



THE CITY OF DAWSON

AGENDA - COUNCIL MEETING #C22-16
WEDNESDAY, July 6, 2022 at 7:00 p.m.
Council Chambers, City of Dawson Office

Join Zoom Meeting

https://us02web.zoom.us/j/81049047595?pwd=au2l8toWS_cM0pkt45oMiOzbzs0qm5.1

Meeting ID: 810 4904 7595

Passcode: 471518

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

- a) Council Meeting Agenda #C22-16

3. PROCLAMATION

- a) LGBTQ2SIA+ Day

4. ADOPTION OF THE MINUTES

- a) Special Council Meeting Minutes C22-12 of May 26, 2022
- b) Council Meeting Minutes C22-13 of June 1, 2022
- c) Special Council Meeting Minutes C22-14 of June 15, 2022
- d) Special Council Meeting Minutes C22-15 of June 29, 2022

5. BUSINESS ARISING FROM MINUTES

- a) Special Council Meeting Minutes C22-12 of May 26, 2022
- b) Council Meeting Minutes C22-13 of June 1, 2022
- c) Special Council Meeting Minutes C22-14 of June 15, 2022
- d) Special Council Meeting Minutes C22-15 of June 29, 2022

6. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

- a) Request for Decision: Deputy Mayor Appointments
- b) Information Report: Dredge Pond Phase II Update

7. BYLAWS & POLICIES

- a) Bylaw 2021-14: Official Community Plan Amendment No. 5 (Housekeeping)-3rd Reading
- b) Bylaw 2021-15: Zoning Bylaw Amendment No. 14 (Housekeeping)-2nd Reading
- c) Bylaw 2022-05: Official Community Plan Amendment No. 6 (East Bench Direct Control District) -3rd Reading
- d) 2022-08: Official Community Plan Amendment No. 8 Bylaw (Infill #1)- 2nd Reading
- e) 2022-09: Official Community Plan Amendment No. 9 Bylaw (Infill #2)- 2nd Reading

8. CORRESPONDENCE

- a) Heritage Advisory Committee Meeting Minutes #HAC 22-08 and #HAC 22-09
- b) Shannon Stubbs, M.P., Shadow Minister for Rural Economic Development & Rural Broadband Strategy
RE: Federal Funding for Rural Communities

9. BUSINESS ARISING FROM CORRESPONDENCE

10. PUBLIC QUESTIONS

11. ADJOURNMENT

PROCLAMATION

LGBTQ2SIA+ Day

July 14th, 2022



Whereas

July 14, 2022, marks the 18th anniversary of equal marriage rights for same-sex couples in the Yukon and provides the perfect opportunity to celebrate the contributions of the LGBTQ2SIA+ community and reaffirm our town's commitment to equality, and

Whereas

The City of Dawson grows stronger when everyone can participate in the development of our community without fear of discrimination and be proud of who they are and who they love, and

Whereas

The LGBTQ2SIA+ community has made significant and lasting contributions to the betterment of our town, and

Whereas

The City of Dawson has a history of acceptance, diversity, respect for personal freedoms, and celebration of difference, now

Therefore

I, William Kendrick, as Mayor of the City of Dawson, Yukon Territory, do hereby proclaim **July 14, 2022**, to be

"LGBTQ2SIA+ DAY"

in the City of Dawson, Yukon Territory, and I commit this observance to the people of the City of Dawson. I further encourage all Dawsonites to battle prejudice wherever they may find it and continue building a welcoming community for all.

Mayor William Kendrick
Dated this 6th day of July, 2022.

MINUTES OF SPECIAL COUNCIL MEETING C22-12 of the Council of the City of Dawson held on Thursday, May 26, 2022 at 5:15 p.m. City of Dawson Council Chambers

PRESENT: Mayor William Kendrick
Councillor Alex Somerville
Councillor Patrik Pikálek

REGRETS: Councillor Brennan Lister

ALSO PRESENT: CAO Cory Bellmore

Agenda Item: Call to Order

The Chair, Mayor Kendrick called Special Council meeting C22-12 to order at 5:15 p.m.

Agenda Item: Agenda

C22-12-01 Moved by Mayor Kendrick, seconded by Councillor Somerville that the agenda for Special Council meeting C22-12 of May 26, 2022 be accepted as presented.
Motion Carried 3-0

Agenda Item: Bylaws & Policies

a) Bylaw 2022-14- Municipal By-Election Bylaw- 3rd & Final Reading

C22-12-02 Moved by Councillor Pikálek, seconded by Councillor Somerville that Council give Bylaw 2022-14, being the 2022 Municipal By-Election Bylaw, third and final reading.
Motion Carried 3-0

Agenda Item: Adjourn

C22-12-03 Moved by Councillor Somerville, seconded by Councillor Pikálek that Special Council meeting C22-12 be adjourned at 5:16 p.m. with the next regular meeting of Council being June 1, 2022.
Motion Carried 3-0

THE MINUTES OF SPECIAL COUNCIL MEETING C22-12 WERE APPROVED BY COUNCIL RESOLUTION #C22-16-02 AT COUNCIL MEETING C22-16 OF JULY 6, 2022.

William Kendrick, Mayor

Cory Bellmore, CAO

MINUTES OF COUNCIL MEETING C22-13 of the Council of the City of Dawson held on Wednesday, June 1, 2022 at 7:00 p.m. via City of Dawson Council Chambers

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

REGRETS:

ALSO PRESENT:	A/CAO	Paul Robitaille
	EA	Elizabeth Grenon
	PW Manager	Jonathan Howe
	CFO	Kim McMynn
	PD Manager	Stephanie Pawluk
	Communications	Valerie Williams
	Project Manager	Brodie Klemm

Agenda Item: Call to Order

The Chair, Mayor Kendrick called Council meeting C22-13 to order at 7:00 p.m.

Agenda Item: Agenda

C22-13-01 Moved by Mayor Kendrick, seconded by Councillor Somerville that the agenda for Council meeting C22-13 of June 1, 2022 be accepted as amended.
Motion Carried 4-0

- Remove 8(c)
-

Agenda Item: Delegations & Guests

- a) Mike Draper RE: Public Lands Act Engagement
- Working on development of brand-new Lands Act
 - Currently two Lands Acts, one passed by the Commissioner and the other from devolution (Territorial Lands Yukon Act that came from Canada)
 - Would like to combine both acts into one piece of legislation
 - Current legislation hasn't been reviewed since the 1980's
 - Started working on project two years ago
 - Currently consolidating all the responses from discussion paper that was put out to the public 90 days ago
 - Council can still submit comments if they have any
-

Agenda Item: Business Arising from Delegation & Guests

- Update by June 8th Committee of the Whole meeting on whether the City Planning Department staff can provide feedback
 - Schedule Council to review Land Development Protocol at a future meeting
-

Agenda Item: Minutes

- a) Special Council Meeting Minutes C22-09 of April 27, 2022

C22-13-02 Moved by Councillor Somerville, seconded by Councillor Pikálek that the minutes of Special Council Meeting C22-09 of April 27, 2022 be accepted as presented.
Motion Carried 4-0

b) Council Meeting Minutes C22-10 of May 4, 2022

C22-13-03 Moved by Councillor Pikálek, seconded by Councillor Somerville that the minutes of Council Meeting C22-10 of May 4, 2022 be accepted as presented.
Motion Carried 4-0

a) Special Council Meeting Minutes C22-11 of May 19, 2022

C22-13-04 Moved by Councillor Somerville, seconded by Councillor Pikálek that the minutes of Special Council Meeting C22-11 of May 19, 2022 be accepted as presented.
Motion Carried 4-0

Agenda Item: Budget & Financial Reports

a) Accounts Payable 22-08 Cheques #57690-57732

C22-13-05 Moved by Councillor Pikálek, seconded by Mayor Kendrick that Council acknowledges receipt of the Accounts Payables 22-08 Cheques #57690-57732, provided for informational purposes.
Motion Carried 4-0

b) Accounts Payable 22-09 Cheques #57733-57762 and EFT's and March Visa Statement

