration of Lights	\$2,199.73	\$109.99	\$2,309.72
11/4/2022	Canadian Tire	Celebration of Lights	\$584.34	\$29.22	\$613.56
11/5/2022	Lee Valley tools	community garden	\$185.00	\$9.25	\$194.25
11/8/2022	Lee Valley tools	community garden	\$183.50	\$9.18	\$192.68
11/14/2022	Maintainx	monthly subscription	\$356.12	\$17.81	\$373.93
11/14/2022	Maintainx	monthly subscription	\$356.12	\$17.81	\$373.93
11/14/2022	WhenIWork	monthly subscription	\$29.26	\$1.46	\$30.72
11/16/2022	Home Depot	Celebration of Lights	\$611.36	\$30.57	\$641.93
11/17/2022	Your World Shop	Celebration of Lights	\$105.42	\$5.27	\$110.69
11/17/2022	RoadPost	In-Reach safety	\$25.95	\$1.30	\$27.25
11/17/2022	Christmas Central	Celebration of Lights	\$898.59	\$44.93	\$943.52
11/17/2022	Home Depot	Celebration of Lights	\$648.96	\$32.45	\$681.41
11/17/2022	Home Depot	Celebration of Lights	\$193.80	\$9.69	\$203.49
11/23/2022	Adobe	monthly subscription	\$12.99	\$0.65	\$13.64
			\$458.30	\$9,624.24	

TX Date	Vendor	Detail	Purchase \$	Gst	Total
10/31/2022	Bonanza Market	meeting expense	\$78.30	\$3.91	\$82.21
11/2/2022	CIVIC Info	job posting	\$250.00	\$12.50	\$262.50
11/12/2022	Great Slave Helicopters	transportation	\$1,452.50	\$72.63	\$1,525.13
11/12/2022	Bonanza Market	meeting expense	\$158.92	\$7.95	\$166.87
11/13/2022	Great Slave Helicopters	transportation	\$1,452.50	\$72.63	\$1,525.13
11/16/2022	Dawson Hardware	r&m 8th Ave	\$145.61	\$7.28	\$152.89
11/17/2022	Canada Post	postage	\$65.11	\$3.26	\$68.37
11/18/2022	Dawson Hardware	r&m 8th Ave	\$196.28	\$9.81	\$206.09
			\$189.96	\$3,989.19	

Card Number:	Bell Mobility				
TX Date	Vendor	Detail	Purchase \$	Gst	Total
11/22/2022	Bell Mobility	Cell Phones	\$1,200.00	\$60.00	\$1,260.00
			60.00	\$1,260.00	

TX Date	Vendor	Detail	Purchase \$	Gst	Total
10/27/2022	Zoom	subscription	\$200.00	\$10.00	\$210.00
10/27/2022	Air North	travel	\$484.00	\$24.20	\$508.20
11/4/2022	Sternwheeler	accommodation	\$782.93	\$39.15	\$822.08
11/11/2022	Environmental Operator	exam fee - water	\$175.00	\$8.75	\$183.75
11/18/2022	Environmental Operator	exam fee - water	\$175.00	\$8.75	\$183.75
11/22/2022	Captus Press	exam fee - waste	\$553.42	\$27.67	\$581.09
			\$118.52	\$2,488.87	

TX Date	Vendor	Detail	Purchase \$	Gst	Total
11/2/2022	Canva	communications	\$18.09	\$0.90	\$18.99
11/3/2022	CPA Store	recruiting	\$399.00	\$19.95	\$418.95
11/13/2022	Whitehorse GCDS	communications	\$93.00	\$4.65	\$97.65
11/13/2022	Staples	office supplies	\$309.23	\$15.46	\$324.69
11/13/2022	Walmart	office supplies	\$400.00	\$23.80	\$108.96
11/17/2022	Maximillians	office supplies	\$4.65	\$0.23	\$4.88
11/18/2022	Dancing Moose	special event	\$200.00	\$10.00	\$210.00
11/18/2022	Bonton	special event	\$405.30	\$20.27	\$425.57
11/18/2022	Tr'ondek Hwechin	special event	\$295.90	\$14.80	\$310.70
11/22/2022	Apple	communications	\$3.99	\$0.20	\$4.19
			\$110.26	\$1,924.58	

\$1,014.47 \$21,303.90

TX Date	Vendor	Detail	Purchase \$	Gst	Total
11/25/2022	Adobe	monthly subscription	\$19.99	\$1.00	\$20.99
11/27/2022	Adobe	monthly subscription	\$27.99	\$1.40	\$29.39
11/30/2022	Beam Store	Programming supplies	\$2,967.40	\$148.37	\$3,115.77
12/2/2022	Bonton	Celebration of Lights	\$190.48	\$9.52	\$200.00
12/5/2022	SportChek	Programming supplies	\$129.99	\$6.50	\$136.49
12/5/2022	SportChek	Programming supplies	\$139.97	\$7.00	\$146.97
12/6/2022	Amazon	credit coming in January	\$16.92	\$0.85	\$17.77
12/6/2022	Keener Jerseys	sponsored Initiative	\$124.71	\$6.24	\$130.95
12/6/2022	Keener Jerseys	sponsored Initiative	\$1,204.02	\$60.20	\$1,264.22
12/7/2022	Long & McQuade	equipment	\$367.75	\$18.39	\$386.14
12/10/2022	Amazon	credit coming in January	\$21.20	\$1.06	\$22.26
12/10/2022	Amazon	credit coming in January	\$42.07	\$2.10	\$44.17
12/14/2022	Maintainx	monthly subscription	\$363.69	\$18.18	\$381.87
12/14/2022	Maintainx	monthly subscription	\$363.70	\$18.18	\$381.88
12/14/2022	WhenIWork	monthly subscription	\$29.90	\$1.50	\$31.40
12/15/2022	Uline	equipment - bins	\$792.31	\$39.62	\$831.93
12/15/2022	Glowshop	Celebration of Lights	\$612.33	\$30.62	\$642.95
12/15/2022	Glowshop	Thaw-Di-Graw	\$612.34	\$30.62	\$642.96
12/17/2022	RoadPost	In-Reach safety	\$25.95	\$1.30	\$27.25
			\$402.64	\$8,455.36	

Card Number: Bell Mobility

TX Date	Vendor	Detail	Purchase \$	Gst	Total
11/22/2022	Bell Mobility	Cell Phones	\$1,200.00	\$60.00	\$1,260.00
			60.00	\$1,260.00	

TX Date	Vendor	Detail	Purchase \$	Gst	Total
11/30/2022	Acklands Grainger	sewer supplies	\$529.27	\$26.46	\$555.73
12/9/2022	Procurement School	Training	\$1,000.00	\$50.00	\$1,050.00
12/13/2022	Canada Post	Postage	\$32.11	\$1.61	\$33.72
12/15/2022	TPC Trainco	Boiler training	\$3,176.50	\$158.83	\$3,335.33
12/19/2022	Acklands Grainger	sewer supplies	\$75.60	\$3.78	\$79.38
12/21/2022	Acklands Grainger	sewer supplies	\$226.88	\$11.34	\$238.22
12/21/2022	Acklands Grainger	sewer supplies	\$113.44	\$5.67	\$119.11
			\$257.69	\$5,411.49	

TX Date	Vendor	Detail	Purchase \$	Gst	Total
11/25/2022	Superstore Whitehorse	special event	\$334.34	\$16.72	\$351.06
11/25/2022	Superstore Whitehorse	Celebration of Lights	\$1,210.86	\$60.54	\$1,271.40
11/25/2022	Canadian Tire	special event	\$450.70	\$22.53	\$473.23
12/2/2022	Canva	communications	\$18.09	\$0.90	\$18.99
12/3/2022	CivilInfo	job posting	\$101.17	\$5.06	\$106.23
12/3/2022	Grand & Toy	Office furniture	\$250.00	\$12.50	\$262.50
12/3/2022	Grand & Toy	Office furniture	\$539.65	\$26.98	\$566.63
12/3/2022	Grand & Toy	office supplies	\$569.70	\$28.49	\$598.19
12/3/2022	Eldorado	recruiting	\$94.99	\$4.75	\$99.74
12/10/2022	Grand & Toy	office supplies	\$34.32	\$1.72	\$36.04
12/16/2022	Achieve	job posting	\$1,599.00	\$79.95	\$1,678.95
12/16/2022	Pitney Bowes	postage meter rent	\$497.61	\$24.88	\$522.49
12/17/2022	Grand & Toy	office supplies	\$24.20	\$1.21	\$25.41
12/20/2022	Planning Institute	professional fees	\$154.29	\$7.71	\$162.00
12/22/2022	Apple	communications	\$3.99	\$0.20	\$4.19
			\$294.15	\$6,177.05	

Report to Council



☒ For Council Decision ☐ For Council Direction ☐ For Council Information

☐ In Camera

AGENDA ITEM:	Tax Lien Summary: TL1	
PREPARED BY:	Kim McMynn Chief Financial Officer (CFO)	ATTACHMENTS: List of Properties Subject to Tax Lien Schedule II
DATE:	January 27, 2023	
RELEVANT BYLAWS / POLICY / LEGISLATION: Per S.83(1) of the Yukon Territory Assessment and Taxation Act		

RECOMMENDATION

That Council authenticate the list of properties subject to Tax Lien by affixing the seal of the City of Dawson as per S.83(5) of the Yukon Territory Assessment and Taxation Act (ATA)

ISSUE / PURPOSE

To accept the list of properties subject to Tax Lien and authorize the affixing of the seal.

