



THE CITY OF DAWSON

AGENDA - COUNCIL MEETING #C20-12

TUESDAY, JULY 21, 2020 at 7:00 p.m.

Council Chambers, City of Dawson Office

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

- a) Council Meeting Agenda #C20-12

3. PUBLIC HEARING

DELEGATIONS AND GUESTS

4. BUSINESS ARISING FROM DELEGATIONS

5. ADOPTION OF THE MINUTES

- a) Council Meeting Minutes #C20-10 of June 30, 2020

6. BUSINESS ARISING FROM MINUTES

- a) Council Meeting Minutes #C20-10 of June 9, 2020

7. FINANCIAL AND BUDGET REPORTS

- a) 2020 Accounts Payable Report #20-13 RE: Cheques #55205-#55252 + EFT payments

8. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

- a) Request for Decision – HAC New Member Appointment
- b) Request for Decision – East Bench Transportation Plan
- c) Dome Road Development Charter

9. BYLAWS AND POLICIES

10. CORRESPONDENCE

11. PUBLIC QUESTIONS

12. INCAMERA

13. ADJOURNMENT

MINUTES OF SPECIAL COUNCIL MEETING #C20-10 of the council of the City of Dawson held on Monday, June 30, 2020 at 7:30 PM in the City of Dawson Council Chambers.

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

REGRETS:

ALSO PRESENT:	CAO	Cory Bellmore
	A/CFO	Kim McMynn

Agenda Item: Call to Order

The Chair, Mayor Potoroka called council meeting #C20-10 to order at 7:30 PM.

Agenda Item: Agenda

C20-10-01 Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for council meeting # C20-10 of June 30, 2020 be adopted as presented. Motion Carried 4-0

Agenda Item: Delegations

C20-10-02 Moved by Mayor Potoroka, seconded by Councillor Johnson that council move into the committee of the whole for the purposes of delegations
Carried 4-0

Councillor Kendrick joined the meeting at 7:40

- a) Phil Dirks, CPA, Metrix Group LLP RE: Presentation of the Draft Audited Financial Statements for the Year Ended December 31, 2019

Phil Dirks, CPA, Metrix Group LLP, was present via conference call to provide council with a presentation of the 2019 draft audited financial statements. The presentation included an overview of what is involved in an audit; an overview of the 2019 draft audited financial statements; comparison overview of 2018 to 2019; review of the audit findings letter as well as responding to questions of council. Overall the city is in a good solid financial position. The audit opinion for 2019 was unqualified.

C20-10-03 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole revert to council to proceed with the agenda.
Carried 5-0

C20-10-04 Moved by Mayor Potoroka, seconded by Councillor Johnson that council accepts the Audited Financial Statements for the Year Ended December 31, 2019 as presented.
Carried 5-0

Agenda Item: Adjournment

C19-10-05 Moved by Mayor Potoroka, seconded by Councillor Johnson that council meeting #C20-10 be adjourned at 8:03 p.m. with the next regular meeting of council being July 7, 2020.
Motion Carried 5-0

**THE MINUTES OF SPECIAL COUNCIL MEETING C20-10 WERE APPROVED BY COUNCIL
RESOLUTION #C_____ AT COUNCIL MEETING #C20-12 OF July 21, 2020.**

Original signed by:
Wayne Potoroka, Mayor

Cory Bellmore, CAO

The City of Dawson
Cheque Run 20-13
30/06/2020

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
55205	Kenetic Welding	\$9,579.15		PW	Loader repair
55206	Across The River Consulting	\$6,130.73		PL&D	ProFees North End Planning
55207	Advance North Mechanical	\$535.41	\$250.17	REC	VehR&M
			\$285.24	REC	VehR&M
			\$535.41		
55208	AGF Investments Inc.	\$950.00		ADM	CR#20-109 RRSP Program
55209	All-Net.ca Inc.	\$6,294.75		ADM	Website - Annual support
55210	Assante In Trust	\$720.00		ADM	CR#20-105 RRSP Program
55211	Big B Contracting	\$8,872.50		REC	Bldg R&M
55212	BMO Nesbitt Burns	\$425.00		ADM	CR#20-110 RRSP Program
55213	Leonie Brousseau	\$277.50		REC	CR#20-117 Instructor
55214	Cambrian Credit Union	\$1,109.60		ADM	CR#20-111 RRSP Program
55215	Canadian Freightways	\$1,213.57	\$446.57	PW	Freight
			\$514.97	PW	Freight
			\$252.03	PW	Freight
			\$1,213.57		
55216	Chief Isaac Incorporated	\$369.34		ALL	Janitorial Svs
55217	CIBC - Whitehorse	\$1,233.96		ADM	CR#20-104 RRSP Program
55218	Cliff, Janice	\$1,350.00		REC	CR#20-119 Instructor
55219	Colliers Project Leaders Inc.	\$7,381.51	\$4,328.63	REC	Prj 821099.01 - Rec Centre
			\$3,052.88	REC	R Prj 821160.01 - CBC Building
			\$7,381.51		
55220	Cotter Enterprises	\$5,003.25		CABLE	June CABLE
55221	Dire Wolf Media	\$600.00		ADM	Advertising
55222	Dynamic Online Marketing Corp	\$346.50		PS	Educational Mat'l
55223	Erwood, Mike	\$40.00	\$20.00	PW	CR#20-102 Reimburse
55224	Gammie Trucking Ltd.	\$3,375.75		REC	Gravel
55225	Grenon Enterprises Ltd.	\$1,905.75	\$194.25	REC	Gravel
			\$194.25	REC	Gravel
			\$388.50	REC	ContSvsTrail
			\$388.50	REC	ContSvsTrail
			\$740.25	PW	ContSvs
			\$1,905.75		
55226	Groundswell Industries Inc.	\$28,741.35	\$1,293.60	REC	Master Plan
			\$27,447.75	REC	2020 Trail Project
			\$28,741.35		
55227	Investors Group Financial Services Inc	\$1,738.64		ADM	CR#20-107 RRSP Program
55228	King, Amanda	\$82.91		ADM	CR#20-114 Reimburse
55229	Klondike Institute of Arts & Culture	\$800.00		REC	CG#20-007 CommGrant
55230	Klondike Visitor's Association	\$302.00		ADM	CR#20-115 Refund
55231	Klondike Sun Newspaper	\$635.25	\$52.50	CABLE	Advertising
			\$582.75	ADM	Advertising
			\$635.25		
55232	MacDonald, Keith	\$2,134.22		PW	TC#20-11 TravelExp
55233	Manitoulin Transport	\$627.17	\$559.29	PW	Freight
			\$33.94	ADM	Freight
			\$33.94	REC	Freight
			\$627.17		
55234	McDonald, Evelyn	\$344.42		ADM	CR#20-103 Reimburse
55235	Northern Industrial Sales	\$219.01	\$70.56	PW	HvyEqR&M
			\$33.81	PW	SafetySupp
			\$114.64	PW	OpSupp
			\$219.01		
55236	Northern Superior Mechanical	\$258.54	\$55.09	PW	OpSupp
			\$133.31	PW	Non-Cap Equip
			\$34.85	PW	VehR&M
			\$17.45	PW	Saf&OpS
			\$17.84	PW	Saf&OpS
			\$258.54		
55237	Northwestel Inc	\$6,174.67		ADM	June Phone
55238	Northlands Water & Sewer Supplies Ltd.	\$7,650.30	\$1,270.50	PW	OpSupp
			\$3,880.80	PW	OpSupp
			\$1,251.60	PW	OpSupp
			\$1,247.40	PW	OpSupp
			\$7,650.30		