C22-13-06 Moved by Councillor Somerville, seconded by Councillor Pikálek that Council acknowledges receipt of the Accounts Payables 22-07 Cheques #57646-57689, provided for informational purposes.
Motion Carried 4-0

C22-13-07 Moved by Councillor Pikálek, seconded by Mayor Kendrick that Council acknowledges receipt of the March Visa Statement, provided for informational purposes.
Motion Carried 4-0

Cheque#	Vendor Name	Further Information
March 11, 2022	Pitney Bowes	What Staff Activity?- will look into it

Agenda Item: Special Meeting, Committee, and Departmental Reports

a) Request for Decision: Propane Boiler Upgrade

C22-13-08 Moved by Councillor Pikálek, seconded by Mayor Kendrick that Council move into Committee of the Whole for the purposes of speaking with Public Works Department regarding propane upgrades.
Motion Carried 4-0

C22-13-09 Moved by Mayor Kendrick, seconded by Councillor Pikálek that Committee of the Whole revert to an open session of Council to proceed with the agenda.
Motion Carried 4-0

C22-13-10 Moved by Mayor Kendrick, seconded by Councillor Somerville that Council postpone the Propane Boiler Install Tender Award to a Committee of the Whole meeting.
Motion Carried 4-0

b) Request for Decision: Solid Waste Diversion Centre Contract Award

- C22-13-11** Moved by Councillor Somerville, seconded by Councillor Pikálek that Council award the construction of the Solid Waste Diversion Centre to Oro Enterprises LTD for \$1,393,485 + GST as per the attached quote.
Motion Carried 4-0
- C22-13-12** Moved by Mayor Kendrick, seconded by Councillor Pikálek that Council move into Committee of the Whole for the purposes of speaking with Public Works Department regarding solid waste diversion center.
Motion Carried 4-0
- C22-13-13** Moved by Councillor Somerville, seconded by Councillor Pikálek that Committee of the Whole revert to an open session of Council to proceed with the agenda.
Motion Carried 4-0

c) Request for Decision: Subdivision Approval #21-049 – Boundary Adjustment

- C22-13-14** Moved by Councillor Somerville, seconded by Councillor Pikálek that Council grant subdivision authority to adjust the boundaries of Lots 10, 11, and 12, Block 12, Government Reserve Addition (Subdivision Application #21-049), subject to the following conditions:
1. The applicant submit a Stormwater Management Plan to the satisfaction of the PDO and Public Works Manager.
 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.
- Motion Carried 4-0

d) Request for Decision: Approval of Heritage Incentive Applications #22-016 and #22-023

- C22-13-15** Moved by Councillor Somerville, seconded by Mayor Kendrick that Heritage Incentive Application #22-016 and #22-023 be approved in full, awarding the applicants \$5,000 each for a Tier II Heritage Incentive.
Motion Carried 4-0

Agenda Item: Bylaws & Policies

a) Bylaw 2022-13 - Reserves Fund Bylaw -Second and Third and Final Reading

- C22-13-16** Moved by Councillor Somerville, seconded by Councillor Pikálek that Council give Bylaw 2022-13, being the Reserve Fund Bylaw, second reading.
Motion Carried 4-0
- C22-13-17** Moved by Councillor Somerville, seconded by Councillor Pikálek that Council give Bylaw 2022-13, being the Reserve Fund Bylaw, third and final reading.
Motion Carried 4-0
- b) Bylaw 2022-07 – OCP Amendment No. 7 – Klondike River Bench Direct Control District – 2nd reading
- C22-13-18** Moved by Councillor Pikálek, seconded by Councillor Somerville that Council give Bylaw 2022-07, being the Official Community Plan Amendment No. 7 Bylaw, second reading.
Motion Carried 4-0

Agenda Item: Correspondence

- C22-13-19** Moved by Mayor Kendrick, seconded by Councillor Somerville that Council acknowledges receipt of correspondence from:
- a) Heritage Advisory Committee Meeting Minutes #HAC 22-03, HAC 22-04, HAC 22-05, & HAC 22-06
 - b) Georgina Williston, Canadian Wildlife Service-Northern Region RE: Conservation of Migratory Birds
 - c) Ramesh Ferris RE: Incoming President of Rotary International Requests Engagement with Dawson Mayor & Council
 - d) RCMP Monthly Policing Report: March
 - e) RCMP Monthly Policing Report: April
 - f) Tom & Susan Pearse Re: Recreation Centre Considerations, provided for informational purposes.
- Motion Carried 4-0

Agenda Item: Business Arising from Correspondence

- a) Heritage Advisory Committee Meeting Minutes #HAC 22-03, HAC 22-04, HAC 22-05, & HAC 22-06
 - Typo in minutes, says 2021 but should be 2022.
 - Council inquired why HAC minutes were coming to Council in bulk
- b) Ramesh Ferris RE: Incoming President of Rotary International Requests Engagement with Dawson Mayor & Council
 - Proposed date and time to meet with Ramesh Ferris is Saturday, June 18th at 10:00 a.m.

Agenda Item: Public Questions

- C22-13-20** Moved by Mayor Kendrick, seconded by Councillor Pikálek that Council moves to Committee of the Whole for the purposes of hearing public questions.
Motion Carried 4-0

- Pete Wiley: What happens to such people called squatters?
Council: In town, generally the Camping Bylaw kicks in. If anyone reports said squatter, the Bylaw Officer will go ask them to pick up their tent and move along.
- Pete Wiley: Is there a first nation representative for such land as, for sale or held for sale?
Council: Not right now. For the Public Lands Engagement, Tr'ondëk Hwëch'in are way more involved than the City is.
- Olin Hampl: When it comes to the new Rec Center, what, if any, is the correspondence and the ability to work with T.H Government to make it a facility that would be more beneficial to more people.
Council: The City, in the fairly recent past, sent a letter to Tr'ondëk Hwëch'in basically suggesting that the City and the rec facility would be even better if governments could work together to maybe identify additional funds, etc.
- Olin Hampl: What exactly is the lounge in the relationship with alcohol?
Council: Our understanding is that the curling club might have it in a specific area at a specific time under a specific license.
- Susan Pearse: So, when you were saying that it has been sent to the CAO/Paul Robitaille for consideration and I guess planning and that would probably involve I suppose our letter,

Olin's suggestions and at the last meeting that Tanya and Olin did the presentation I know there was discussion about size of the room. So, does that sort of all go to the planning department for consideration? And if so, when the next design or phase is drafted, is that going to be available to the public for information, to comment on, or is that it?

A/CAO: To be honest with you, we haven't had that initial discussion with YG and the architect firm to see what that would look like. Definitely there is going to be Council involvement, right, which is kind of the voice of the people in a lot of ways and you know definitely we're not just going to say rubber stamp nobody's going to get to see this, it is what it is, because there are a lot of user groups that have their particular version of what should be in that site. I don't want to promise you at what stages there will be involvement from the public until we actually kind of chart it out what that looks like with Council involvement.

Dan Davidson: Would it be appropriate for us to mention something about Cory's recent achievements?
Council: That's a good point. We recently celebrated her here as a 15-year public worker of the municipal service field. Our CAO recently became president of the Canadian Association of Municipal Administrators.

Agenda Item: In Camera

C22-13-21 Moved by Councillor Somerville, seconded by Councillor Pikálek that Committee of the Whole move into a closed session of Committee of the Whole, as authorized by Section 213(3) of the Municipal Act, for the purposes of discussing a legal related matter.
Motion Carried 4-0

C22-13-22 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.
Motion Carried 4-0

Agenda Item: Adjourn

C22-13-23 Moved by Councillor Somerville, seconded by Councillor Pikálek that Council Meeting C22-13 be adjourned at 9:26 p.m. with the next regular meeting of Council being July 6, 2022.
Motion Carried 4-0

THE MINUTES OF COUNCIL MEETING C22-13 WERE APPROVED BY COUNCIL RESOLUTION #C22-16-02 AT COUNCIL MEETING C22-16 OF JULY 6, 2022.