BACKGROUND SUMMARY

Under S. 83(1) of the ATA, the CFO is required to submit a list of properties with tax arrear to Council for authentication. This is the first step in the process to initiate tax liens to recover unpaid taxes. Currently taxes are outstanding on twelve (12) properties, totalling \$24,571.63. Appropriate notification has been mailed to the addresses of record.

ANALYSIS / DISCUSSION

The authentication of the list of properties is the first step in the collection of outstanding taxes. Next steps: Publication of the list in a local newspaper and at the City Office and Post Office. Sixty days after publication, liens may be filed. As a result of a lien placed on a property, the property may be seized by the City if the taxes are not paid.

APPROVAL

NAME:	David Henderson CAO	SIGNATURE: <i>David Henderson</i>
DATE:	January 27, 2023	

SCHEDULE II
YUKON TERRITORY ASSESSMENT AND TAXATION ACT
SECTION 83(1)
FORM TL1
PROPERTIES SUBJECT TO TAX LIEN
City of Dawson

O.I.C 1988/88

Roll #	Title Holder	Location	Legal Description			Certificate of Title	Tax	Arrears of property tax		Balance Owning
			Lot	Block	Estate			Penalty	Interest	
D7502031071070	Narozny, Frank	Dawson City	1071		Klondike Highway	99Y099	4,005.26	400.00	110.55	\$ 4,515.81
D9002030020020	Narozny, Frank	Dawson City	20		Dredge Pond	2012Y0869	8,349.11	1,006.67	154.57	\$ 9,510.35
D8100080119020	Ball, Nicholas & Baptiste, Jacob	Dawson City	19 & 20	HA	Harper Estate	2010Y1156A	4,822.69	521.74	87.96	\$ 5,432.39
D8200001019730	Moosehide Holdings Ltd.	Dawson City	19 & 20	J	Ladue Estate	86Y358	1,494.02	3,316.39	43.77	\$ 4,854.18
D8200001409060	Estate of Gerstenfeld, Solomon	Dawson City	9	N	Ladue Estate	149SS	1,951.78	181.98	36.82	\$ 2,170.58
D8200002517030	Lewthwaite, Rhea	Dawson City	17	Y	Ladue Estate	2017Y1188	5,408.11	360.75	79.34	\$ 5,848.20
D8200120818090	Millar, David	Dawson City	18-19	LH	Ladue Estate	94Y1091	3,332.00	320.00	102.17	\$ 3,754.17
D8500000206000	Loewen, Wade	Dawson City	6	B	Menzies Addition	2017Y1205	6,322.76	560.10	91.82	\$ 6,974.68
D8600000707520	Cairns, Colm	Dawson City	7 & 8	G	Gov't Addition	90Y1207	1,443.50	80.00	16.34	\$ 1,539.84

Dated this __ day of _____, 20____.

Kim McMynn
Collector of Taxes
Chief Financial Officer
City of Dawson

Report to Council



☒ For Council Decision ☐ For Council Direction ☐ For Council Information

☐ In Camera

SUBJECT:	Consolidation Application #22-060: Lots 9,10,11, & 12, Block S, Ladue Estate	
PREPARED BY:	Planning & Development	ATTACHMENTS:
DATE:	January 24, 2023	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw Heritage Bylaw Encroachment Policy		

RECOMMENDATION

It is respectfully recommended that Council grant subdivision authority to adjust the boundary and consolidate Lots 9 & 10, Block S, Ladue Estate and 11 & 12 with the section of alley dissecting the lots, Block S, Ladue Estate, to create 2 lots total (Subdivision Application #22-060), subject to the following conditions:

1. Final authority is not granted until the land sale is complete for the section of alley.
2. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
3. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

ISSUE / BACKGROUND

Subdivision Application #22-060 was received on August 4, 2022 and the applicant is applying to adjust the boundary and consolidate Lots 11 & 12 Block S, Ladue Estate. On November 2, 2022, the timeline for consideration of the application was extended for 6 months, as per Council resolution #C22-22-06.

Historically, Lots 9, 10, 11, and 12 have been the site of the St. Mary's Catholic Church, the Church rectory, and their associated accessory buildings. Upon receipt of development permit application #22-035 for a major alteration in May 2022, it came to Administration's attention that the four properties are legally non-conforming because of historic encroachments over interior property lines and the Block S alley. The applicant has submitted Subdivision Application #22-060 to remedy the non-conformity.

Upon initial processing of the subdivision application, it was found that Lots 11 & 12 do not enable a simple consolidation, as the buildings also encroach on the interior laneway and onto Lots 9 & 10 – see figure 1 for context. The applicant has been informed about the situation, and has since requested that the application be amended to include all affected lots in the application, as well as the laneway. The application will therefore adjust the boundary between lots 9 & 10 and 11 & 12 by moving it towards 4th Ave, the remainder of Lots 9 & 10 will be consolidated to create 'new lot x' and the remaining area including Lots 11 & 12, all Church buildings and section of laneway will be consolidated to create 'new lot y' (see figure 2 for context).

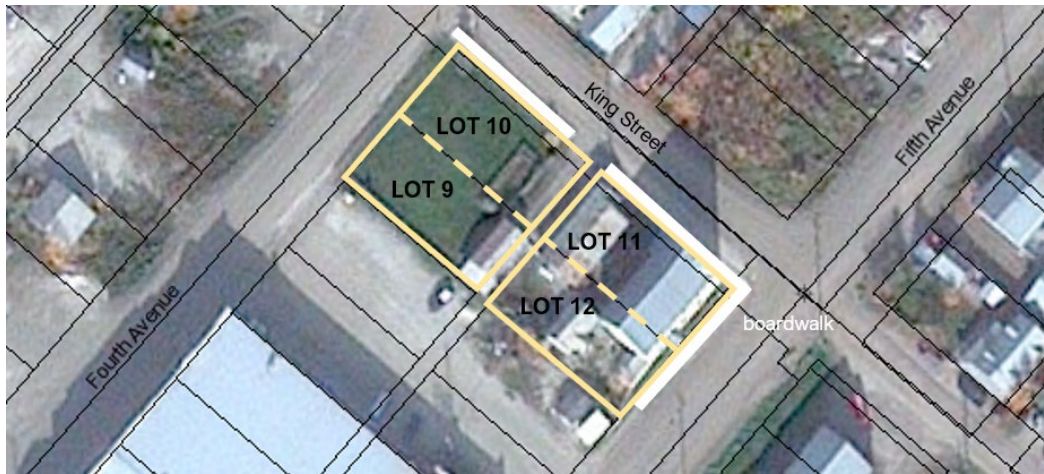


Figure 1: Existing lot configuration, boardwalk, and encroachment over the laneway and adjacent lots.



Figure 2: Lot layout proposed to remedy the non-compliance on lots 9-12.

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, no concerns have been raised.

The application has been circulated to contiguous property owners inviting comments and questions. No comments were received at the time of writing this report.

Subdivision Bylaw

Subdivision Control Bylaw s. 3.01 states that every subdivision of land must be made in accordance with the Municipal Act, the Official Community Plan, the Zoning Bylaw, and the Subdivision Control Bylaw. The Analysis/Discussion section of this report is intended to discuss the proposal's conformity with the provisions outlined in the relevant legislation, policies, and plans.

Municipal Act

The Municipal Act s. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. The existing vehicle access to the properties are by King St, 5th Ave, and 4th Ave. There is a boardwalk surrounding portions of the block on King St. and 5th Ave., as shown in Figure 1.

Official Community Plan

The properties are currently designated as DC – Downtown Core: 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. The consolidated lot would retain the same designation and any new use or development on the proposed lot would be required to conform to the OCP designation, or else apply for an OCP Amendment.

Zoning Bylaw

The Zoning Bylaw is intended to implement the goals of the OCP. Lots 9,10,11 and 12 are 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. The intent behind this requirement is to implement the ‘Design Guidelines for Historic Dawson’. Any future development of the proposed lots must also conform with the Zoning Bylaw.

Encroachment Policy

The alley running through Block S, Ladue estate is legally and physically closed as per Bylaw #253 the “Arena Lane Closure Bylaw”, however has not been sold and consolidated with the adjacent lots. The Church developments are encroaching over the alley (see figures 1 and 2).

A land sale request has already been provided by the applicant in an effort to remedy this encroachment by purchasing the section of alley and consolidating it with the newly created ‘lot y’. The request is presented to Council in a separate report for Council Consideration.

Heritage Bylaw

Lots 9, 10, 11, and 12, Block S, Ladue Estate are situated in the Historic Townsite and thus are subject to the City’s Heritage Bylaw. Any new development will be required to conform to the Design Guidelines for Historic Dawson and Heritage Management Plan as according to the Heritage Bylaw.

OPTIONS

1. Council grant subdivision authority to adjust the boundary and consolidate Lots 9 & 10, Block S, Ladue Estate and 11 & 12 with the section of alley dissecting the lots, Block S, Ladue Estate, to create 2 lots total (Subdivision Application #22-060), subject to the following conditions:
 - 1.1. Final authority is not granted until the land sale is complete for the section of alley.
 - 1.2. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 - 1.3. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.
2. Council does not grant subdivision authority to adjust the boundary and consolidate Lots 9 & 10, Block S, Ladue Estate and 11 & 12 with the section of alley dissecting the lots, Block S, Ladue Estate, to create 2 lots total (Subdivision Application #22-060).