55239	O'Toole Terry	\$428.27		PW	TC#20-10 Travel for Transition
55240	Popadyne, Sasha	\$112.50		REC	CR#20-118 Instructor
55241	Public Service Alliance of Canada	\$2,359.05	\$1,095.20	ADM	CR#20-113 PSAC ADM U Dues PP12
			\$1,263.85	ADM	CR#20-113 PSAC ADM U Dues PP13
			\$2,359.05		
55242	Run Dawson	\$1,785.00		REC	CG#20-009 Grant
55243	Scotia Securities	\$2,100.00		ADM	CR#20-106 RRSP Program
55244	Simplii Financial	\$850.00		ADM	CR#20-108 RRSP Program
55245	Tangerine	\$200.00		ADM	CR#20-112 RRSP Program
55246	Taylor, Emily	\$210.00		REC	CR#20-116 Instructor
55247	TM Safety Supplies	\$787.50		PS	SafetySupp
55248	Trillium Sales Group Inc.	\$1,092.00		PS	SafeteyGear
55249	Vimar Equipment	\$1,746.36		PW	HvyEquipR&M
55250	Willow Printers Ltd.	\$691.95	\$589.05	ADM	PrintSvs
			\$51.45	PS	PrintSvs
			\$51.45	PL&D	PrintSvs
			\$691.95		
55251	Yukon College	\$2,000.00		ADM	CG#20-008 Grant
55252	Air North	\$170.50	\$85.25	PW	Freight
			\$85.25	PW	Freight
			\$170.50		
Bank Withdrawals					
June 22	CCSA	\$10,863.04		CABLE	monthly cable charge
June 26	Payroll	\$96,960.88		ALL	PP#13
June 30	Bank charges	\$281.82		ADM	payroll/bank/Visa

Report to Council



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

SUBJECT:	Heritage Advisory Committee Appointments	
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: <ul style="list-style-type: none">• Applicant letter
DATE:	July 10, 2020	
RELEVANT BYLAWS / POLICY / LEGISLATION:	n/a	

RECOMMENDATION

It is respectfully recommended that:

1. Council appoint Kate Serre de St. John to the Heritage Advisory Committee with a term ending September 30, 2021.

ISSUE

To appoint a new voting Heritage Advisory Committee member to maintain a full committee of five voting members.

BACKGROUND SUMMARY

The Heritage Advisory Committee serves at the pleasure of Council, as per the terms laid out in the Heritage By-Law #2019-04. Section 4.01 of the By-Law requires that Council appoint by resolution no less than three and no more than 5 members to the Committee.

If the appointment in this request is approved, the Committee will consist of the following members:

Angharad Wenz (chair)

Patrik Pikálek

Eve Dewald


Megan Gamble

Kate Serre de St. John

ANALYSIS / DISCUSSION

A quorum of three members is required to pass resolutions that serve as recommendations to the Community Development and Planning Officer and Council. This proposed appointment was presented to HAC as information at meeting #20-011 on July 8th, 2020. Committee members showed support for this appointment for the purpose of achieving quorum at meetings.

APPROVAL

NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	July 15, 2020	

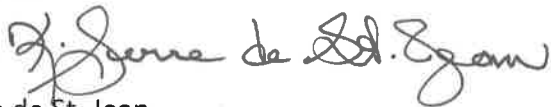
July 8, 2020

To Heritage Advisory Committee,

I am putting my name forward to be an active member of the board. What I bring in skillset is my background in Architectural Technologies (Graduated NAIT 2006), practical life skills as a homeowner and work experience in structural engineering.

Dawson City is pretty unique with a vivid history retained in its structures. I have always had an interest in historical restorations, having maintained the original Reverend Bailey's house in Yellowknife, NWT for a number of years.

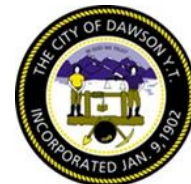
This opportunity will allow me to participate and hopefully contribute to Dawson's Heritage Maintenance.

Sincerely, 

Kate Serre de St. Jean

Portfolio available upon request.

Report to Council



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

☐ In Camera

AGENDA ITEM:	East Bench Transportation Plan	
PREPARED BY:	Stephanie Pawluk	ATTACHMENTS: <ul style="list-style-type: none">• Dawson Mining Lands Office letter• Transportation Plan and Map• YESAB Decision Document• YESAB Project Map Package
DATE:	July 15, 2020	
RELEVANT BYLAWS / POLICY / LEGISLATION: <ul style="list-style-type: none">• N/A		

RECOMMENDATION

That Council provide comments on the proposed transportation plan to fulfill this consultation opportunity.

ISSUE / PURPOSE

The purpose is to provide comments on the proposed transportation plan for the East Bench Class 4 placer mining project 2017-0206.

BACKGROUND SUMMARY

The proponent, Darrell Carey, submitted a transportation plan to the Chief of Placer Land Use for project 2017-0206, to fulfill a term in the YESAB Decision Document. As per Council's request, Minister Pillai committed to consulting the City of Dawson prior to approval of the transportation plan.

The Project is a Class 4 placer mine on 35 claims along the East Bench of the Klondike River. The proponent will be transporting pay gravel on Dome Road. Project activities are to occur from April 1 to October 31 annually, and the project is to be limited to a 5-year term.

Term 10 of the Decision Document stated that "a transportation plan shall be developed and submitted for review and approval to the Chief of Placer Land Use. The plan shall include safety measures to be employed for equipment travel on the municipal roads and will include all signage that will be utilized."

Feedback from the City of Dawson is due August 3rd, 2020.

ANALYSIS / DISCUSSION

The proposed transportation plan includes the following information:

- A total of four dump trucks will be used.
- There will be a truck hauling every ten minutes going down the Dome Road hill and returning up the hill.
- Maximum total number of haul vehicle trips per day= 36.
- The map shows the locations of the proposed "Truck Turning" signage.
- "Active Mine Area" signs legible by road users.


As per a term in the Decision Document, the proponent shall not operate heavy equipment between the hours of 7pm and 7am. It is not, however, made explicit in the transportation plan that the haul vehicles on the Dome Road will be limited to the hours of 7am to 7pm. Therefore, it is recommended that Council direct administration to request haul vehicles be limited to travel on the Dome Road between the hours of 7am and 7pm for the purpose of limiting industrial noise in the area.

The transportation plan does not indicate if and how the proponent will securely contain the pay gravel to prevent spillage on the roads. Therefore, it is recommended that Council direct administration to request that haul vehicles be securely covered.

In summary, it is recommended that Council direct administration to make the following comments in response to the transportation plan consultation, in addition to any further comments brought forth by Council:

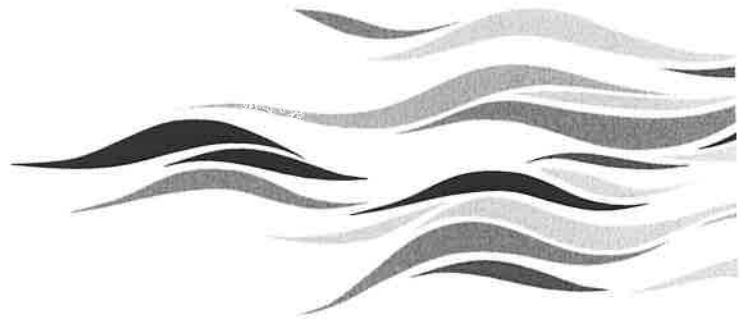
- That haul vehicles be limited to travel on the Dome Road between the hours of 7am and 7pm.
- That haul vehicles be securely covered to contain the pay gravel and prevent spillage on roads.