William Kendrick, Mayor

Paul Robitaille, A/CAO

MINUTES OF SPECIAL COUNCIL MEETING C22-14 of the Council of the City of Dawson held on Wednesday, June 15, 2022 at 7:00 p.m. City of Dawson Council Chambers

PRESENT:

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

REGRETS:

ALSO PRESENT:

A/CAO	Paul Robitaille
EA	Elizabeth Grenon
PDM	Stephanie Pawluk

Agenda Item: Call to Order

The Chair, Mayor Kendrick called Special Council meeting C22-14 to order at 7:00 p.m.

Agenda Item: Agenda

C22-14-01 Moved by Mayor Kendrick, seconded by Councillor Pikálek that the agenda for Special Council meeting C22-14 of June 15, 2022 be accepted as presented.
Motion Carried 4-0

Agenda Item: Special Meeting, Committee, and Departmental Reports

a) Request for Decision: Community and Recreation Grants-May 2022 Intake

C22-14-02 Moved by Councillor Somerville, seconded by Councillor Pikálek that Council approve the Community Grants, as recommended by the Community Grant Committee in the amount of \$14,110.00 and Council approve the Level 2 Recreation Grants, as recommended by the Recreation Board in the amount of \$13,874.00.
Motion Carried 4-0

b) Dredge Pond Phase II Update

C22-14-03 Moved by Councillor Somerville, seconded by Councillor Pikálek that Council accept the Dredge Pond Phase II update as information.
Motion Carried 4-0

- Council held discussion regarding the Dredge Pond Phase II update.
 - Councils' question/comments:
 - have shared septic fields been explored?
 - what is the target price for a lot?
 - will the survey be posted on social media?
 - playground spelt incorrectly on Option 1 and 2 concept drawings
-

Agenda Item: Correspondence

C22-14-04 Moved by Councillor Somerville, seconded by Councillor Pikálek that Council acknowledges receipt of correspondence from:
a) Kris Janus RE: Speed Limits in Dawson
b) Jim Taggart, Tr'ondëk Hwëch'in RE: Canadian Permafrost Association Conference Sponsorship Request
c) Kate White, Chair, Special Committee on Electoral Reform RE: Seeking Input
d) Tr'ondëk Hwëch'in RE: Sponsorship for Moosehide Gathering 2022

- e) Jay Farr, President, Lodge #1, YOOP RE: Graveyard on Mary McLeod Road
 - f) Minister McPhee RE: Health Centre Service Disruptions, provided for informational purposes.
- Motion Carried 4-0

Agenda Item: Business Arising from Correspondence

Speed Limits in Dawson:

- remind citizens of speed limits with maybe an ad on the back page of the Klondike Newspaper
- add this topic as an agenda item for the Traffic Safety Committee
- look into how changing speeds limits is done
- speak to RCMP about enforcing speed limits on Front Street
- Councillor Somerville will draft a response letter to Kris Janus

Permafrost Conference Sponsorship Request:

- these requests should go through the Community Grants process
- is the Public Works Manager participating in the conference?

Moosehide Gathering Sponsorship Request:

- these requests should go through the Community Grants process
- does the City provide in-kind donations for this event?
- ask Tr'ondëk Hwëch'in when the deadline is for sponsorship
- maybe a sponsorship policy should be developed

Electoral Reform:

- ask for an additional hearing in Dawson

YOOP Cemetery:

- ask Public Works Manager if he responded to the YOOP already

Agenda Item: Adjourn

C22-14-05 Moved by Councillor Pikálek, seconded by Councillor Somerville that Special Council meeting C22-14 be adjourned at 8:16 p.m. with the next regular meeting of Council being July 6, 2022.
Motion Carried 4-0

THE MINUTES OF SPECIAL COUNCIL MEETING C22-14 WERE APPROVED BY COUNCIL RESOLUTION #C22-16-02 AT COUNCIL MEETING C22-16 OF JULY 6, 2022.

William Kendrick, Mayor

Paul Robitaille, A/CAO

MINUTES OF SPECIAL COUNCIL MEETING C22-15 of the Council of the City of Dawson held on Wednesday, June 29, 2022 at 7:00 p.m. City of Dawson Council Chambers

PRESENT: Mayor William Kendrick
Councillor Alex Somerville
Councillor Patrik Pikálek

REGRETS: Councillor Brennan Lister

ALSO PRESENT: CAO Cory Bellmore
EA Elizabeth Grenon
CFO Kim McMynn

Agenda Item: Call to Order

The Chair, Mayor Kendrick called Special Council meeting C22-15 to order at 7:01 p.m.

Agenda Item: Agenda

C22-15-01 Moved by Councillor Somerville, seconded by Councillor Pikálek that the agenda for Special Council meeting C22-15 of June 29, 2022 be accepted as presented.
Motion Carried 3-0

Agenda Item: Financial and Budget Reports

(a) Accounts Payables 22-10 Cheques #57763-57834

C22-15-02 Moved by Mayor Kendrick, seconded by Councillor Somerville that Council acknowledges receipt of the Accounts Payables 22-10 Cheques #57763-57834, provided for informational purposes.
Motion Carried 3-0

Cheque#	Vendor Name	Further Information
57828	Kayla Gagne	Aren't Community Grants for groups, not individuals?- will look into it

(b) Accounts Payables 22-11 Cheques #57835-57905, & EFT's

C22-15-03 Moved by Councillor Somerville, seconded by Mayor Kendrick that Council acknowledges receipt of the Accounts Payables 22-11 Cheques #57835-57905 and EFT's, provided for informational purposes.
Motion Carried 3-0

(c) Accounts Payables 22-12 Cheques #57906-57953

C22-15-04 Moved by Councillor Pikálek, seconded by Councillor Somerville that Council acknowledges receipt of the Accounts Payables 22-12 Cheques #57906-57953, provided for informational purposes.
Motion Carried 3-0

(d) 2021 Audited Financial Statements

C22-15-05 Moved by Mayor Kendrick, seconded by Councillor Somerville that Council accepts the Audited Financial Statements for the year ending December 31, 2021 as presented.
Motion Carried 3-0

- Phil Dirks from Metrix Group presented an overview of the 2021 Audited Financial Statements.

(e) Budget Amendment-Land Acquisition

- C22-15-06** Moved by Councillor Somerville, seconded by Mayor Kendrick that Council approve a budget amendment of \$190,000 +/-adjustments plus GST for the purchase of private land described as "Lot 1058-2 Quad 116 B/03" Boutillier Road, Dawson City, Yukon. \$100,000 to be funded from the Reserve for Future Development and the balance from the 2021 Surplus.
Motion Carried 3-0

Agenda Item: Bylaws & Policies

(a) 2022 Land Acquisition No. 1 Bylaw (2022-12)-Third and Final Reading

- C22-15-07** Moved by Mayor Kendrick, seconded by Councillor Somerville that Council give bylaw #2022-12, being the 2022 Land Acquisition No. 1 Bylaw, third and final reading.
Motion Carried 3-0

Agenda Item: Public Questions

- C22-15-08** Moved by Councillor Somerville, seconded by Councillor Pikálek that Council move to Committee of the Whole for the purposes hearing public questions.
Motion Carried 3-0

Stephen Johnson: You've (Mayor Kendrick) always asked this question year after year and it's with respect to the percent that administration is as part this audit. Wondering why you always ask that about administration? Do you have some problem with administration that you need to focus on that?

Council: No, actually that was when a former mayor, Mr. Peter Jenkins, was no longer on Council. He would ask me for a few years about getting that information. He thought it was like an indicator of whether administration was ballooning or retracting. It's a common question in government.

Stephen Johnson: Regarding Dredge Pond Subdivision Phase II (potential of owners subdividing the large lots): Why are some of those lots way bigger? Why are they so large? Why are they not chopped up smaller into 0.4-0.5ha?

Council: We had the same question for the consultants. We were very clear that we want, in the next iteration, to see smaller lots.