APPROVAL

NAME:	David Henderson	SIGNATURE: <i>David Henderson</i>
DATE:	January 27, 2023	

Report to Council



☒ For Council Decision ☐ For Council Direction ☐ For Council Information

☐ In Camera

SUBJECT:	Block S, Ladue Estate Alley: Request to Purchase	
PREPARED BY:	Planning & Development	ATTACHMENTS: 1. Land sale request
DATE:	January 19, 2022	
RELEVANT BYLAWS / POLICY / LEGISLATION: Official Community Plan Sale of Municipal Lands Policy Encroachment Policy		
RECOMMENDATION		

It is respectfully recommended that Council direct administration to prepare a land sale bylaw disposing of the laneway in Block S, Ladue Estate.

ISSUE / BACKGROUND

Subdivision Application #22-060 was received on August 4, 2022 and the applicant is applying to adjust the boundary and consolidate Lots 11 & 12 Block S, Ladue Estate. On November 2, 2022, the timeline for consideration of the application was extended for 6 months, as per Council resolution #C22-22-06.

Upon initial processing of the subdivision application, it was found that Lots 11 & 12 do not enable a simple consolidation, as the buildings also encroach on the interior laneway and onto Lots 9 & 10 – see figure 1 for context. The applicant has been informed about the situation, and has since requested that the application be amended to include all affected lots in the application, as well as the laneway. The application will therefore adjust the boundary between lots 9 & 10 and 11 & 12 by moving it towards 4th Ave, the remainder of Lots 9 & 10 will be consolidated to create 'new lot x' and the remaining area including Lots 11 & 12, all Church buildings and section of laneway will be consolidated to create 'new lot y' (see figure 2 for context).



Figure 1: Existing lot configuration and encroachment over the laneway and adjacent lots.

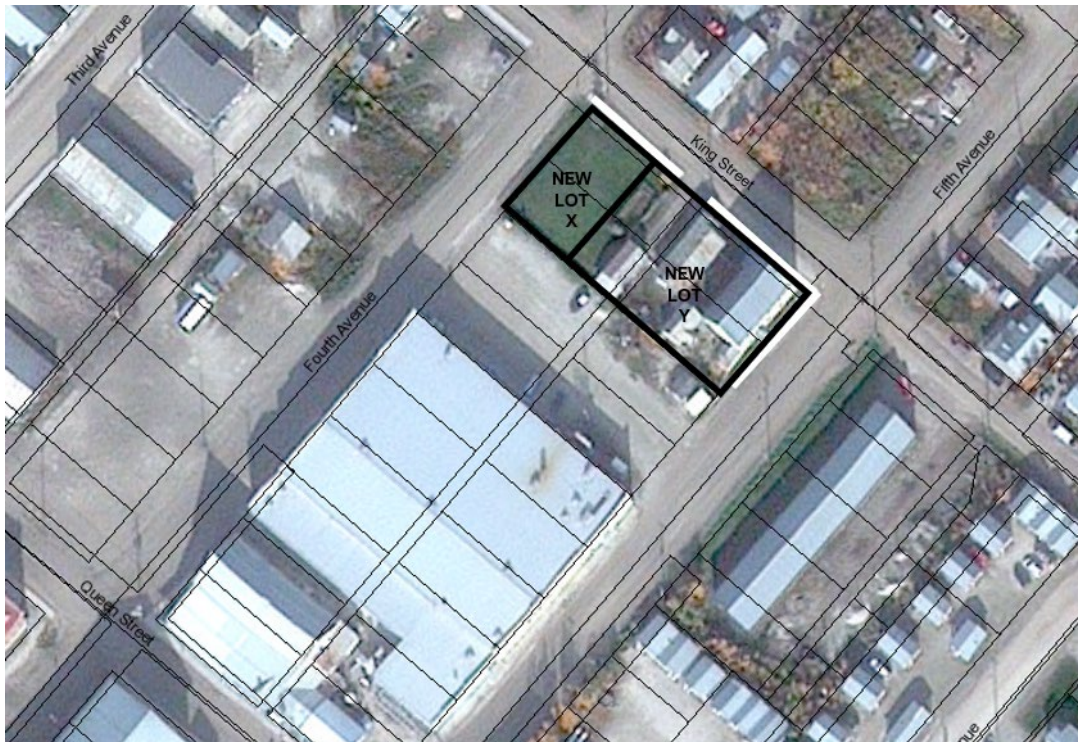


Figure 2: Lot layout proposed to remedy the non-compliance on lots 9-12.

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Official Community Plan

Section 6.1 Land Use Concept Long Term Goals includes promoting “safety and compatible land uses” as well as “reducing encroachment issues”. Therefore, resolving identified encroachments on this block through sale of land is a mechanism through which Council can implement these long-term goals, increasing safety and reducing liability. Further, the land in question is currently zoned DC – Downtown Core. Given that the lots are currently used for religious facilities purposes, the sale of this alley for consolidation into Lots 11 & 12 would also be used for the same purposes, which aligns with the OCP.

Sale of Municipal Lands Policy

As per the Sale of Municipal Lands Policy, this land is eligible for release. The application was circulated to department heads in December 2022, and no concerns have been raised.

Additionally, s. 8(a) of the Policy states that a land sale for a permanently closed roadway must be done in accordance with the Municipal Act, Zoning Bylaw, and Subdivision Bylaw. Therefore, all identified encroachments need to be resolved through this sale. This will be discussed in the next section.

Encroachment Policy

The alley running through Block S, Ladue estate is legally and physically closed as per Bylaw #253 the “Arena Lane Closure Bylaw”, however has not been sold and consolidated with the adjacent lots. The Church developments are encroaching over the alley (see figures 1 and 2). The Encroachment Policy addresses issues of this nature, s. 4.c of the Encroachment Policy states;

“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;

This process has already been initiated with the legal closure of the laneway, as per Bylaw #253, however the laneway has not been sold and consolidated. The remaining lots in the block are owned by the City of Dawson. It would be to the City's benefit to re-survey and legalize the remaining City owned properties, as they are also non-compliant due to their encroachment over their interior property lines. It has been identified that the Block S laneway is untitled, as many laneways in the Townsite have found to be.

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 License of Occupation may be negotiated between the City of Dawson and the owner of the structure."

A land sale request was provided by the applicant on January 18, 2023 in an effort to remedy this encroachment by purchasing the section of alley and consolidating it with the newly created 'lot y', simultaneously to this application.

OPTIONS

1. Council –directs administration to prepare a land sale bylaw disposing of the laneway in Block S, Ladue Estate, subject to the following conditions:
 - a) The laneway will be consolidated into Lots 11 & 12, Block S, Ladue Estate.
2. Council denies the land sale request for the laneway in Block S, Ladue Estate.

APPROVAL

NAME: David Henderson

DATE: Jan 27, 2023

SIGNATURE:

David Henderson



ROMAN CATHOLIC DIOCESE OF WHITEHORSE

Financial Administration Office

5119 – 5th Avenue
Whitehorse, YT Y1A 1L5
Phone: (867) 668-3826
Fax: (867) 667-4713
finance@rcdw.ca

January 18, 2023

Chief Administrative Officer, City of Dawson
Dennis Shewfelt
P.O. Box 308
Y0B 1G0

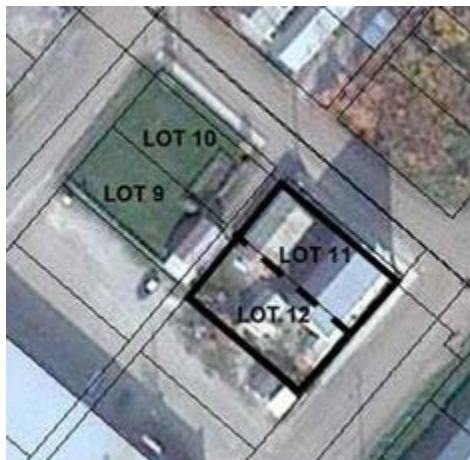
Dear Dennis,

Congratulations on your new position! I'm sure that your skills will be well served in Dawson.

I am writing to you with regards to Development Permit #22-035. This permit relates to work that was completed last summer on the priest's residence in Dawson. Final approval of the permit is conditional upon the completion of a consolidation adjustment, to remedy the non-compliance on the properties.

The Diocese is in agreement with the proposal put forth by Stephani McPhee, which is as follows:

- That the proposed interior boundary between Lots 9+10/11+12 be pushed slightly Northwest
- That the remainder of Lots 9 and 10 be consolidated into another lot ('new lot x') to still be in conformity with the minimum parcel size requirement, as per the Zoning Bylaw
- That Lots 11 and 12 be consolidated (as proposed), but including their full extent of development within their boundaries ('new lot y')



Current lot configuration



Proposed lot configuration

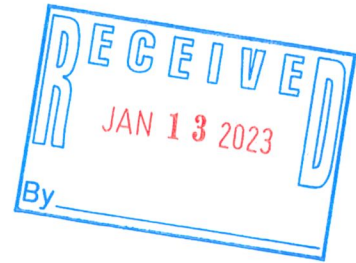
In order to proceed with the proposed lot consolidation, as outlined above, we would like to purchase the section of the alleyway between Lots 9/10 and Lots 11/12. The area of the alleyway is estimated to be around 100 ft x 10 ft for a total cost of around \$1,000.

Please give me a call if you have any questions or concerns regarding this matter.

Best regards,

A handwritten signature in blue ink that reads "Michel Lefebvre". The signature is written in a cursive, flowing style.