It is not clear in the transportation plan what the plan will be for the increased maintenance on a municipal road and how that impacts the useful life of this municipal asset.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	July 14, 2020	



Dawson Mining Lands Office
PO Box 249, Dawson City, Yukon Y0B 1G0
T 867-993-5343 F 867-993-6747



July 3, 2020

Chief Administrative Officer
The Town of the City of Dawson
Box 308
Dawson, YT Y0B 1G0

Dear Ms. Bellmore,

Re: Klondike East Bench Project, Transportation Plan

On March 14, 2019, the Honorable Minister of Energy Mines and Resources, Ranj Pillai, sent a letter to His Worship Mayor Wayne Potoroka, regarding the Decision Document issued for the Klondike East Bench Project.

The Decision Document required that the Proponent, Darrell Carey, submit a transportation plan (the plan) to be reviewed and approved by the Chief of Placer Land Use. The Decision Document term was explicit that the Chief of Placer Land Use would need to be approve the plan before any miner-like work could be carried out as part of the operation. The Yukon Water Board, the regulatory authority for this project, included the term from the Decision Document as a condition in the Placer Mining Land Use Approval AP17086 (the Approval). As required, the Proponent has submitted the plan to me, the Acting Chief of Placer Land Use.

Minister Pillai made a commitment to provide a copy of the plan to the City of Dawson (the City) for consultation before the Chief of Placer Land Use would approve the plan. As such, I have included a copy of the plan with this letter in order to fulfill Minister Pillai's commitment.

I hope that the City will choose to take this opportunity provide feedback on the plan, and include any specific measures that would help to improve safety, efficiency or mitigate any other concerns the City may identify in relation to transportation.

To clarify, approval of the plan does not negate the Proponent's obligation to obtain all of the required permitting under relevant federal, territorial or municipal statutes or regulations, including the requirement for a development permit from the City.

Please find the Proponent's Transportation Plan attached for your review and consideration. I look forward to receiving feedback on the plan to help ensure safe and effective movement of traffic and promote Dome Road user safety. Please forward any feedback to the Dawson Mining Recorder, Janet Bell-MacDonald, at janet.bell-macdonald@gov.yk.ca, by August 3, 2020. You can also contact her by phone at (867) 993-5343.

I look forward to receiving the City's feedback and continuing an open dialogue with the City on mining related projects.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Hillary Corley', with a stylized, flowing script.

Hillary Corley
Acting Chief of Placer Land Use

June 4, 2020

Att: Jeff Shuyler

This is an ammended follow up lertter after you , SNRO Jeff shuyler and NRO James Logan, attended an onsite meeting with myself, Darell Carey.

This is my transportation plan, for safety, I will place a "Truck Turning" sign above and below where the trucks are turning. I'll send a map showing location of signage. I will be using 4 dumptrucks: 2 Fords, A Kenworth and a GMC. There will be a truck hauling every ten minutes going down the Dome Road hill and will be returning up the hill. Working safely with consideration for the public is our first priority.

Thank You,

Darrell Carey

June 8, 2020

To whom it may concern:

This is additional information to the transportation plan originally dated June 4, 2020 and amended on that date:

Here is some additional information to the amended letter that was submitted to Senior Natural Resources Officer Jeff Schuyler, requested by the Chief of Mining Land Use, Bobbie Milnes, today and will be sent to Janet Bell-MacDonald.

The maximum total number of trips that the haul vehicles will be making per day is potentially 36 trips per day.

We will make sure that the Active Mine Area signs will be in good condition and readable by people using the road.