Stephen Johnson: I want to know what the feeling is for the cost of say a Country Residential lot at 0.4ha (Dredge Pond Phase II)?

Council: We asked the same questions of the consultants.

Stephen Johnson: Is there any reason why the lots aren't taken up to the river, as they were in Dredge Pond Phase I?

Council: One of the reasons was that there wouldn't be requirements for pump outs, as opposed to proper septic, for example. They are just concept plans at this point and can be changed.

Stephen Johnson: If someone wants to fill in their own pond, do they have to go through YESAB (Dredge Pond Phase II)?

Council: No, they won't. Any earth movement will be scoped into the YESAB project so that it's done and so that individuals don't have to do it themselves.

Stephen Johnson: Will the tax revenue be high enough to cover the cost of maintaining those areas yearly?

Council: Good question. We will make sure it gets addressed as we move forward.

C22-15-09 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.
Motion Carried 3-0

Agenda Item: Adjourn

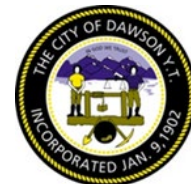
C22-15-10 Moved by Mayor Kendrick, seconded by Councillor Somerville that Special Council meeting C22-15 be adjourned at 7:56 p.m. with the next regular meeting of Council being July 6, 2022.
Motion Carried 3-0

THE MINUTES OF SPECIAL COUNCIL MEETING C22-15 WERE APPROVED BY COUNCIL RESOLUTION #C22-16-02 AT COUNCIL MEETING C22-16 OF JULY 6, 2022.

William Kendrick, Mayor

Cory Bellmore, CAO

Report to Council



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

☐ In Camera

AGENDA ITEM:	2022 Deputy Mayor Appointments	
PREPARED BY:	Cory Bellmore (CAO)	ATTACHMENTS:
DATE:	July 4, 2022	
RELEVANT BYLAWS / POLICY / LEGISLATION:	Section 182- Yukon Municipal Act	

RECOMMENDATION

That Council make the following appointments for the 2022 calendar year with respect to the position of Deputy Mayor:

Councillor _____ for the months July, August and September,

Councillor Lister for the month of October, November and December.

ISSUE / PURPOSE

To appoint and confirm the Deputy Mayor appointments for the remaining months of 2022.

BACKGROUND SUMMARY

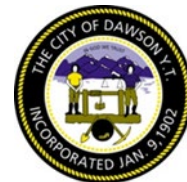
As per Section 182 of the *Municipal Act*, "The council may appoint from among its members a deputy mayor who shall:

(a) in the absence or incapacity of the mayor, have all the powers and duties of the mayor; and

(b) when the mayor is not absent or incapacitated, and subject to the mayor taking precedence, have those powers and duties the council may direct."

APPROVAL

NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	July 4, 2022	



Report to Council

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

☐ In Camera

SUBJECT:	Dredge Pond Phase II Update	
PREPARED BY:	Planning & Development	ATTACHMENTS: 1. Responses to June 15, 2022 Council Inquiries 2. Conceptual Design Options 3. Amended What We Heard Report
DATE:	June 29, 2022	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Official Community Plan Zoning Bylaw Land Development Protocol		

RECOMMENDATION

It is respectfully recommended that Council accept this update as information.

ISSUE / BACKGROUND

The Project Charter was approved by Council on April 28, 2021. This Project Charter set the direction, outlined the project objectives, roles and responsibilities, and provided the scope of work for the Dredge Pond II Residential Development Project.

The consultant is 3Pikas, who began working on the project in late 2021.

Work completed to date includes:

- Geotechnical assessment
- Environmental site assessment
- Hydrology and flood assessments
- Heritage resource impact assessment
- First round of community engagement

A survey was open from December 21, 2021 until January 23, 2022 to solicit community input on the vision, direction, and considerations for the development area. A well-attended webinar was held on January 11, 2022. Guided by the project team, this webinar focused on sharing information about the project and developing a vision and principles to guide the design of the subdivision. The project was also presented to the Heritage Advisory Committee on January 20, 2022. A second survey opened to Tr'ondëk Hwëchin citizens only was open for a two-week period in May 2022. The results from this engagement were analyzed and summarized into the What We Heard Report and used in decision-making that yielded the Conceptual Design Options.


The What We Heard Report and the Conceptual Design Options were presented to Council on June 15, 2022. Council requested some additional information and edits to the What We Heard Report. All comments have been responded to in the attached document.

ANALYSIS

Following the previous engagement activities in early 2022 as outlined above, 3Pikas produced the Conceptual Design Options for the subdivision. The current phase is a second public engagement survey to

solicit input on the two conceptual design options, prior to preparing the Master Plan. There are two conceptual design options. Option #1 provides 30 country residential lots at an average lot size of 1.07 Ha. Option #2 provides 26 residential lots with an average lot size of 1.1 Ha. Details can be found in the attached Conceptual Design Options. The feedback gained from this survey will inform the development of the Master Plan. The survey is open between June 13 and July 3, 2022. More information can be found on the City website: <https://www.cityofdawson.ca/p/dredgepond2>

Next, the Consultant will summarize the feedback received from the survey, which will be used to further refine the concept plans. A preferred concept plan will be presented to Council during a Council workshop. The goals would be to present the work to date including engagement results and the further refined concept plan, as well as to solicit feedback from Council to be incorporated into the final design and Master Plan. This is anticipated to occur early August.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	July 2, 2022	

Dredge Pond II – Responses to Council Questions/Comments

June 24, 2022

	Council Comment/Question	Type	Project Team Response
1	Desire to see smaller lot sizes consistent with the minimum lot size requirement in the Zoning Bylaw of 1 acre.	Feedback	<p>The terrain in the Dredge Pond II area is complex, comprised of numerous ponds and tailing piles. Developable areas are considered the tailings; while the ponds or filled-in pond areas have development constraints due to settling and should only be used for parking or minimal storage.</p> <p>The lots presented in the concept options have been carefully planned and factor in developable areas and setbacks from water bodies. Environmental Health regulations stipulate a minimum 30 m setback between sewage disposal systems and water bodies (e.g. the ponds). The presence of ponds throughout the area limits the amount of developable area on each lot (refer to attached concept map showing 30 m setbacks from all ponds). As a result, larger lots need to be considered. Large-scale regrading would alleviate some of the issues and allow for smaller lots but would require filling in some of the ponds. It is important to note that some of the ponds have Commercial, Recreational, or Aboriginal (CRA) fisheries species (see Attachment 1: Fish Sampling Results Map). Filling in these specific ponds would need to be scoped into the YESAB and will trigger a water licence and DFO license.</p> <p>Filling in the ponds and having smaller lots is not likely feasible without potentially compromising the economic feasibility of the project due to the extensive fill required to meet the 200-year flood elevations. Filling in the ponds with material from the tailings would lower the overall elevation of the area, making it more susceptible to possible flooding. If this were to occur, more fill would be required from elsewhere to bring up the elevation of the overall area, which would be cost-prohibitive due to hauling from other locations and the amount of fill required.</p> <p>Smaller lots are feasible in some areas but cannot be considered throughout the subdivision. Areas where lots can be smaller than 1 hectare are indicated in the concept options. This includes lots that are approximately 0.4-0.8 hectares (1-2 acres). Other lots are larger because they need more space to meet the septic setbacks as well as provide driveway access and adequate build-out area.</p> <p>As a result, the concept options reflect economic and environmental factors while also providing some smaller lots in select areas where it is feasible. During the preferred concept</p>