Michel Lefebvre, CPA, CA
Financial Administrator
Roman Catholic Diocese of Whitehorse



**MONTHLY
POLICING REPORT
November, 2022**

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

The Dawson City RCMP Detachment responded to a total of 44 calls for service during the month of November, 2022.

OCCURENCES	November, 2022	Year to Date 2022	November 2021	Year to date 2021	Year Total 2021
Assaults (all categories)	1	64	2	64	67
Sexual Assault	0	17	0	15	15
Break and Enter	0	14	1	15	15
Thefts (all categories)	5	54	2	44	46
Drugs (all categories)	0	9	1	27	28
Cause a Disturbance	2	56	5	89	90
Mischief	3	121	7	139	145
Impaired Driving	0	20	1	47	49
Vehicle Collisions	0	47	3	52	54
Mental Health Act	1	67	0	34	35
Assistance to General Public	3	55	2	56	66
Search and Rescue	0	7 Land	0	2 Land	3
Missing Persons	2	16	0	13	13
Wellbeing Checks	2	54	5	51	63
Check Stops (represents the actual number of check stops)	2	4	0	3	4
Other Calls for Service	21	605	29	651	1222
Total Calls for Service	44	1372	178	1863	1915
Criminal Code Charges / (CDSA)	4 CC	70 CC	4 CC	143 CC	151 CC 13 CDSA
Liquor Act/MVA/CEMA Charges/Cannabis Act (Can Act)/Campground Act (Camp. Act)		4 MVA	4 MVA	8 CEMA 8 Liquor Act 27 MVA 1 Can Act	8 CEMA 7 Liquor Act 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 2022.11.30





Remembrance Day
November 11th, 2022

	November, 2022	Year to Date 2022 Total	November, 2021	Year Total 2021
Prisoners held locally	3	52	2	65
Prisoners remanded	0	2	0	8
Total Prisoners	3	52	2	65

Justice Reports	November, 2022	Year to Date 2022	November, 2021	Year Total 2021
Victim Services Referrals Offered	3	90	9	103
Youth Diversions	0	0	0	3
Adult Diversions	1	2	0	2
Restorative Justice Total	1	2	0	5

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, City of Dawson and Community Events
- (5) Restorative Justice

(1) Substance Abuse

Members of the Dawson City Detachment have continued to make patrols and be visible to the public around public drinking establishments especially during closing hours.

One of the concerns that was raised during the Elder's Council meeting in October was police visibility in alleys and areas around town where drug activity was being conducted. As a result of this feedback members of the Dawson City Detachment increased police presence by making more patrols while on shift to discourage those who may be trafficking controlled substances.

(2) Road Safety

Members of the Dawson City Detachment increased patrols of the Klondike Highway and subdivisions off the Klondike Highway to increase visibility and help deter motorists from speeding.

(3) Youth Initiatives

During the month of November the Dawson City RCMP Detachment members interacted with you by participating in the following activities:

- All members of the Dawson City Detachment attended Robert Service School on November 24th and played dodge ball with students during lunch hour. The six members from Dawson City Detachment were defeated twice by approximately 40 students.
- Cst. TOWER continued to coach basketball for the U7 and U9 age groups in the Jr NBA program
- Cst. MADORE, Cst. TREMBLAY, Cst. TOWER and Cst LEGRESLEY conducted walk throughs of Roberts Service School and engaged with students

- Cst. MADORE attended the Remembrance Day Ceremony at Robert Service School for students and staff
- Cst. TOWER played the fiddle with the Klondike Fiddlers and preformed with the group at MacDonald Lodge
- Cst. TOWER helped coach U7 soccer
- Cst. TREMBLAY coached Midget / Bantam hockey
- Cst. MADORE went skating with the Little Blue Daycare
- Cst. TOWER attended the monthly Youth Council Meeting

(4) Attendance at THFN and Community Events:

During the month of November the Dawson City RCMP Detachment members interacted with the community by participating in the following events:

- Cpl. GAGNON taught curling to adults and continues to curl in the Dawson City Curling League
- Cpl. GAGNON, Cst. TOWER, R/Cst. GATES and PSE Andrea MAGEE attended the Tr'ondek Hwech'in Veteran's fire at the Danoja Zho Cultural Centre
- Cpl. GAGNON, Cst. TOWER, Cst. TREMBLAY, Cst. PREMIERL, R/Cst. GATES and PSE Andrea MAGEE attended and took part in the Remembrance Day Ceremony for the community at Robert Service School
- Cpl. GAGNON, Cst. TREMBLAY and Cst. PREMIERL attended MacDonald Lodge after the Remembrance Day Ceremony
- Cpl. GAGNON took part in a pickleball workshop
- Cpl. GAGNON continues to play hockey in the old timer's league
- Cpl. GAGNON attended a Community Justice Meeting
- Cst. TREMBLAY and Cst. LEGRESLEY continue to play hockey in the senior's league
- Cst. TOWER shoveled the outdoor community rink
- Cst TREMBLAY attended the Chief John Jonas Centre for bannok Friday
- Cpl. GAGNON attended the curling club annual general meeting

- Cpl. GAGNON and Cst. TREMBLAY assisted with setting up the curling rink for the season

(5) Restorative Justice:


There are currently two restorative justice matters underway in Dawson City.

Fun Fact:

On September 29th, 1902, after concerns that area gold miners were losing money on purchases and transactions because gold dust particles were being lost in handling, all banks in Dawson City, Yukon. announced that they would no longer accept gold dust as legal tender.

Kindest regards,

Cst. Josh TOWER
Dawson City RCMP

for 
Sgt. David WALLACE
N. C. O. In Charge
Box 159
Dawson City, Yukon
Y0B 1G0

/am

From: [Finance Administration](#)
To: [Executive Assistant](#)
Subject: FW: request to Mayor & Council regarding 7th Ave development
Date: January 17, 2023 9:45:10 AM
Attachments: [image001.png](#)



Capri Zarowny
Administrative Assistant
Finance Department | City of Dawson
T 867-993-7400 (Ext. 403) | cityofdawson.ca

~~ With gratitude, I acknowledge that I live and work on the traditional territory of the Tr'ondëk Hwëch'in, who have lived along the Yukon River for millennia ~~

From: Greg Haksonson <ghakonson@oroentltd.ca>
Sent: Monday, January 16, 2023 2:03 PM
To: info <info@cityofdawson.ca>
Subject: request to Mayor & Council regarding 7th Ave development

To Mayor & Council, City of Dawson

On behalf of Le Fevre Group I have been asked to reopen discussions around the potential development of residential lots on and around the east side of 7th Avenue between and around King & Duke streets.

As there is a rapidly growing need for building lots in Dawson with a much higher demand for town lots opposed to country residential, I would ask the City to consider making new development of lots within the city a priority in order to begin to quickly address this need.

My experience doing the very first private sector development in Yukon at the Fox Farm in West Dawson and then a second development i.e. the North End Development in Dawson proper, provides me the knowledge to believe the above mentioned area on 7th Avenue could be developed quite quickly and affordably assuming the City and YG were as supportive as they were in the past two developments I did.

Because "time is (always) of the essence" and property & housing needs are growing exponentially, it would be great if the City could respond to this request as expeditiously as possible so planning & costing work could begin in earnest if they are in agreement.

Thanks and I look forward to your response.

Greg

Mayor and Council
City of Dawson
Box 308
Dawson City, Yukon Territory
Y0B 1G0

January 16, 2023

Re: Vacant Residential Land
Lots 3 & 4 Block 4 Plan 28742
D8400000403020

Dear Council;

We were surprised to learn that part of the property that we have occupied and built on over the last 40 years is considered to be vacant land. Needless to say this was disturbing news.

We had a lengthy and informative discussion with your CFO, Kim McMynn. It became clear that our property, which is amalgamated for assessment purposes and which we have always considered to be one lot, is in fact still 2 lots for title purposes. Lot 4 is considered to be vacant land and now subject to a minimum tax.

We are not opposed to vacant lots subjected to a minimum tax, in fact we support this initiative. What we have an issue with, is the manner in which this notification of vacant land and the timing of the imposition of the tax. Should we have known the difference between the assessment amalgamation and consolidation for single title purposes? The answer is yes. Should the City have ensured that land owners were aware of the difference prior to implementing this minimum tax? Once again the answer has to be yes. Land owners thought they were compliant and the City probably assumed everyone was aware of the differences between assessment and land tenure. This would indicate a misconception of reality by both parties.

For those land owners who wish to have their land surveyed to consolidate, there is now no time to have this done and the process completed prior to the imposition of the tax in 2023. Receiving a letter a little more than a month (November 21, 2022) prior to the imposition of the tax does not appear to be fair. We therefore suggest that the imposition of the minimum tax be delayed till the 2024 tax year so that those landowners who wish to have property consolidated for land title purposes have an opportunity to do so.

Your CFO has been very helpful and considerate in ensuring we fully understand the situation. There has been some thought applied to procedures that would mitigate some of the costs. A delay in implementing the tax should provide land owners an opportunity to proceed as a group for engaging a land surveyor. It would also provide an opportunity for group sessions to receive instructions on how to properly complete documentation with a minimum of errors in order to expedite the process.

Thank you for your consideration,



John Wierda



Diane S Wierda

January 18th, 2023

To Whom it May Concern;

I have come to this meeting to find out more and to speak about concerns that I have regarding the proposed 2023 Vacant Land Tax Levy.