Thanks,

Darrell Carey

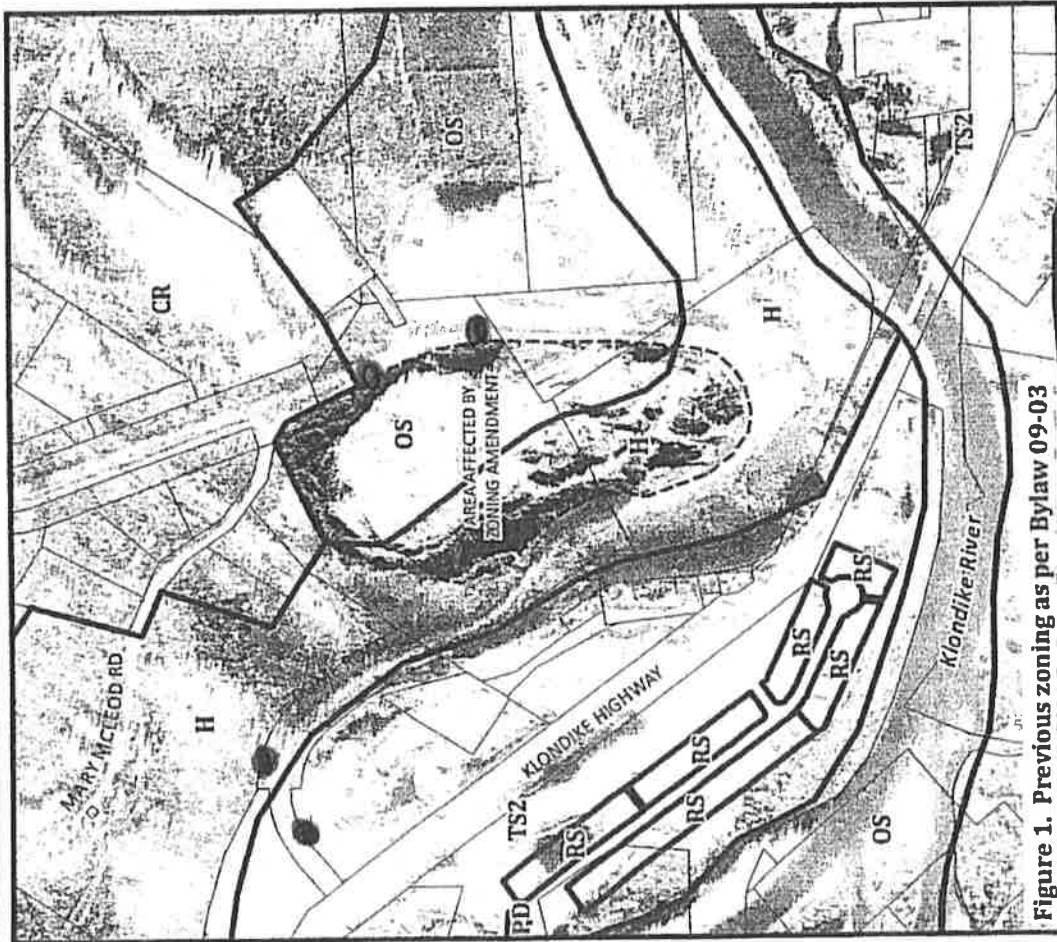


Figure 1. Previous zoning as per Bylaw 09-03

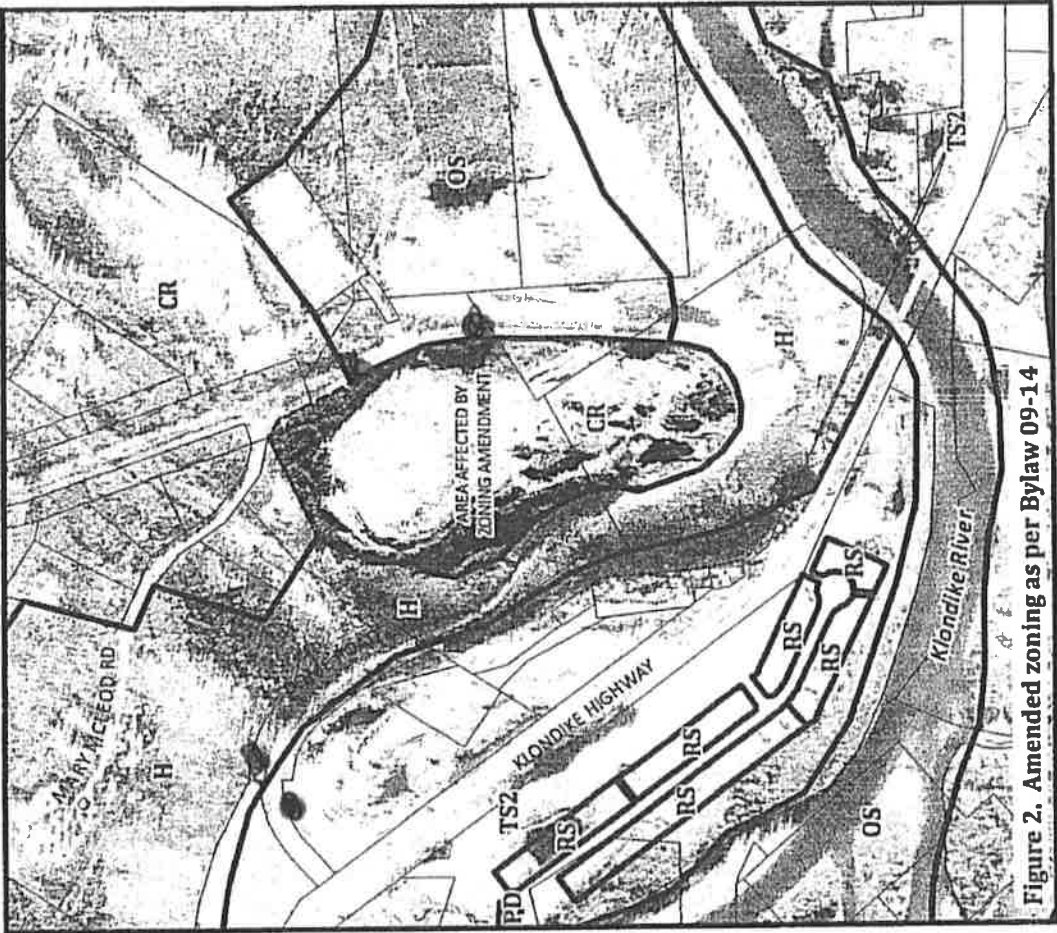


Figure 2. Amended zoning as per Bylaw 09-14

Zoning - Amendment 2

Town of the City of Dawson
Zoning and Heritage Management Amendment No. 1 Bylaw 09-14
Map ZHM09-14B

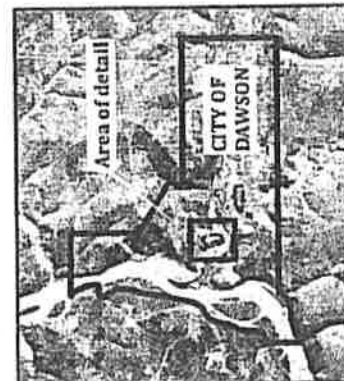
Data sources:
Zoning: City of Dawson
Lot boundaries: CCMA, NRCAN (2009)
Aerial photography: Community Services, Yukon Govt (2003)
Projection: UTM Zone 7, NAD83
©Mammoth Mapping June 2009

ZHM09-14B-Aesha



Mammoth Mapping
Box 755, Dawson City, YT Y0B 1G0
(867) 993 6080
info@mammothmapping.com

Code	Zoning
RS	Single family residential
RS1	Multiple family residential
RR	Rural residential
CR	Country residential
PR	Placer residential
AG1	Agricultural small holdings
AG2	Agriculture
CC	Core commercial
M/MI	Mining/industrial business
NI	Industrial business
TS1	Downtown tourist/service commercial
TS2	Highway tourist/service commercial
TS3	Rural tourist/service commercial
OS	Open space
PD	Public use
H	Heavy residential
RR	Riverfront
U	Urban reserve



Map Package

2017-0206

Placer Mine – Klondike East Bench, The Dome

Proponent: Darrell Carey

Prepared on: February 9, 2018

Prepared by: Brittany Rudashy

**Dawson Designated Office,
705 Church Street**

Or

**PO Bag 6050 Dawson City, Yukon Y0B 1G0
Phone: 867-993-4040 Fax: 867-993-4049**

Email: dawson.do@yesab.ca

YESAA Assessment District: North Yukon**Coordinates:**

The proposed project is located on map sheet 116-B-03. The coordinates used are an approximate location within the proposed project area.

UTM	Zone: 7	Degrees, Minutes, Seconds	Decimal Degrees
577199 E		64°2'49.2" N	64.047° N
7103209 N		139°25'8.04" W	139.4189° W
577659 E		64°2'59.64" N	64.0499° N
7103544 N		139°24'33.48" W	139.4093° W
579421 E		64°3'24.84" N	64.0569° N
7104368 N		139°22'22.08" W	139.3728° W
578305 E		64°2'38.76" N	64.0441° N
7102913 N		139°23'47.04" W	139.3964° W

Watershed and Drainage Region of Project Area as indicated on the YESAB Geo-Locator:

Major Drainage Area: Yukon Drainage Area

Sub Drainage: Central Yukon

Sub-Sub Drainage: Klondike

Traditional Territory:

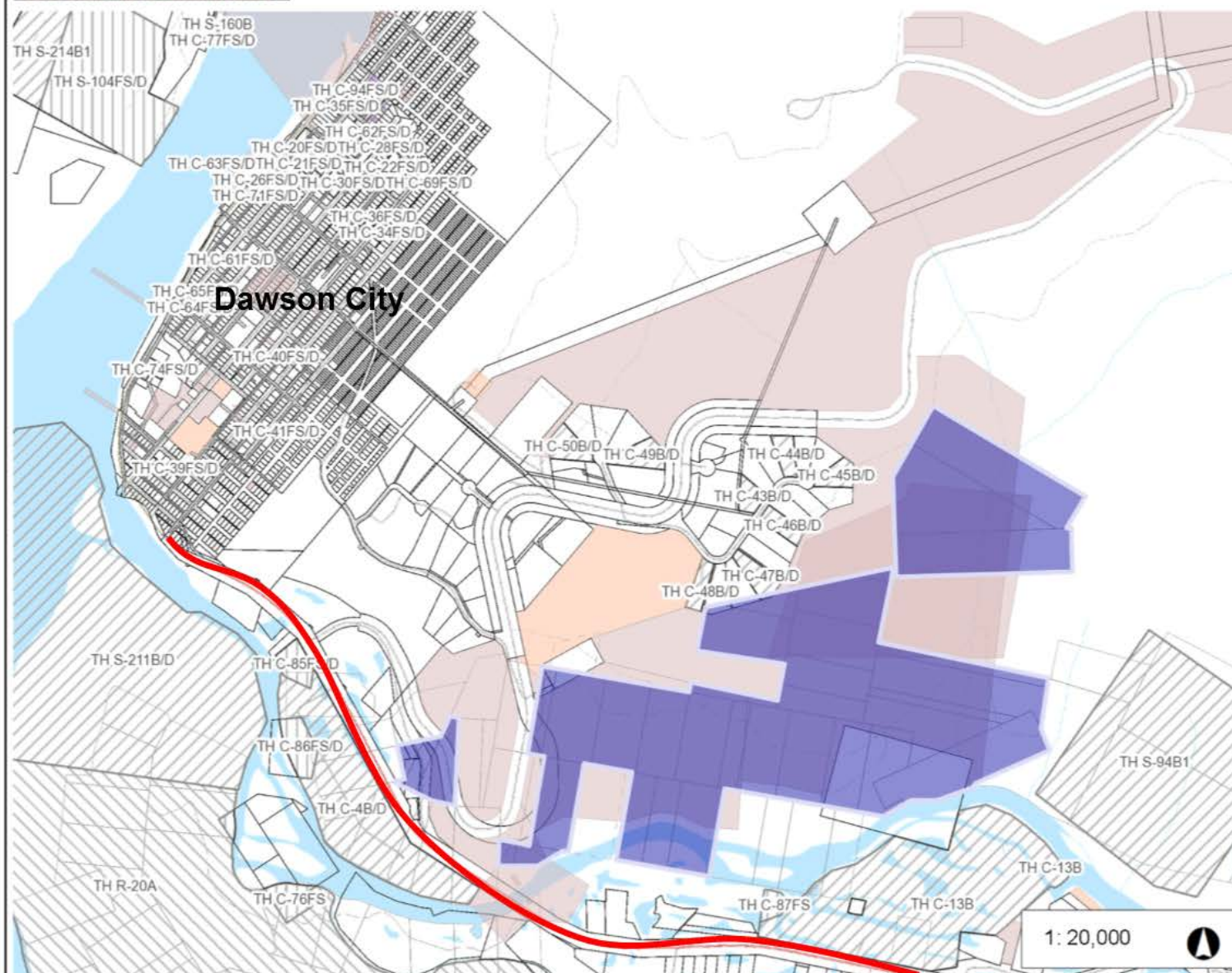
Tr'ondëk Hwëch'in

Regional Land Use Plan:

**Regional Land Use Plan under
development**

Dawson Plan

Disclaimer: Information provided in this map package is correct at the time of preparation; information is subject to correction or change.

YESABYukon Environmental and
Socio-economic Assessment Board**2017-0206 Placer Mine—Klondike East Bench, The Dome****Legend**

- Project Area
- Highway
- Watercourse
- Placer Claim
- Municipal Boundary
- Lease
- Reservation

Tr'ondëk Hwëch'in Settlement Land (Surveyed)

- Surface/Subsurface
- Surface Rights
- Fee Simple

Notes**Proponent:** Darrell Carey**Assessment District:**
Dawson**First Nation Traditional Territory:**
Tr'ondëk Hwëch'in