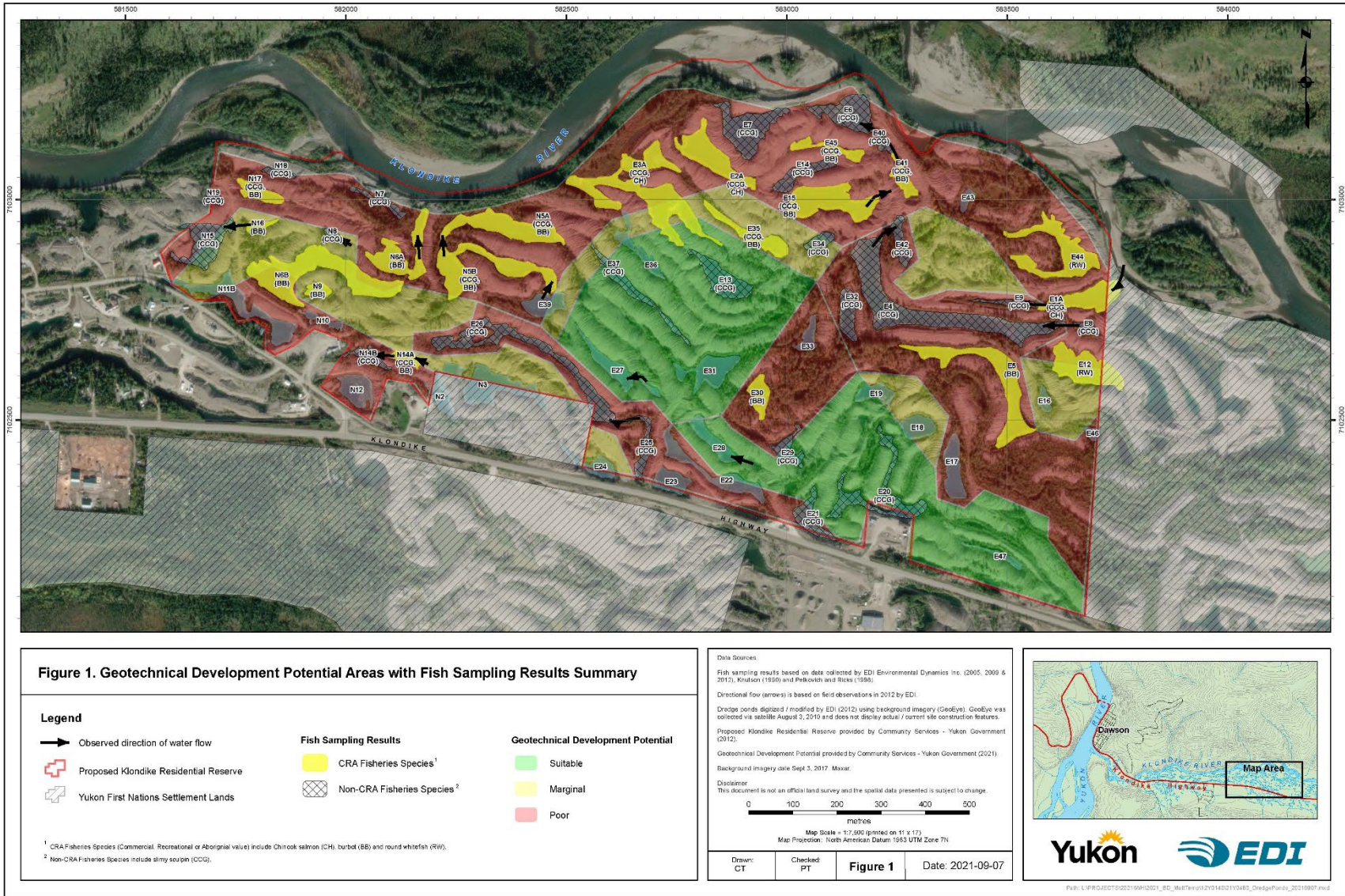
			stage (next stage of the planning process), the project team can look at the lots to see if some slightly smaller lots can be considered.
2	What are the Environmental Health requirements regarding minimum lot size?	Question	<p>For any land use that may require on-site sewage disposal and/or a drinking water source, Environmental Health Services <u>recommends</u> a minimum lot size of 1 hectare. A lot size greater than or equal to 1 hectare is expected to meet all legal setback requirements for the installation of these services.</p> <p>In terms of requirements, the Sewage Disposal System Regulations require that soil absorption systems be located no less than:</p> <ul style="list-style-type: none"> (a) 5 m. from a lot boundary, (b) 6 m. from any building, (c) 5 m. from any road or driveway, (d) 30 m. from any source for potable water, or natural boundary or high water level of any water body. <p>A traditional sewage disposal system (soil absorption system) can be installed in the Dredge Pond 2 study area. However, due to the coarse nature of the tailings and elevations, setbacks to surface water or potable water supplies Environmental Health recommends that the setbacks be increased to 60m - as opposed to the required 30m for soil absorption systems. See attached 30m and 60m setbacks from ponds maps (Attachments 2 and 3). A 30 m setback is feasible for most lots but tight. A 60 m setback is not feasible on most lots. With proper sewage disposal construction (e.g. proper bedding sand around the system), it should be possible to build with the 30 m setback requirement.</p>
3	If lots are smaller (~ 1 acre) would this increase the total number of lots in the subdivision?	Question	See response to #1. Smaller lots size would compromise the economic feasibility of the development due to the extensive fill required to meet the 200-year flood elevations. Filling in the ponds with the tailing areas would substantially lower the elevation of the entire area, making it more prone to flooding. During the preferred concept stage, an examination of all lots will be undertaken to see if a slight number of additional lots can be provided.
4	Concern that large lots that have areas that are not developable can be privately filled in, subdivided, and sold at profit.	Feedback	Filling ponds requires authorization by the Water Board. If the intent is to fill the ponds, the proponent and will be required to apply for a Water Licence, which could introduce some project risks.

			Measures can be put in place to prevent future subdivision, including caveats or site specific zoning that have larger minimum lot sizes for certain portions of the subdivision. More information on these two approaches are below.
5	Can a caveat be added to the lots that doesn't allow for subdivision? There have been some situations where caveats have not been adhered to and ended up being removed.	Question	There are two possible tools to prevent future subdivisions by property owners. 1) A caveat can be placed on title that prevents subdivision below a certain lot size in order to respect the Master Plan. This caveat is placed on title and automatically transferred to future title holders. 2) An alternative approach is to have a specific Zoning Bylaw zone for Dredge Pond II that has a larger minimum lot size. The Dredge Pond II area requires a zoning amendment following the Master Plan, so a specific zone could be implemented for certain portions that has a larger lot size (e.g. some districts have 1 ha lot sizes). This will prevent further subdivisions. This may be the preferred option since subdivision applications will not be able to proceed if the zoning requirements are not met.
6	Do the concept options account for the 200-year flood event? Please provide some information on the flood studies that have been completed to date.	Question	<p>Yukon University was hired in 2021 to complete a flood assessment of various Klondike River valley development parcels, including Dredge Pond II. The study involved a preliminary 200-year flood elevation assessment. Refer to attached map showing the preliminary assessment of the 200-year flood elevations for Dredge Pond II.</p> <p>The development parcels were assigned one of three classification levels:</p> <ul style="list-style-type: none"> • Green (Area has limited exposure to floods at a 200-year return period); • Yellow (Area is only partially available for development and may require some flood risk adaptation measures); and • Red (Area is not suitable for development). <p>The Dredge Pond II area was assigned a Yellow classification, meaning that large portions of the area are within the 200-year flood levels. However, with proper elevations and flood mitigation measures, development could occur. Recommended measures include having a natural floodplain along the river and erosion control measures along the river. A large setback from the main river channel was incorporated in both concept options and will help with flood mitigations. Information from the Yukon University report was used to identify appropriate setback distance from the River.</p> <p>Overall, elevations of the area need to be maintained and the tailing piles should not be lowered. Some more fill might be required to ensure that the development is above the 200-year flood levels.</p>