As I understand it, the proposal is that the City will double the property taxes presently being paid by property owners who own vacant lots if the land owners do not develop their lots within a five year period or amalgamate them with their adjacent lots.

So my question is WHY? I can only think of two reasons.....

The first reason is to provide higher tax revenues for the City.

The second reason, and perhaps the most important reason, is to address the problem that there are vacant lots that could be sold and utilized to build on, to reduce the housing shortage in Dawson.

I will attempt to address both of these reasons and point out why I think that the proposed tax levy is going about solving these issues in the wrong way.

The first issue is the added tax revenue.....

As I understand it there are approx. 170 vacant lots in Dawson. The added revenue to tax these lots is approx. \$800.00 per lot which works out to be about \$136,000.00 per year if property owners choose to keep their lots without developing them. However, some property owners may choose to amalgamate their vacant lot with their adjacent lot. In this case there would be a slightly lower taxes paid by the property owner and the lots would be permanently be unavailable to purchase or build on in the future. Therefore, if property owners choose to amalgamate their lots it will lower the tax revenue and reduce the lots that are available to build on in the future, both of which are contrary to the objectives to raise tax revenue and create more lots for housing. In addition, the cost of administering the proposed levy, the reduced tax base due to amalgamating lots will cut into the cost of money generated by this levy and in my opinion will not serve to benefit the City financially in any substantial way.

The second reason is the housing shortage, which is from what I can make out, the real issue. I believe this negative tax incentive will not have the desired affect and is actually detrimental to the real objectives of the City.

1. My first point is one of freedom, fairness and raising the prices of vacant lots.

At present, when a property owners purchase a lot in Dawson they are under no obligation to develop that lot. There can be many reasons that a person purchases a lot. They may want to have a bigger lot to improve their personal quality of life and so they purchase an adjacent lot and instead of amalgamating the lots they simply pay the higher tax for that lot because it leaves their options open for the future. Some people may buy a second lot for a child/family member or to build a smaller home for themselves when they retire. Some people may buy a lot speculating that one day they will develop the lot and sell it or rent it to create revenue for themselves. In any case these are choices that have been made, by people who have invested in property in Dawson and have been paying taxes. These people are legitimate, law abiding, taxpayers who have fulfilled their financial obligations as property owners. What you are proposing now is "changing the rules" and taking away or restricting their rights as property owners.

If landowners are forced to pay double the amount of taxes for their undeveloped lots the cost of the lot will increase when and if they choose to sell it. Therefore, by doubling taxes on vacant lots the inadvertent result will be to raise the cost of purchasing lots for perspective investors, when and if the landowners decide to sell their lots.

Therefore, I would propose that the higher taxes and 5-year time frame for developing vacant lots only pertain to all future land sales and not be imposed on landowners who purchased land prior to 2023, by embedding a “grandfather clause” into the new proposed tax levy.

It is, in my opinion, not fair to “change the rules” and now dictate to property owners that they must develop the land that they own within a 5-year time frame or else you will double their taxes. This proposed tax levy is aimed at taking away the freedom of property owners to do with their land what they intended when they purchased it. For persons who have purchased a vacant lot and have paid taxes and have a purpose in mind for their lot...an added tax levy will not force them to sell or give up their property...they will simply pay the higher tax rate or amalgamate their lot with an adjacent lot...so will not serve to address the housing shortage in Dawson at all and will, in fact, raise the price of vacant lots and reduce the number of lots available for purchase.

2. The second point that I am making, addresses the will/ability of the City to enforce and uphold by-laws that are already in place, concerning both vacant lots and vacant buildings.

In the first point I spoke about property owners who have been following all the rules and by-laws that are already in place. In this second point I am speaking about property owners who do not fall into this category. There are some vacant lots and some lots with houses/buildings on them where the property owners have not paid taxes and/or are not abiding by current by-laws. I have personally spoken to the City about some of these cases and they have made it clear to me that the cost and man power to enforce by-laws and to track down absent land owners is too costly and labor intensive and so they are not going to pursue this avenue.

In my opinion this is not the right approach. There are a large amount of problems...that need to be addressed that are at the root of the problem with undeveloped pieces of land in Dawson. No one tax levy or additional by-laws will solve these problems. We are lucky to live in a small place where each case can be dealt with on a case-by-case basis. We already have by-laws in place to address many problems that impede development of vacant lots and vacant buildings but unless the city is willing to deal with each of these transgressions, they cannot be solved. Instead, problems will continue and will magnify. It is not right and is unfair to allow people who break the rules to continue to do so and to go after legitimate landowners instead.

3. The third point is to address the real problem, which seems to me, to be the housing shortage in Dawson. As I have pointed out this tax levy will not solve the housing shortage problem. In order to address the housing shortage there are three main issues to look at: the availability of vacant land to build on, the cost of building and the ability of future home owners/renters to enter the housing market. Therefore, I would suggest looking at implementing positive incentives to promote the development of lands for the purpose of creating housing in Dawson. I understand that there are some incentives in place already but the financial benefits to developers and/or perspective home owners/renters is very minimal. Therefore any incentives that are put in place need to be substantial.
- In terms of land, there are things that are already in place to free up more land in and around the town site (including or excluding already owned vacant land), on the Dome, and in other outlying areas such as the area at the base of the Dome Road and the Dredge pond subdivision areas. These projects need to be moved forward more quickly than at present.
 - In terms of the cost of building for developers, incentives can be initiated and projects can be encouraged that meet the housing needs of Dawson, which are:
 - Single unit residential homes – to own or to rent
 - Apartment complexes – to rent
 - Condominium/Town homes/ to own or to rent

We need to have positive incentives that make it worthwhile for developers to invest in these types of enterprises. These incentives have to reduce the development costs, which have skyrocketed over recent years. During Covid, the cost of building has more than doubled and so to think that freeing up land will be the ticket to promoting development is false. Beyond the availability of land, the real problem facing development is the cost of building and the ability of buyers to get mortgages enabling them to invest in property or housing. By reducing the cost of development and increasing the profit to potential developers you reduce the cost of buyers and renters, inadvertently. Therefore, reducing development costs has multiple benefits.

In terms of making housing affordable there are many things to consider... It is expensive to live in Dawson and housing is the main expense...looking at creative ways to reduce or make housing more affordable involves looking at the issue from many perspectives but can be done.

In my opinion, negative incentives, like the tax levy that is currently being proposed does little to help people when they are already facing huge increases to the cost of living in the North. Taking a more creative and positive problem solving approach is, in my opinion a much better and more productive way to reach your goals.

In conclusion, my recommendations are:

1. Bring in a tax levy on vacant lots but only impose this levy on future sales and developments that are not completed within a 5-year time frame.
2. Add a clause to the proposed Vacant Land Tax Levy, which extends to vacant homes/buildings.
3. Begin to investigate vacant homes/buildings/land and begin to settle problems on a case-by-case basis by enforcing current by-laws and tax laws that are not being currently paid or adhered to.
4. Investigate and implement incentives to develop already designated land within the City limits and in the surrounding areas.
5. Further promote housing developments by making it more financially feasible for developers to develop land as well as prospective homeowners/renters to buy or rent homes.

Thank you for listening to and considering my input in regards to the implementation of the proposed Vacant Land Tax Levy.

Sincerely,

Laurie Berglund
Berglund.laurie2@gmail.com

*Note

After attending the Council meeting where I presented this letter I would like to send an additional letter. This letter is in response to things that came to my attention at the previous council meeting and so I would like to add to the comments and recommendations that I originally made . Please find the additional letter attached.

Jan., 23, 2023

To Whom it May Concern;

Additional Comments and recommendations following the Council Meeting.

Upon hearing the other delegates at the Council Meeting and becoming more informed about some of the confusing wording in the letters that were sent out to the property owners of vacant land, I would like to add some further comments to the previous letter that I presented at the council meeting.

1. The first thing that I became aware of at this meeting was that there are lots that have been amalgamated for tax purposes and that these lots are still seen as vacant lots.... I think that what you are proposing, is to begin to tax these lots separately and to impose a penalty on landowners who hold such lots by doubling the minimum tax rate for these types of properties/lots. Is this the case?
As pointed out by Rick Gillespe and Deb Blattler, many of these lots have been in families for generations and the properties have been amalgamated through processes, in joint cooperation, with the City of Dawson. In some cases, there are extenuating circumstances such as no road access, as is the case with the Blattler lots. As pointed out by Ms. Blattler there could also be legal repercussions and huge costs by pursuing the "forced" surveying of these properties.
I would suggest withdrawing previously amalgamated lots from this proposal. If you want to free up lots then perhaps you should look only at taxing stand alone lots that are undeveloped, not lots which have been amalgamated prior to 2023.
2. The second issue that was brought up by Kathy Webster was the question of what is happening with commercial properties and properties that are YTG owned within city limits. I feel that this may be a much more productive and useful approach to solving many problems, than by implementing the Vacant Land Tax levy targeting private citizens who own vacant lots. There are a large number of commercial lots, many with dilapidated buildings on them. If these lots could be used to build housing on it could go a very long way to solving some of the current housing issues facing Dawson.
3. The other issue that needs to be looked at and moved on in a more timely manor, is that the townsite of Dawson is restricted in size and there is not a lot of room for growth within the townsite. If there is a need for more lots to provide more housing, areas beyond the townsite must be developed.
4. At the conclusion of the council meeting John Wierda made the recommendation that the City hold a round table discussion group with interested land owners to try to pinpoint the real reason behind this proposed tax levy and to "put our heads together" to come up with solutions that will be more suitable for all parties concerned. I feel this is a very good recommendation and, should likely be acted upon as soon as possible.