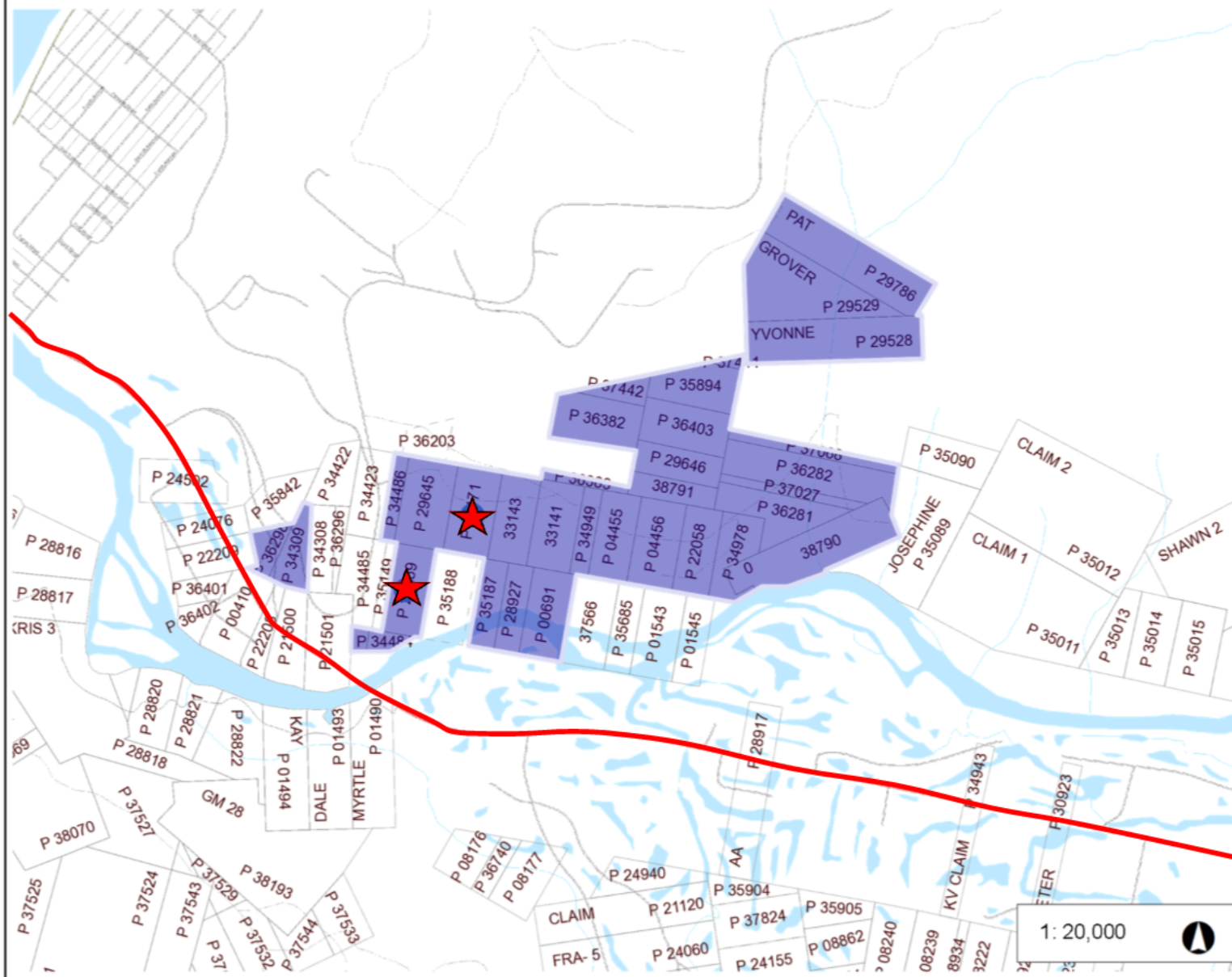
1.0 0 0.51 1.0 Kilometers

Projection: Yukon Albers
Produced from: YESAB Geolocator

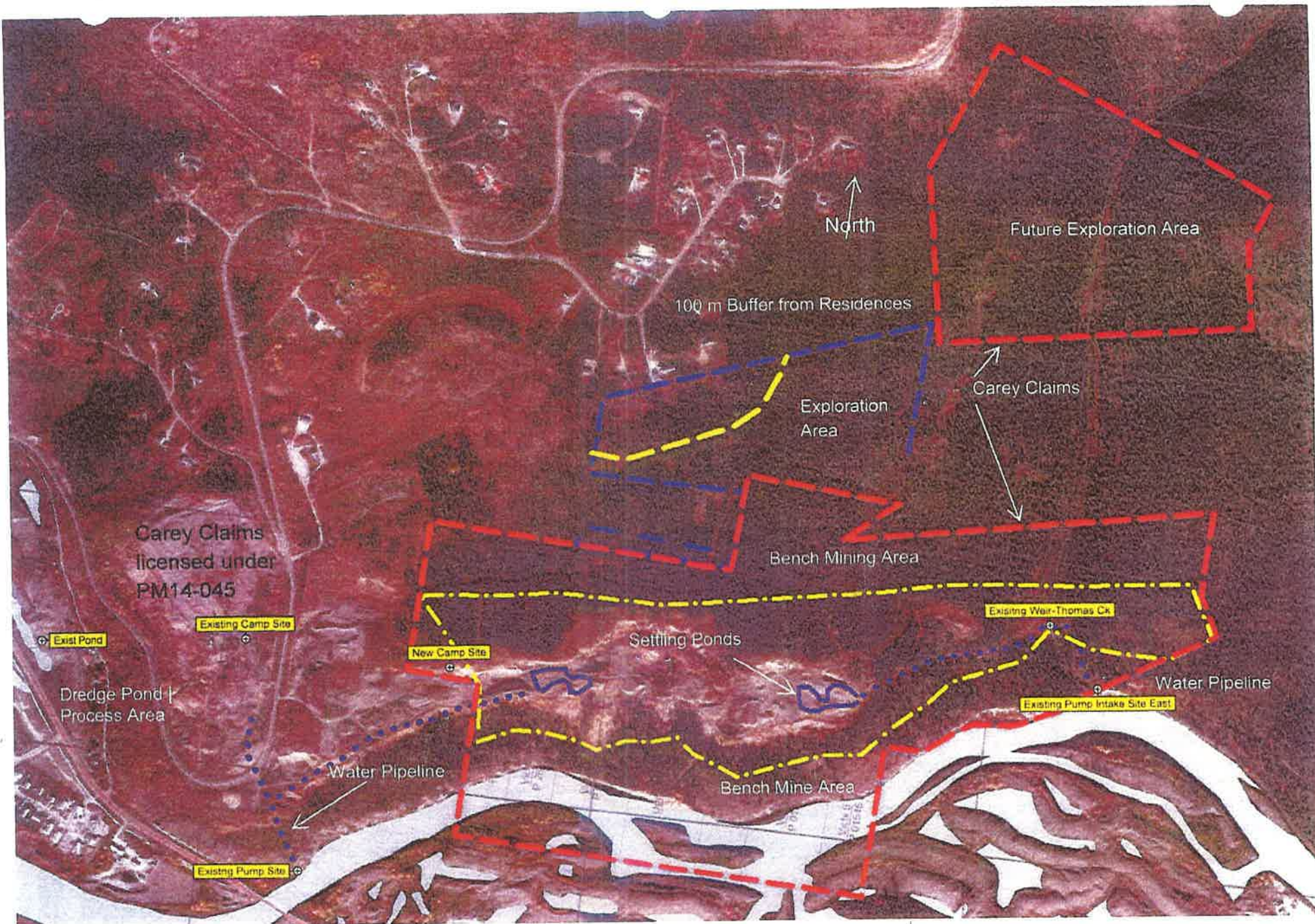
Date Printed: 09-Feb-2018

This map is for general reference only. Data that appears on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION
Sources: Proponent Information, Geomatics Yukon & YESAB GeoLocator

2017-0206 Placer Mine—Klondike East Bench, The Dome



This map is for general reference only. Data that appears on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION
Sources: Proponent Information , Geomatics Yukon & YESAB GeoLocator



Darrell Carey - Mine Plan for Eastern Klondike River Bench - NAD 83, Zone 7 - RRC 160609



Yukon Environmental & Socio-economic Assessment Act

Decision Document

This document meets the Yukon government's requirements as a Decision Body as set out in the *Yukon Environmental & Socio-economic Assessment Act*.

Other Decision Bodies

Not Applicable

Project

Project Name Placer Mine - Klondike East Bench, The Dome (KS/SH) **YESAB File Number** 2017-0206

Proponent Name Darrell Carey

Project Description

The Project is for the operation of a Class 4 placer mine on 34 claims along the East Bench of the Klondike River, in an area known as the Midnight Dome. The Project is located within the municipal boundaries of Dawson City and the Traditional Territory of the Tr'ondëk Hwëch'in. Project activities are proposed to occur from April 1 to October 31, annually for 10 years.

Project Activities:

- Heavy equipment use
- Water use: 5000 m³/day (withdrawn from Thomas Gulch, Klondike River, and dredge ponds)
- Overburden removal: 40 000 m³/year (Mechanical)
- Material processing: 40 000 m³/year
- Reservoirs:
 - o Use of in-stream weir on Thomas Gulch and existing dredge ponds
- Settling facilities (out-of-stream):
 - o Use of existing, and to be constructed, ponds
- Ford use on Thomas Gulch:
 - o 2 new, 1 existing
- Access Development:
 - o 3 000 m trail
- Transportation of pay gravel on Dome Road
- Fuel storage and use:
 - o Diesel: 800 L
 - o Propane: 100 L
- Exploratory drilling: 200 m²/year of clearing
- Timber use
- Use of 2 camps (up to 10 persons total)
- Waste management
- Progressive and final reclamation

Other Decision Bodies

Consolidated Decision Document

Not Applicable

First Nations Consultation

A. Consultation under YESAA section 74(2)

Not Applicable

Yukon Environmental & Socio-economic Assessment Act

Decision Document

B. First Nations Consultation - General

Trondek Hwechin (TH) was sent an initial consultation letter on February 12th, 2018. TH submitted comments directly to the YESAB Online Registry (YOR) on March 16th, 2018. Between March 16, 2018 and October 18, 2018 there was an exchange of correspondence between TH and Mineral Resources including several emails, phone calls and meetings to discuss the Evaluation Report and Draft Decision Document.

YESAB Recommendation

56(1)(b) Under s. 56(1)(b) of the *Yukon Environmental and Socio-economic Assessment Act*, the Dawson City Designated Office recommends to the Decision Bodies that the Project be allowed to proceed, subject to specified terms and conditions. The Designated Office determined that the Project will have significant adverse environmental and socio-economic effects in or outside Yukon that can be mitigated by those terms and conditions.

Decision

Pursuant to section 75, 76 and 80, the Yukon government has considered the assessment of this project and:

- ☐ Accepts the recommendation and the terms and conditions as follows:
- ☐ Rejects the recommendation and the terms and conditions as follows for the reason(s) specified:
- ☒ Varies the recommendation and the terms and conditions as follows for the reason(s) specified:

Rationale for Decision

After giving full and fair consideration to the Evaluation Report and supporting information, including the scientific information, traditional knowledge and other information provided with the recommendation contained in the Evaluation Report, the Decision Body varies the recommendation and the terms and conditions of the Dawson Designated Office.