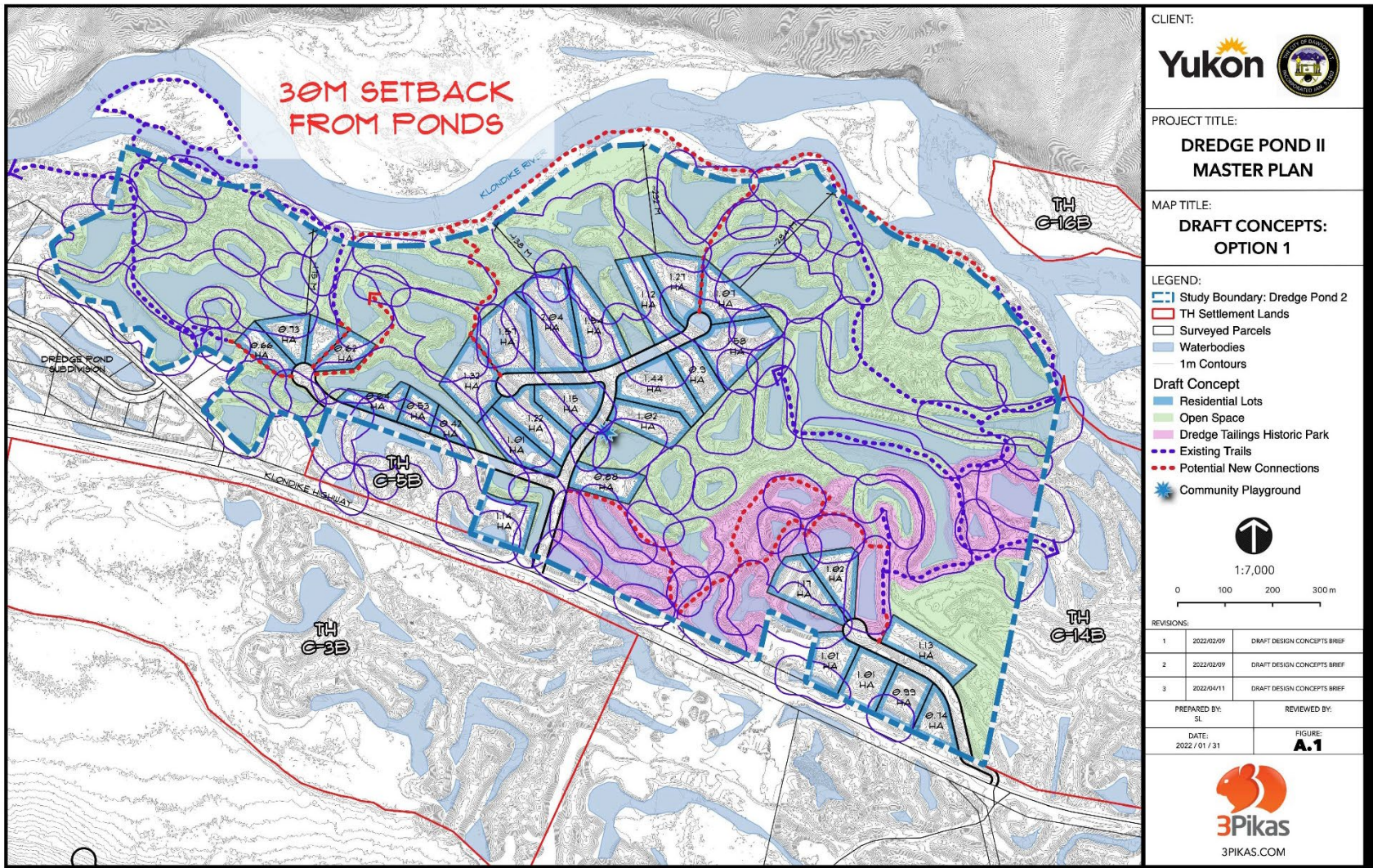
			<p>Other measures will likely include protecting road systems, residential lots, dwelling units and other structures from potential flood damage caused by major floodwater events using a range of tools including designing the subdivision above the 200-year floodwater levels, and elevating structures with building pads and foundations (natural and/or engineered).</p> <p>Once a preferred concept with design elevations is prepared, it is recommended that YG hire a consultant to do a site specific flood study. This will be a next step following the completion of the master plan.</p>
7	Can a land trust model be explored here and a few lots be allocated?	Question	The primary purpose of the Master Plan is to determine and finalize the physical layout of the subdivision. However, the plan could recommend that alternative tenure models be explored. Consideration can be made on how these lots are released to the public, including the potential of transferring some lots to organizations who develop alternative housing such as land trusts or affordable housing.
8	Can shared septic services be explored here? This includes both between property lines and between buildings on the same lot.	Question	<p>Environmental Health was contacted regarding the idea of shared septic systems. Shared septic systems cannot be built across property lines due to setback requirements, which stipulate that septic systems be built a minimum of 5 m from property lines.</p> <p>Shared septic systems are possible in situations where there is a main house and a rental cabin (e.g. garden suite). However, in situations where there are multiple building owners, legal arrangements would be required for maintenance and replacement of the systems. One situation in Whitehorse triggered the need to create a condominium association.</p> <p>Larger systems serving multiple buildings would have large footprints and likely be sewage treatment systems, which are expensive and require authorizations and permits (e.g. water licenses).</p> <p>As a result, the recommended approach is to have individual systems, but that in cases where there is a house and a separate rental suite, the systems may be shared.</p>
9	Requested costing information and target lot price. When will this be provided and at what level?	Request	Cost estimates will be provided after this round of engagement and revisions (if revisions are required). We were waiting for feedback and potential revisions before completing the cost estimate. Class C cost estimates will be provided.
10	Why can't the open space area adjacent to TH C-14B be developed	Question	This area was examined but was found to have relatively low density of tailings relative to the size of the local ponds which limits development. The area also has poor geotechnical

	(north of proposed 7 lot area)? It's currently shown as greenspace.		constraints and the presence of a prominent local drainage course in this specific area. The drainage course has been impacted during seasonal flooding events as evidenced by tailings piles which have been partially eroded by flowing water.
11	Edits to the Concepts: -Playground is missing "I"	Feedback	Completed. Concepts have been revised.
12	Edits to What We Heard Report -Next steps are unclear, dates need to be corrected -Page 9 – fix repeating words -Fix March 2022 date when options presented to Council -Reword and clarify statement regarding mailout to citizens residing in TH Traditional Territory	Feedback	<p>Dates will be corrected and reflect the current schedule.</p> <p>On Page 9, the purpose of Appendix A is to share all of the survey responses (raw data) with the public. These are every single word that was received which describes Dredge Pond II. As this is raw-data this wasn't edited and repeating words remain.</p> <p>We were informed by TH that the letter was sent to all TH citizens residing in TH Traditional Territory. Non-TH citizens were not sent the TH letter.</p> <p>The edits have been incorporated and a revised What We Heard Report is attached.</p>