Thanks once again for considering what I have to say.

Sincerely,

Laurie Berglund



January 25, 2023
File: 144999000

Attention: Dawson City Mayor and Council
1336 Front Street (2nd Floor above the Fire Hall)
Box 308
Dawson City, YT Y0B 1G0

Dear Mayor and Council,

Reference: Klondike Highway Subdivision Parcel D/F Master Plan

The Dome Road area has been identified in several planning and feasibility studies over the years as an important future residential area for Dawson City. In 2019, Dawson City Council directed administration to work with Yukon Government's (YG) Land Planning Branch on preliminary planning for this new neighborhood. The resulting Klondike Highway Subdivision Parcel D/F Master Plan represents the efforts of YG, Dawson City, Stantec Architecture and numerous stakeholders. The Master Plan sets out a framework that will allow this area to be developed responsibly and will provide much needed residential lots for Dawson City. A summary of the Master Plan is provided below.

PURPOSE OF THE MASTER PLAN

Dawson City is facing a housing shortage that is impacting the community's ability to attract and retain residents. This challenge is multi-faceted and is impacted by the aging stock of historic housing, privately held undeveloped lands in the Historic Townsite, the number and extent of mining interests throughout the Klondike Valley, and lack of suitable development lands available outside the Historic Townsite. The Dome Road area is one of the last readily developable areas within the City, and this Master Plan sets out a development concept that will provide much needed housing and a location for the future Recreation Center.

The Master Plan is guided by the City of Dawson Official Community Plan and builds on the existing information. It also identifies a vision for the area and outlines future land uses, housing types, servicing considerations, open spaces, trails, and phasing of the future neighborhood. The approval of the Plan will provide Council, other decision makers, and the community with a clear understanding of what this area will look like at full build-out. All future efforts including zoning, subdivision, or development permit applications should be consistent with the Master Plan.

PROCESS

This Master Plan represents a two-year process that started in fall 2020. The planning process has been comprehensive, and every effort has been made to review and consider this potential development from a variety of perspectives including the broader Dawson community and other governments and stakeholders. The development of the Master Plan included review and consideration of:

Reference: Klondike Highway Subdivision Parcel D/F Master Plan

- Previous efforts, policy, and direction for the Plan area;
- Existing conditions that may impact the developability of the parcels;
- Development potential, challenges, and opportunities of the area;
- Proposed zoning and uses;
- Housing density and population at full build out;
- Existing and proposed servicing (sewer, water, and storm) and roadway network;
- Open space amenities and trails; and
- Phasing, next steps and implementation.

The Plan area is located within the Traditional Territory of the Tr'ondëk Hwëch'in (TH) and is adjacent to Settlement Lands; as such, YG and the City engaged the First Nation leadership and staff throughout the process to inform, gather feedback, and respond to any concerns TH may have regarding the development.

There were two specific engagement periods; one focused on setting the vision and goals in February 2021 and a second one to get input on the draft concepts in September 2021. YG and the City worked together at each stage of the project to ensure that the resulting Plan would meet the objectives of the City, and would reflect and respond to, as much as possible, input received from TH, stakeholders and the public.

CONCEPT PLAN

The Plan Area located along the Klondike Highway at the intersection of Dome Road, consists of three development parcels as shown in Figure 1. The Master Plan area is made up of several parcels with a combined area of 6.4 hectares (16.0 acres). Parcels D, F (Lot 1059) and Lot 1058-2 are vacant Commissioner's land or lands owned by the City of Dawson. Lands surrounding the Plan area are a mix of Commissioner's Land, TH Settlement Lands, Dawson City land, and privately titled lands.

Figure 2 shows the proposed development concept. This neighbourhood has been designed to create a high-quality community with design considerations that is uniquely Dawson. The neighbourhood will provide a range of housing types at different price points to meet the needs of Dawsonites at different stages of life. Homes will be built around a system of connected greenspaces and serviced by municipal water and sewer. Roads and trails will provide safe and direct access for pedestrians, cyclists, and vehicles within the neighbourhood, to the Historic Townsite, the river and other destinations.

The development is intended to accommodate smaller single detached and medium density housing such as duplexes and townhouses as shown in Figure 3 and Figure 4. A breakdown of the estimated number of units by land use can be seen below.

Reference: Klondike Highway Subdivision Parcel D/F Master Plan

Table 1 – Unit and Population Projections

	# of Units	Population ¹	School Age ²
R1 - Single Detached and Duplex	37	74	9
<i>Single Detached</i>	21	42	5
<i>Duplex</i>	16	32	4
R2 - Multi-Unit Residential	18	36	4
Total	55	110	13

¹ Estimate is based on an average household of 2.0 ppl per household, from the 2016 Stats Canada Census.

² The number of school-age children anticipated in Parcels D/F (K-12 at 12%) is derived using the age distributions reported by the YBS for June 2021.

A portion of Parcel F has been identified as the future site of the Recreation Center. Through the planning process, discussions were held with the City and YG Infrastructure Development Branch to determine the size of the required site. The proposed 2.29 ha (5.66 ac) site will allow for the largest proposed recreation facility and required parking. The buildings will be located along the highway to further enhance the visual appeal of the gateway. The Recreation Centre site should also provide landscaped areas that can be used for playgrounds or community gathering spaces. Other small scale commercial uses and services such as a daycare, convenience store or coffee shop should be planned within the Recreation Center.

Figure 5 shows two additional playgrounds and one community node. These spaces can be programmed with passive and/ or active recreation elements such as seating areas, multi-use trails, and play or exercise equipment. In parks without play equipment, community nodes such as seating areas, covered shelters or community gardens could be considered.

Within the Plan area, connectivity is created through a combination of new and existing trails. The Klondyke Millennium Trail runs along the west/ south side of the Klondike Highway from Leggo Lane, an industrial area in the Klondike Valley, to Duke Street within the Historic Townsite. This separated trail provides extensive off-street connectivity throughout the community. To enhance safety for all users of the Klondyke Millennium Trail, proper pedestrian crosswalks has been identified at each intersection and additional safety measures such as rapid flashing beacons should be installed. A second trail has been identified on the north side between Dome Road and the new intersection to provide additional connectivity between Parcels D/F as well as from the C4 subdivision.

NEXT STEPS

Following the approval of the Master Plan, several steps will need to be taken before construction can occur. These steps include, YESAB approval, technical review, regulatory permitting, municipal approvals and construction services. YG will continue to act as the developer for the Plan area. As the approving authority for the land, Dawson City will approve the Master Plan, amendments to the Official Community Plan and Zoning Bylaw, and subdivision applications. A summary of next steps can be found below.

Reference: Klondike Highway Subdivision Parcel D/F Master Plan

Table 2 – Future Steps

TASK	RESPONSIBILITY	APPROVED BY	TIME FRAME
YESAB			
YESAB application and approval	YG	YESAB	3-6 months following submission
Background Studies/ Technical Reviews			
Transportation Impact Assessment	YG	Dawson City and YG Highways and Public Works	60-90 days
Detailed servicing design for the residential development	YG	Dawson City	60-90 days
Stormwater Management Plan	YG	Dawson City	60-90 days
Regulatory Permitting			
Water License (tailings ponds)	YG	Yukon Water Board	60-120 days
DFO Permit (tailings ponds)	YG	DFO	60-120 days
Planning (per Phase)			
Official Community Plan amendment	City/YG	Dawson City	90-120 days
Zoning Bylaw amendment – Residential Zone Regulations and rezoning	City/YG	Dawson City	60-90 days
Subdivision	City/YG	Dawson City	30-60 days
Design Guidelines (optional)	City/YG	YG	
Architectural Controls (optional)	City/YG	YG	
Engineering (per Phase)			
Detailed Design	YG	Dawson City	60-90 days
Development Agreement	YG	Dawson City	TBD
Tendering	YG	YG	TBD
Construction	YG	YG	TBD

*Note that many of the tasks mentioned above can overlap with each other to maximize timing efficiencies.

Reference: Klondike Highway Subdivision Parcel D/F Master Plan

We would like to thank YG, the City, TH and community for the opportunity to work on this forward thinking project and recognize the importance of the development to Dawson City. Great neighbourhoods don't happen by accident, they are the result of the planning process and creating a meaningful vision for the future.