S.110 Recommendation- The Government of Yukon shall monitor the effects of the Project on the Moose Mountain ski trails, including but not limited to the changes in use and any project related disturbance.

The Decision Body removes the above section 110 recommendation. Term 1 effectively mitigates concerns regarding disturbance to the Moose Mountain Ski trails. No additional mitigations are required.

Yukon Environmental & Socio-economic Assessment Act

Decision Document

Term	Term & condition	Status	Reason
1	<p>YESAB: The Proponent shall not mine, access or in any way disturb the trails referred to as the Moose Mountain Cross Country Ski trails. A 50m buffer shall be maintained for all trails, in which no mining activity of any kind shall take place.</p> <p>NEW Term: The proponent shall not mine, access or in any way disturb the trails referred to as the Moose Mountain Cross Country Ski trails. A 30 m buffer shall be maintained for all trails, in which no mining activity of any kind shall take place. The proponent shall not undercut banks and shall leave them stable.</p>	Change	Varied to allow the proponent to continue to mine within the existing prepared and disturbed areas south of the trail network and conduct reclamation work.
2	YESAB: The Proponent shall maintain a 2:1 slope on all working mine cuts, at all times.	Agree	--
3	YESAB: The temporal scope of the Project, and the YESAB assessment, is limited to a 5-year term.	Agree	--
4	YESAB: The Proponent shall not conduct exploration or mining activities in the Dome Expansion Area.	Agree	--
5	YESAB: The Proponent shall establish a 150m buffer from all Settlement Land parcels that shall remain undisturbed.	Agree	--
6	YESAB: The Proponent shall allow unimpeded access through the mine site to Settlement Land Parcel S-94B.	Agree	--
7	YESAB: The Proponent shall not operate heavy equipment between the hours of seven o'clock at night and seven o'clock in the morning (7:00 p.m. to 7:00 a.m.)	Agree	--
8	<p>YESAB: The Proponent shall establish a 150m buffer from all surveyed land parcels that shall remain undisturbed.</p> <p>NEW Term: The Proponent shall establish a 150 m buffer from all surveyed land parcels that shall remain undisturbed with the exception of LOT 303 GROUP 2CLSR:FB7466 CLSR YT LTO:7466 LTO YT, no buffer is required for this surveyed land parcel.</p>	Change	LOT 303 GROUP 2CLSR:FB7466 CLSR YT LTO:7466 LTO YT is a lapsed crown grant, it is now considered vacant crown land.
9	YESAB: When excavating mine cuts anywhere in the Project area, the Proponent shall install highly visible fencing and signage around the perimeter of the excavation, notifying the public of danger.	Agree	--

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Term	Term & condition	Status	Reason
10	<p>YESAB: The Proponent shall not transport sluicing material along the Dome Road or Mary McLeod Road. Sluicing shall take place in situ.</p> <p>NEW Term: A transportation plan shall be developed and submitted for review and approval to the Chief of Placer Land Use. The plan shall include safety measures to be employed for equipment travel on the municipal roads and will include all signage that will be utilized.</p>	Change	Both the Dome Road and Mary McLeod Road are existing public roads.
11	YESAB: The Project shall be limited to a 5-year term.	Agree	--
12	YESAB: The Proponent shall ensure that annual reclamation efforts are successful in re-establishing the vegetative mat and community; a variety of sloping, contouring, scarifying, and spreading of fines, silt, and/or vegetative mat would prepare the ground to achieve these ends and encourage natural re-vegetation.	Agree	--
13	YESAB: The Proponent shall ensure effective temporary and permanent erosion and sediment control measures are implemented on disturbed areas before, during, and after activities to prevent erosion and sedimentation.	Agree	--
14	YESAB: The Proponent shall remove and foreign soil and plant material from equipment prior to moving it into the project area	Agree	--
15	<p>YESAB: The Proponent shall report the presence of any invasive plants that are listed on the Yukon Invasive Species Council website (http://yukoninvasives.com/plants.html), to Yukon Government by email (invasives@gov.yk.ca) or to the Regional Biologist in Dawson (867-993-6461).</p> <p>NEW Term: The Proponent should report the presence of any invasive plants that are listed on the Yukon Invasive Species Council website (http://yukoninvasives.com/plants.html), to Yukon Government by email (invasives@gov.yk.ca) or to the Regional Biologist in Dawson (867-993-6461).</p>	Change	Changed shall to should. Guidance may be sought from Yukon Invasive Species Council but reporting is not a statutory requirement. Reporting of invasive species is encouraged as it provides baseline data which could inform resource management practices.
16	YESAB: The proponent shall store all attractants, including garbage, kitchen waste and strained solids from grey water in a container that prevents access by bears and other wildlife, until properly disposed of according to the Solid Waste Regulation or burned daily to ash by forced air and fuel fired incineration according to the Air Emissions Regulations. The proponent shall install a portable electric fence around the perimeter of the camp or, at a minimum, around the grey water sump.	Agree	--
17	YESAB: The Proponent shall report any incidents involving wildlife to the Dawson City Conservation Officer (867-993-5492) and report when bears are frequenting the camp area for advice on further mitigation.	Agree	--

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Term	Term & condition	Status	Reason
18	YESAB: The Proponent shall refrain from conducting land-clearing or ground disturbing activities during the typical bird-nesting period for Yukon (May 1 to August 31). NEW Term: The Proponent shall carry out all phases of the project in a manner that protects and avoids harming, killing or disturbing migratory birds or destroying or taking their nests or eggs.	Change	Term has been modified to allow for implementation consistent with legislation.
19	YESAB: If active bird nests are discovered, Project activities are to be postponed in the nesting area until nesting is complete.	Agree	--
20	YESAB: A heritage resources impact assessment shall be completed in advance of ground disturbing activities in areas with elevated potential for the presence of archaeological or historic sites	Agree	--
21	YESAB: Upon discovery of a heritage resource, the Proponent shall notify the Heritage Department of Tr'ondëk Hwëch'in in addition to Government of Yukon, Chief of Mining Lands and Yukon Heritage.	Agree	--

Date

Project Recommendation Issued 2018-05-25

Recommendation Received From

Designated Office - Dawson City

Authority

By signing below, the Yukon government has exercised its authority as per YESAA s.75 or s.76 to issue a decision document on this project.

Name Robert Holmes

Position Director, Mineral Resources

Phone 867-667-3126

Email robert.holmes@gov.yk.ca

Signature

signature redacted

Date

November 7 2018

Original signed by EMR-Mineral Resources Branch

Distribution

Project Proponent	Yes
Other Decision Bodies	No
DAP Branch, Executive Council Office	Yes
YESAB Designated Office	Yes

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Decision Document

YESAB Executive Committee	No
Minister Environment (Canada)	No
Yukon Surface Rights Board	No
Yukon Water Board	Yes
Land Use Planning Commission	No
Independent Regulatory Agency	No
Other Body/Person as Required	No

Project Charter between Government of Yukon and City of Dawson Dome Road Land Development Project

The Government of Yukon and City of Dawson are working together to pursue the Dome Road future residential development area. The project will require coordination and partnership between the two organizations to manage all aspects of the project including the planning, engineering, technical studies, and overall construction and development of the area. This Project Charter outlines the project objectives, roles and responsibilities, and draft scope of work for the Dome Road Land Development Project.