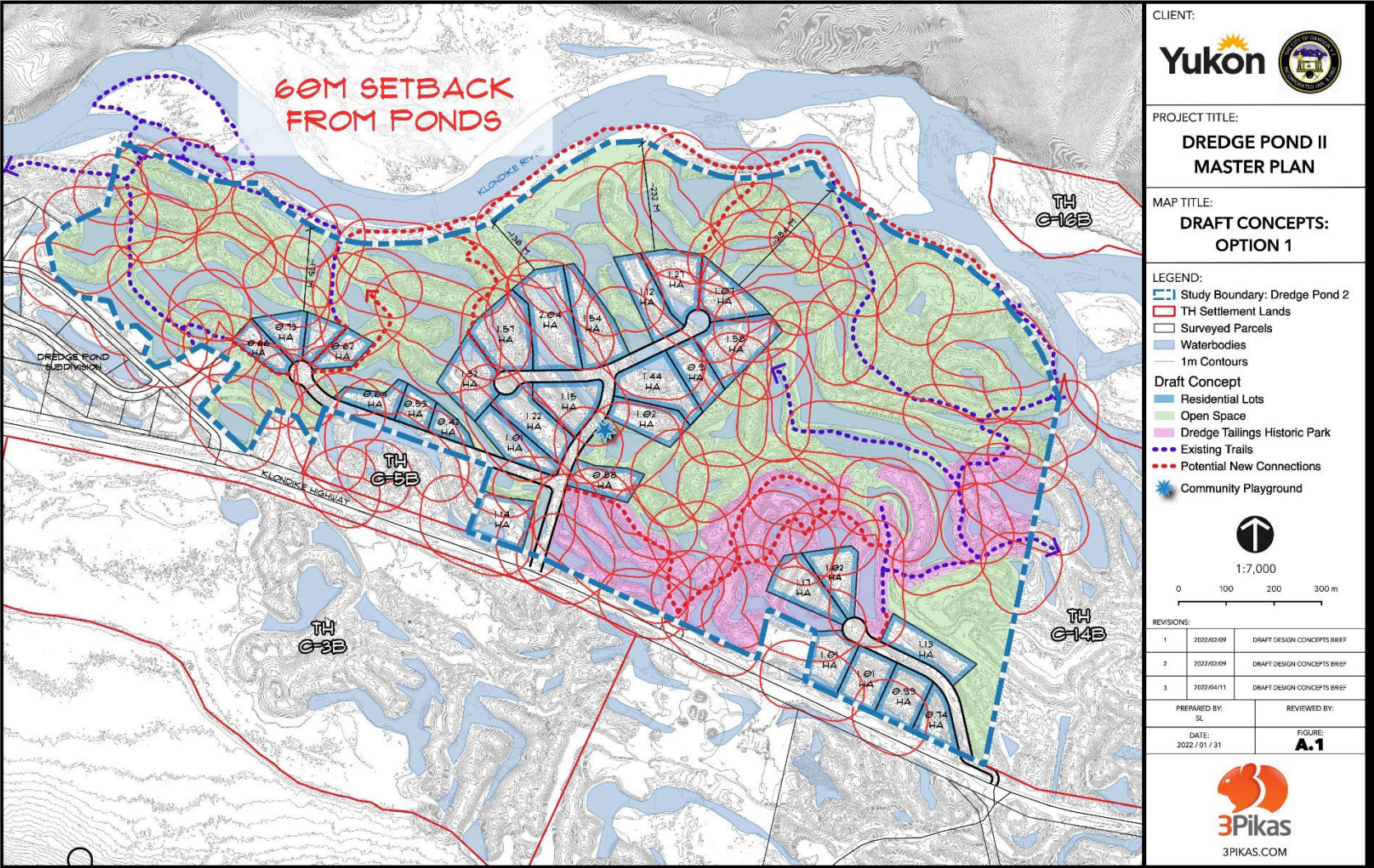
ATTACHMENT 1: CRA FISHERIES



ATTACHMENT 2: 30M SETBACK FROM PONDS (OPTION 1)



ATTACHMENT 3: 60M SETBACK FROM PONDS (OPTION 2)



ATTACHMENT 4: EXCERPT FROM PRELIMINARY ASSESSMENT OF FLOOD EXPOSURE FOR FUTURE DEVELOPMENT AREAS IN DAWSON CITY AND CARMACKS (2021, YUKON UNIVERSITY)



FIGURE 4.1.8. AERIAL VIEW OF THE DREDGE POND #2 DEVELOPMENT AREA WITH THE SIMULATED 200-YEAR WATER LEVELS.

DREDGE POND II: CONCEPTUAL DESIGN OPTIONS

CONCEPT BRIEF

JUNE 06, 2022



PROJECT OVERVIEW

The Government of Yukon and City of Dawson have hired 3Pikas to complete a Master Plan for the Dredge Pond II Subdivision. The Master Plan will provide a vision and a framework for how the area will grow and develop. The Master Plan will articulate what change is expected in the area and how the Government of Yukon and City of Dawson plan to respond and address roads, services, heritage character, parks and open spaces.

The Dredge Pond II Subdivision is expected to provide Dawson with a residential land supply for the short and medium long-term. Due to several physical constraints, residential land is limited in Dawson and the Dredge Pond II area provides an opportunity to create a responsible, affordable, and lasting neighbourhood.



ENGAGEMENT

- One public survey & one survey for TH Citizens
 - Total responses received: 100 responses
- One Zoom webinar

WHAT WE HEARD

The top five words are:

- Community
- Tailings
- History
- Unique
- Housing

KEY THEMES

- History and dredge tailings
- Partnership & collaboration with Tr'ondëk Hwëchin
- Community & community spaces
- Recreation, trails & connections
- Housing & affordability
- Klondike River & flood hazards
- Protecting sensitive areas & wildlife



VISION

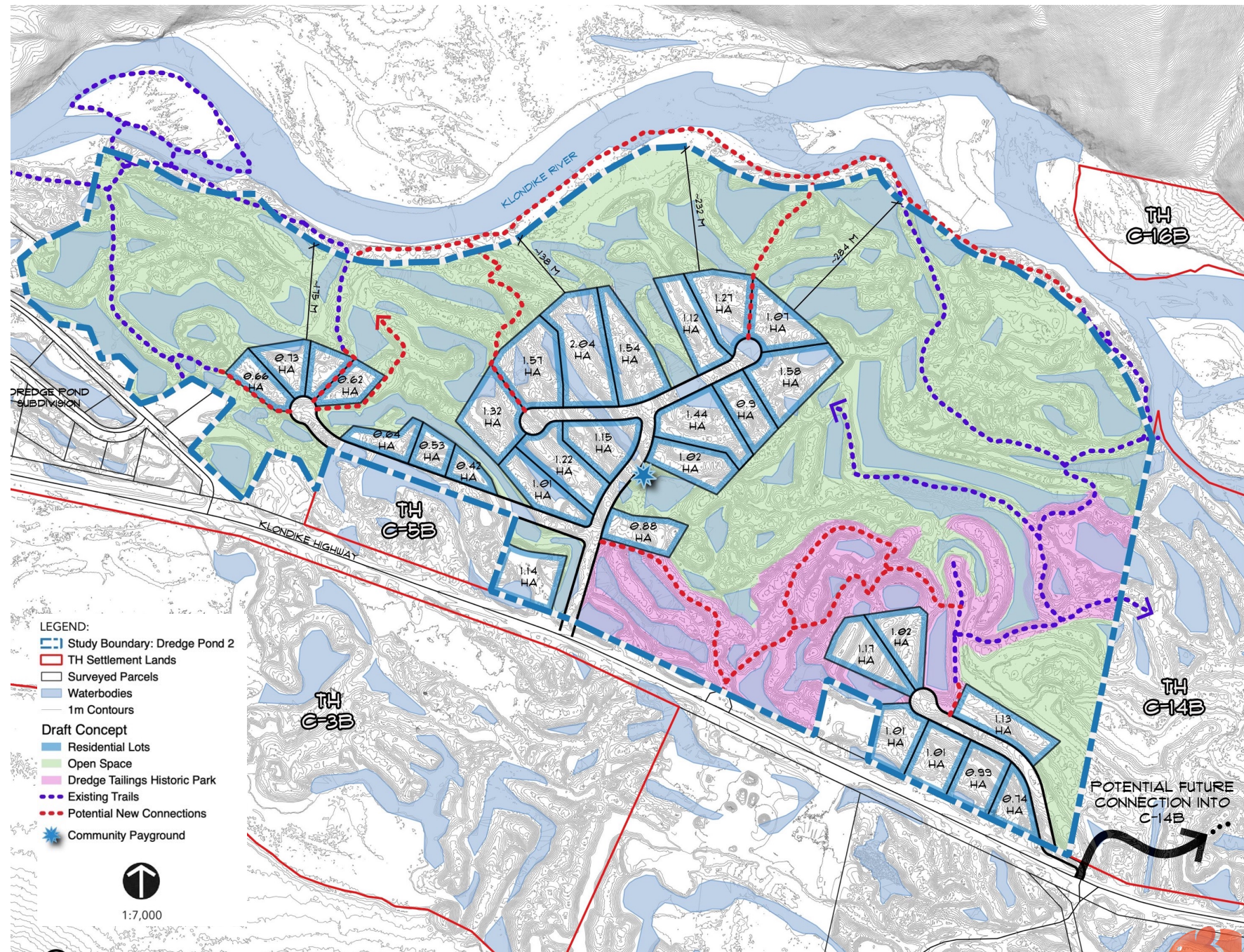
“Dredge Pond II is a unique, livable, connected, and resilient subdivision. It protects the eclectic mix of historic resources and celebrates the diversity of cultures and past. Dredge Pond II is designed to encourage a sense of community and interactions amongst residents and the public. It provides a variety of lot sizes to cater to a range of ages and incomes and family circumstances.