Regards,

Stantec Architecture



Zoë Morrison MCIP RPP
Senior Planner
Phone: 867-332-3286
Zoe.Morrison@Stantec.com



Gordon Lau MCIP RPP
Urban Planner
Phone: 403-356-3343
Gordon.Lau@Stantec.com

Attachment: Figures
c. C.C.
lg document1

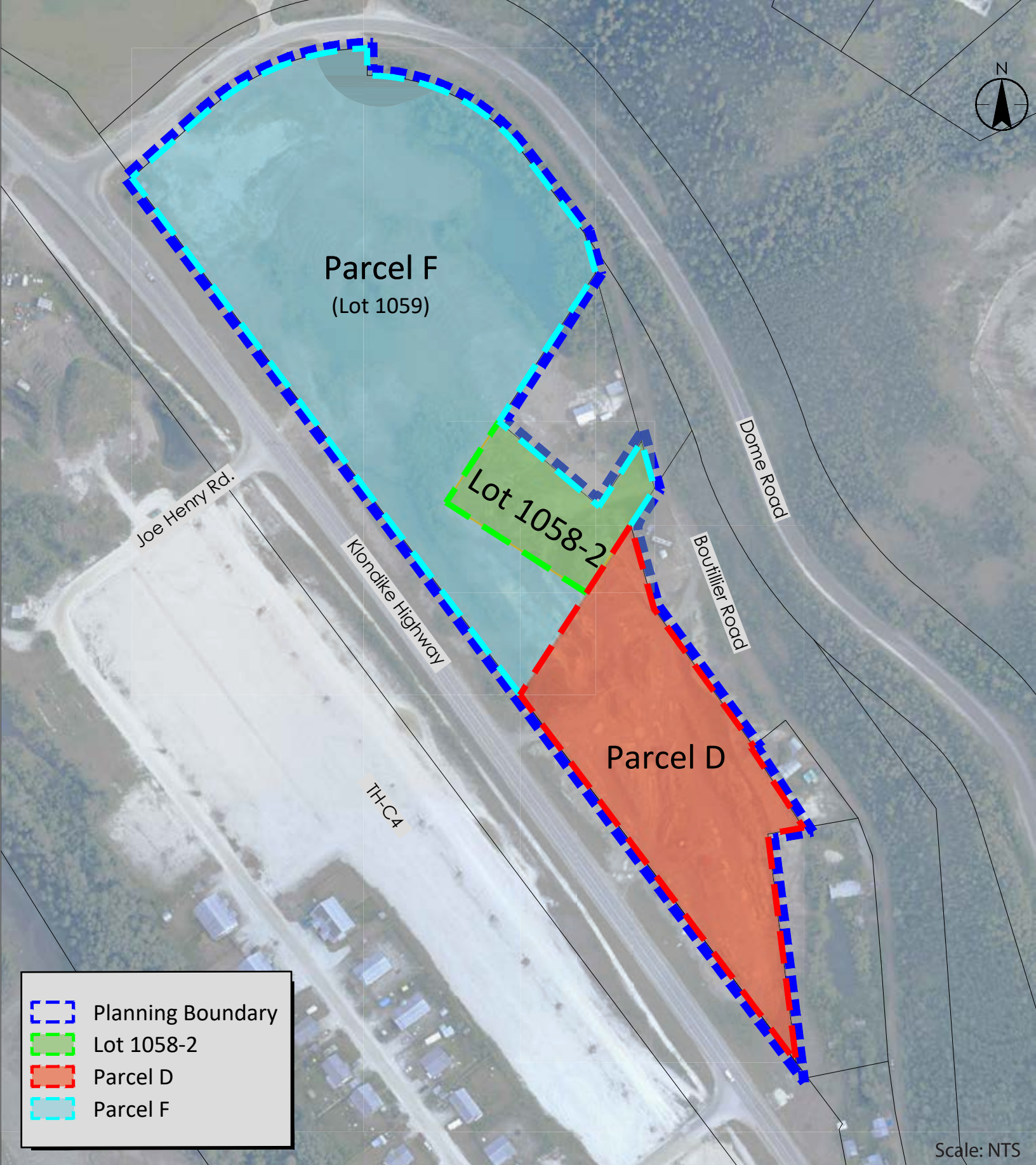


Figure 1 - Plan Area

Klondike HWY Subdivision Parcel D/F Master Plan
Council Meeting
January 25, 2023



- Development Boundary
- Residential
- Recreation Center
- Parks & Natural Spaces
- Public Utility Lot
- Out Parcel
- Storm Pond
- Roadway - Driving Surface
- Roadway - Ditch
- Pedestrian Crossing
- Trails
- Playground
- Community Node