1.0 Project Background

The Dome Road area has the potential to provide residential lots that will help to satisfy housing demand currently experienced in Dawson. Depending on the final development layout and density, the area could provide sufficient lot inventory for the municipality over the long-term.

The proposed development is comprised of four individual areas totaling approximately 33 ha in size. The areas are primarily accessed off Dome Road within the municipal boundary. The land is Yukon Commissioner's Land. Please see the attached sketch in Appendix A for the planning area.

The area is subject to the City of Dawson Official Community Plan (OCP) and Zoning Bylaw. The OCP designates most of the development areas for future residential development, reflecting the final intended use and community objectives for the area. Direction has also been set for serviced residential development connected to municipal water, sewer, and other infrastructure.

Time is of the essence due to the complexity and length of time involved in proceeding through the entire land development process to a public lottery. In order for the overall process to be successful, there is a need for all Parties involved to have a clear understanding of their respective roles and responsibilities in this process.

2.0 Project Objectives

The project objectives are to:

- determine the feasibility and development potential of the City of Dawson's Dome Road residential area, including assessing development costs of extending municipal services;
- develop a master plan for the Dome Road residential area that outlines a multi-phased development plan;
- develop preliminary engineering for all phases of development;
- develop detailed engineering, including a Development Agreement for infrastructure;
- implement, construct, develop, and prepare lots for release; and
- engage and consult with Tr'ondëk Hwëch'in, stakeholder and community organizations, and residents.

3.0 Project Management

As this is Government of Yukon land, YG will be the primary project manager, with support from the City of Dawson. Procurement methods will follow applicable YG or City regulations and standard practices. The City of Dawson will lead the public engagement and communications component of this project and will be the primary public point of contact.

4.0 Draft Project Workplan (note: subject to change based on new information)

Phase	Notable Tasks	Lead (L) and Support (S)	General Timelines for Completion
Visioning Charrette	<ul style="list-style-type: none"> • Visioning charrette • Charrette record 	City of Dawson (L) Government of Yukon (S)	Spring 2020
Feasibility Work	<ul style="list-style-type: none"> • Environmental • Geotechnical • Heritage 	Government of Yukon (L)	Summer 2020
Dome Road Master Plan and Pre-Design Report	<ul style="list-style-type: none"> • Final neighbourhood vision and principles • Neighbourhood concept • Recommended zoning, subdivision layout • Preliminary engineering • Class D cost estimates 	Government of Yukon (L) City of Dawson (S)	March 2021
YESAA Application	<ul style="list-style-type: none"> • Project proposal and application • Final decision document 	Government of Yukon (L) City of Dawson (S)	Summer 2021
Detailed Design	<ul style="list-style-type: none"> • Development Agreement between City and YG • Detailed subdivision design • Infrastructure design 	Government of Yukon (L) City of Dawson (S)	Fall 2021/Spring 2022
Construction and Subdivision Approval	<ul style="list-style-type: none"> • Off-site infrastructure improvements • Subdivision approval • Neighbourhood servicing and roadwork 	Government of Yukon (L) City of Dawson (S)	Summer 2022
Lot Release	<ul style="list-style-type: none"> • Appraisals • Lot pricing • Lot release 	Government of Yukon (L)	Summer/Fall 2022

5.0 Dome Road Master Plan and Pre-Design Report Roles and Responsibilities

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

City of Dawson	Government of Yukon, Community Services	Consultant Team
<ul style="list-style-type: none"> Provides logistical support for the public engagement component to the consultant team hired to complete the master plan. Leads the public engagement component with the consultant team hired to complete the master plan. Acts as media spokesperson and main point of contact regarding media or public/community enquires. Develops a communication strategy with the consultant team. Processes OCP and Zoning amendments that come out of the master plan process. Supports the Government of Yukon by being on the Dome Road Technical Advisory Working Group. Advises on the planning, design, and engineering components of the master plan. With the assistance of YG, <u>Facilitate and support the Consultant Team's presentation of</u> the final master plan and pre-design report to Council. 	<ul style="list-style-type: none"> Decision maker on all contractual aspects of the master plan and pre-design report, including contract management for the consultant hired to complete the master plan. Provides funding for the planning, public engagement, engineering, and technical work required to complete the master plan. Provides funding for community engagement events related to this event including public meeting expenses, advertising, room rentals, catering, and incidentals. Manages the financial aspects of the project, on a cost recovery basis. Serves on the Dome Road Technical Advisory Working Group. Drafts any Cabinet or Management Board submissions necessary. Works with the consultant to coordinate and manage the project submission to YESAB for review. 	<ul style="list-style-type: none"> Prepares, leads, and presents at public engagement events; Prepares and produces any posters, handouts, and other distribution and display materials for public engagement events. Coordinates any meetings or workshops involving City of Dawson, Government of Yukon, and other partners; Analyses all data, reports, and background documents; Coordinates and leads any site visits; Coordinates and manages any sub-consultants working as part of the team; Conducts any research associated with the project; Prepares all reports, maps, documents, and final deliverables associated with the project; Prepares and submits the project proposal to YESAB for review. Presents final plans and deliverables if necessary (e.g. presentations to Dawson City Council).

6.0 Dome Road Technical Advisory Working Group

- During the Master Plan and Pre-Design Report, staff from the Government of Yukon Community Services and City of Dawson will be on a Technical Advisory Working Group that reviews, provides direction and feedback, and approves all technical components of the work. This includes reviews of draft deliverables and providing guidance and direction to consultants.
- The consultant team hired to complete the work will prepare the necessary materials needed for the meetings. The consultant team will chair the meetings and prepare relevant agendas and minutes.
- Other organizations may be invited to the Technical Advisory Working Group on an as-needed basis and to provide specific technical advice.

7.0 Dome Road Master Plan and Pre-Design Report Deliverables

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

- highlights of the visioning charrette work (e.g. the final vision and guiding principles)
- final Master Plan concept;
- final subdivision plan. It will include elements such as housing units, transportation, trails and recreation, zoning, and lot lines;
- phasing plan and implementation plan that outlines a detailed step-by-step account of next steps and responsibilities;
- preliminary engineering servicing plan that will include all engineering and servicing requirements for the subdivision. This includes connections to water, sewer, surface works, fire protection, power supply, telecommunications, and storm drainage;
- servicing Class “D” cost estimates based on the Master Plan and pre-design work; and
- an economic and market analysis of the proposed development including anticipated absorption, market conditions, housing demand and preferences, lot release models, and cost-recovery models.

8.0 Development Cost Recovery

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

9.0 Risks, Constraints, Assumptions

- There is a risk that the planning and engineering work may reveal that some land may not be considered developable which could pose concerns from existing lot owners in the area regarding their privately owned land.
- Risk in spending resources on investigatory purposes and developing a master plan, that cannot be implemented (or cause delays in implementation) due to insufficient off-site infrastructure to support the development.
- Risk in spending resources that may not be cost recoverable if development does not proceed (either due to viability/feasibility issues, or off-site infrastructure/capacity issues).
- Risk of lack of community buy-in of the proposed development scheme (i.e. existing Dome Road lot owners not in support of development).

- Risk of uncovering environmental contamination/liability and the accompanying concerns these issues may raise within the community.

10.0 Understanding & Acceptance

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

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

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

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

Date

Cory Bellmore, Chief Administrative Officer
City of Dawson

Date

Appendix A – Planning Area