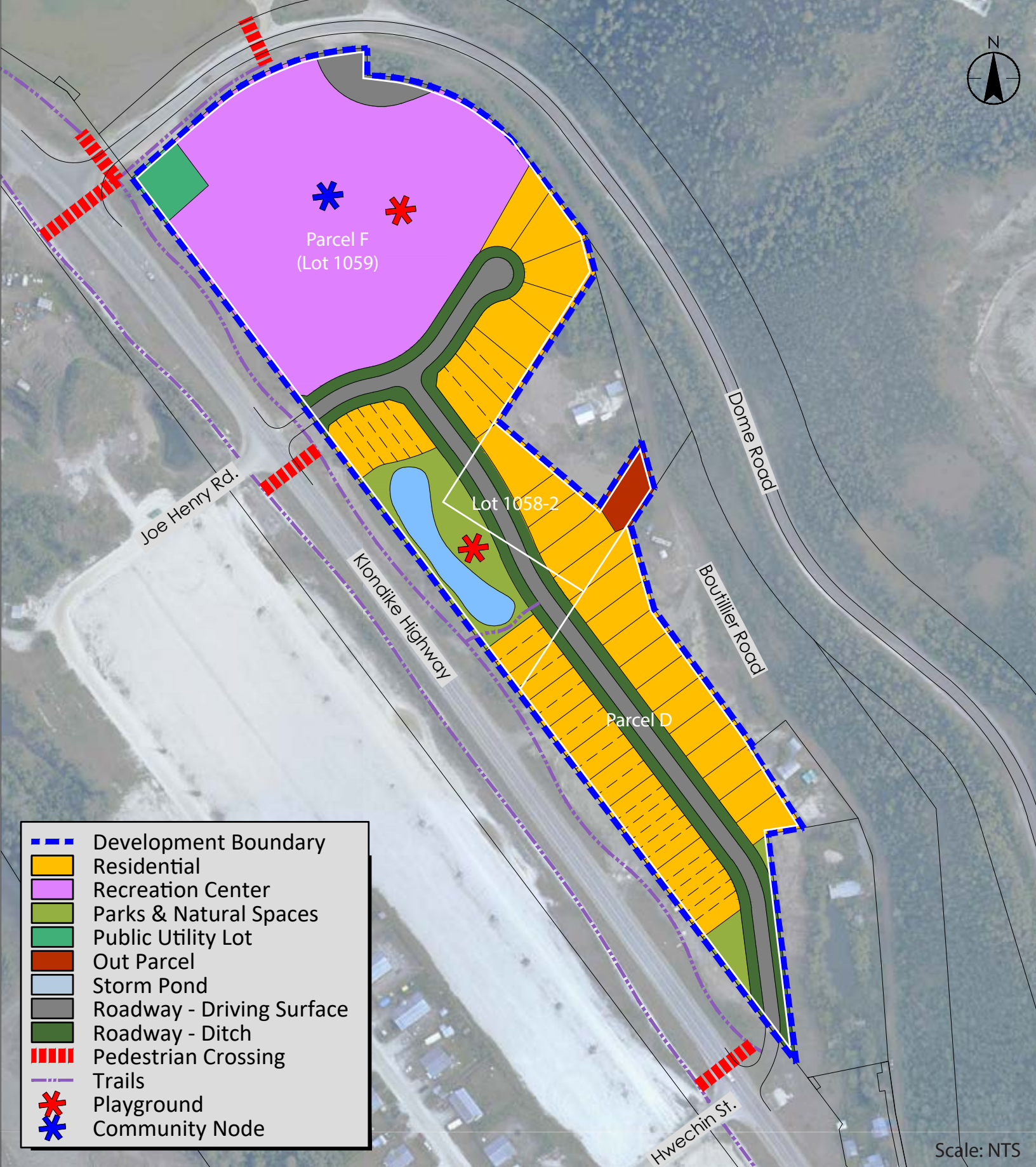


Figure 2 - Development Concept

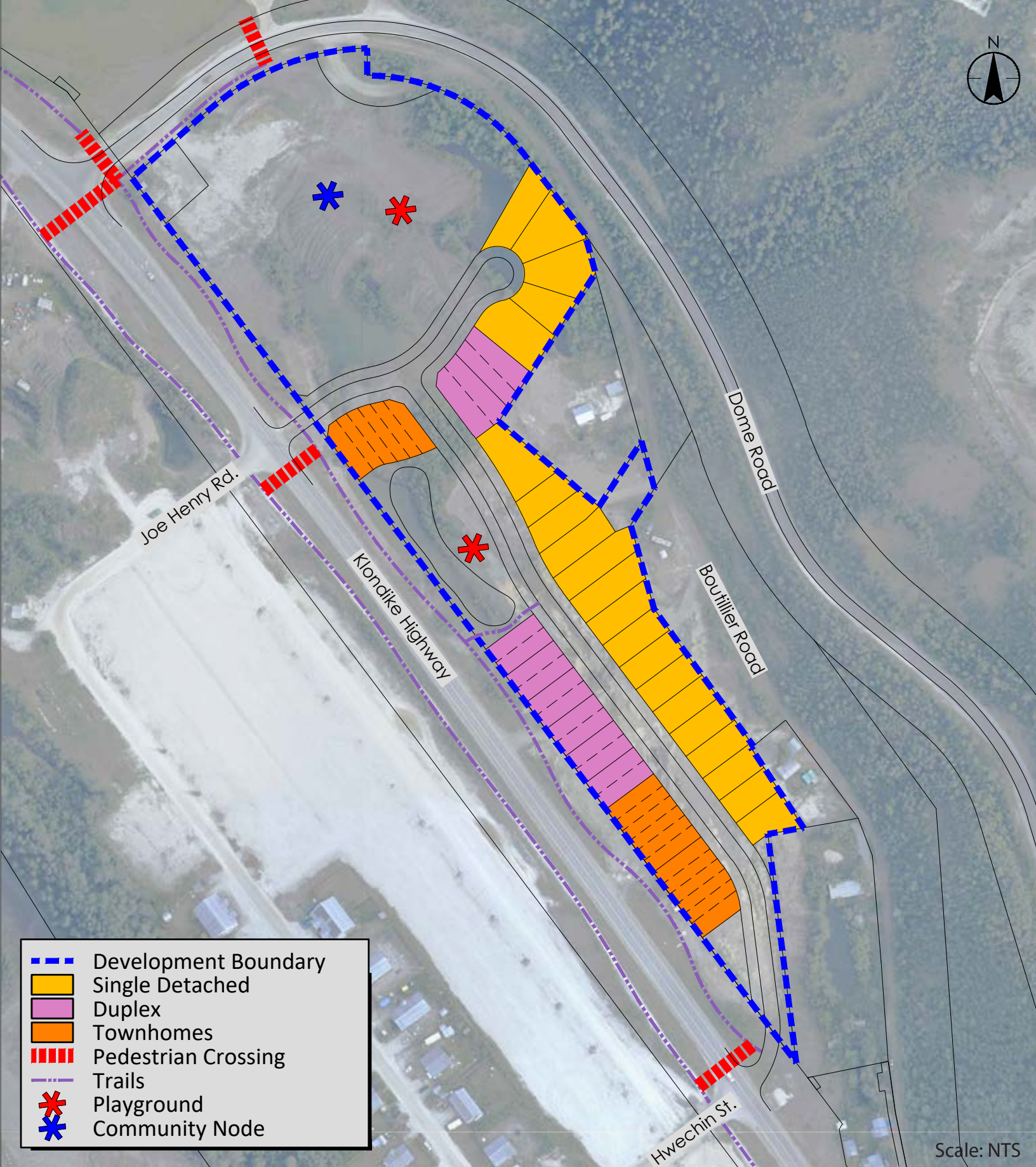


Figure 3 - Lot Types

Klondike HWY Subdivision Parcel D/F Master Plan
Council Meeting
January 25, 2023

Single Family

Lot Width - 9.7-15.24 m

Unit Width - 20-40'



Duplex Lot

Lot Width - 7.6 m

Unit Width - 20'



Townhomes

4-6 units

Lot Width - 6.09 m interior

Unit Width - 20' interior



Figure 4 - Housing Option

Klondike HWY Subdivision Parcel D/F Master Plan
Council Meeting
January 25, 2023

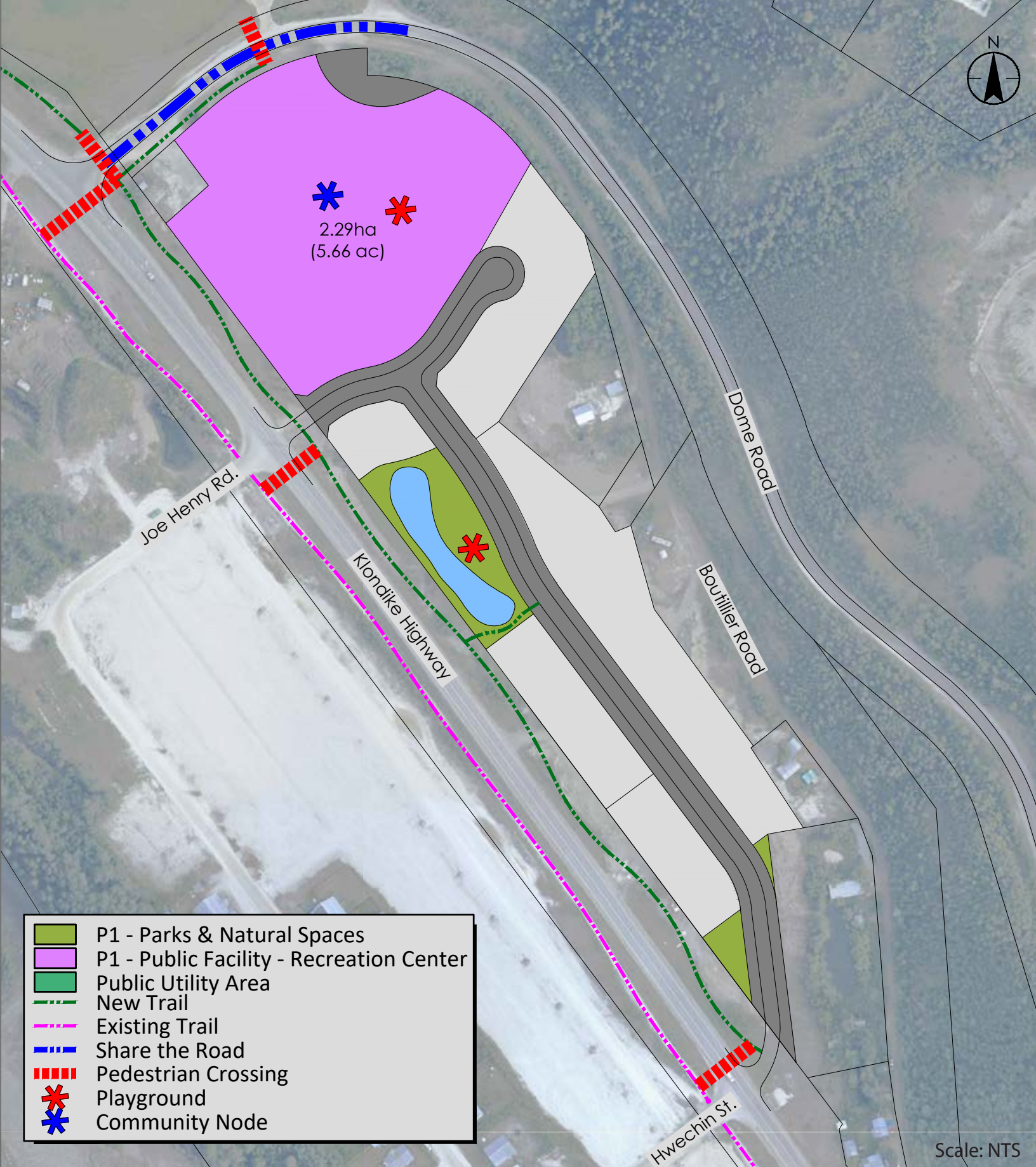


Figure 5 - Open Space

Association of Yukon Communities



#140-2237 2nd Avenue
Whitehorse, YT, Y1A 0K7

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2nd Vice President

Councillor Doris Hansen

Immediate Past President

Mayor Gord Curran

Executive Director

Shelley Hassard

Manager of Operations

David Rózsa

Members of:



January 25, 2023

Mayor and Council
City of Dawson
P.O. Box 308
Dawson, YT, Y0B 1G0

Sent via email

Dear Mayor and Council,

Re: Climate adaptation and climate resilient infrastructure

I am writing you today in advance of the 2023 federal budget in order to assist the Federation of Canadian Municipalities (FCM) in their lobbying efforts on behalf of municipal governments from across the country.

One of the key priorities that FCM is advocating to be included in the upcoming budget is for increased funding and support for climate adaptation and resilience. Yukon communities are acutely aware of the impacts of climate change as we have unfortunately seen an increasing number of devastating events from fires, floods, snow, to landslides that have negatively impacted our communities in recent years.

This summer, FCM submitted recommendations for the National Adaptation Strategy. Among the twenty-four recommendations was a call on the Federal Government to rapidly scale up investment in resilient public infrastructure and nature-based solutions for communities of all sizes; to invest in climate data and local and regional climate risk and vulnerability assessments. It further called for a buildup of local capacity for planning, studies, pilots, and capital projects that will ensure municipalities of all sizes can better generate local solutions that mitigate extreme weather, and ease adaptation to this new reality.

FCM is hoping to see new investments in Budget 2023 that are commensurate with the risks presented by climate change. This includes an immediate \$2 billion increase to the Disaster Mitigation and Adaptation Fund (DMAF) and at least \$1 billion per year in ongoing funding for disaster mitigation infrastructure.

These are not small considerations, but they are not optional either. If all orders of government are going to better protect Canadians from extreme weather that shuts small businesses, destroys homes, and disrupts major industries, we need aggressive targets and we need decisive action by the 2023 federal budget.

Association of Yukon Communities



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David Rózsa

Members of:



Throughout my community visits this year I have heard of challenges associated with the existing design of federal funding programs when it comes to addressing climate adaptation and resiliency. If you are able to provide local examples of the type of essential projects your community would like to move forward with to adapt to the realities of climate change that currently do not fit within any existing federal funding envelopes please feel free to share them with us. We will provide this information to FCM so that they can advise the federal government, using real world examples of critical gaps, on how they can improve their program design.

Thank you,



Ted Laking
President
Association of Yukon Communities

From: Tyler Nichol <transition.ind@gmail.com>
Sent: January 27, 2023 12:13 PM
To: CAO Dawson
Cc: Mayor
Subject: Nature pond on Boutillier Road

Dear CAO, Mayor and Council

I am a Dawson City resident, and property owner at 57 Boutillier Road. I am writing in regards to the upcoming planning and development that is proposed around my home and the other properties on Boutillier Road.

My main concerns are drainage and landscape grades. There is a nature pond adjacent to my property that plays a big part of drainage for the entire lower south Dome area. This pond is also full of life with fish, frogs, water beetles, river otters and several migratory birds.

I would like to have the opportunity to speak to someone further about the proposed development of this area.

Thank you and I look forward to hearing from you.

Tyler Nichol
57 Boutillier Road
867-334-2800