The Dredge Pond II subdivision is centered around an extensive maze of ponds and trails, which wind through the subdivision stretching from the Highway to the Klondike River connecting green space and providing access to natural amenities. It is guided by the Tr'ondëk Hwëchin land, culture, and history and is designed to be integrated with nearby parcels such as TH C-5B and C-14B.”



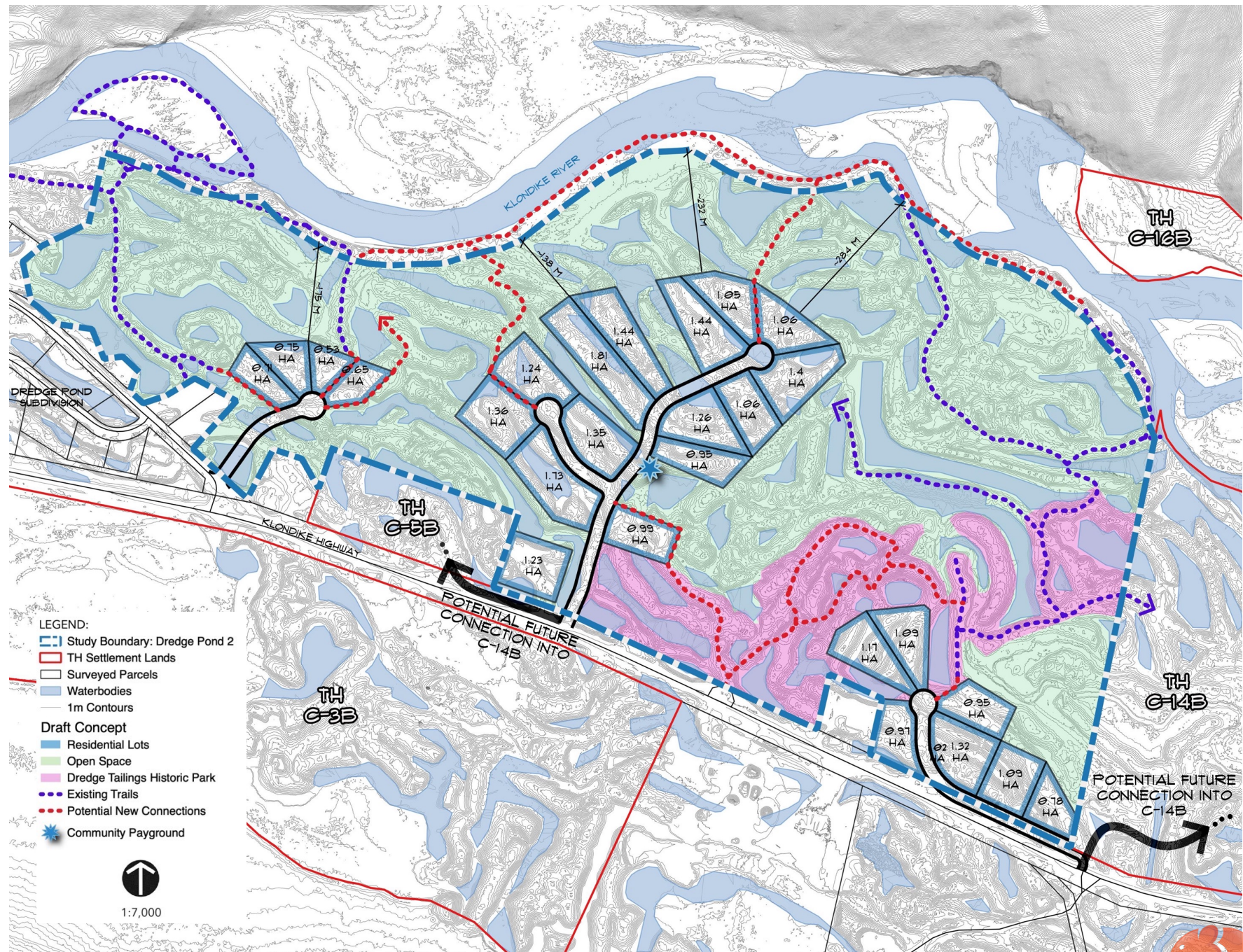
OPTION 1

- 30 residential lots. Average lot size of 1.07 Ha.
- 7 residential lots are accessed via the Klondike Highway and border TH C-14B.
- The main access is centrally located and provides access to a cluster of 16 large residential lots.
- A road straddles TH C-5B, providing potential future access to the parcel.
- Residential development is set back from the main river channel: Approximately 140m to 650m buffer.
- About 87.4 Ha are retained to access for recreation, habitat function, and flood protection.
- Dredge Tailings Historic Park area provides protection to the dredge tailings cultural landscape and heritage resources. The area is approximately 20.9 Ha.



OPTION 2

- 26 residential lots with an average lot size of 1.1 Ha.
- 7 residential lots are accessed via the Klondike Highway and border TH C-14B.
- The main entrance provides access to a cluster of 15 large residential lots.
- A road straddles TH C-5B providing potential future access to the parcel.
- The road geometry and the presence of ponds result in a configuration of deeper and narrower lots than in Option 1.
- Residential development is set back from the main river channel by approximately 140m to 650m of greenspace.
- Dredge Tailings Historic Park area provides protection to the dredge tailings cultural landscape and heritage resources. The area is approximately 20.9 Ha.





DREDGE POND II MASTER PLAN WHAT WE HEARD

JUNE 6, 2022

1 BACKGROUND

The Government of Yukon and the City of Dawson are working together to develop the Dredge Pond II area for un-serviced residential development. The Dredge Pond II is situated between the Klondike River and the Klondike Highway – approximately 8km from Dawson. Before designing a new subdivision and moving forward with this project, the Government of Yukon and the City of Dawson wanted to engage with the public. The purpose of this engagement on the Dredge Pond II was to:

- Introduce the project and team
- Share information about the site and answer questions
- Gather input from the public in order to help develop a vision for the future subdivision, inform neighbourhood principles, and identify other key design considerations

1.1 ENGAGEMENT OPPORTUNITIES

There were two main opportunities for the public to participate in this project. Due to the escalating COVID-19 restrictions, all in-person public engagement events initially planned for this project were cancelled and held online – occurring in late 2021 and early 2022. As a first step, the Government of Yukon and the City of Dawson launched a survey online. The online survey was released on December 21st, 2021 and was accessible until January 23rd, 2022. Paper copies of the survey were also available for pick up at the City of Dawson Main Office building. On January 11, the Government of Yukon, the City of Dawson, and 3Pikas hosted a webinar that was broadcasted over Zoom. A presentation by the Project Team was followed by a Q & A period. Finally, the Project Team made a presentation of the project to the City of Dawson Heritage Advisory Committee (HAC) on January 20th. A second survey opened to Tr'ondëk Hwëchin citizens was available online and in paper format for a two-week period in May 2022. A mailout was sent to every Tr'ondëk Hwëchin citizen residing in the Tr'ondëk Hwëchin Traditional Territory. The purpose of the mailout was to inform Citizens of the project and invite them to participate in the survey and provide input into the project.

This memo includes a summary of the webinar and survey, including a summary of comments received, and the next steps. This memo will be used to inform future steps in the planning process. All relevant information about this project was posted on the Dredge Pond II project page on the City of Dawson website: <https://www.cityofdawson.ca/p/dredge-pond-phase-ii-subdivision-planning>.

2 SUMMARY OF ENGAGEMENT RESULTS

2.1 WEBINAR

Approximately 22 people attended the webinar hosted by 3Pikas. The presentation focused on introducing the Project Team, the planning process, and the project timeline. 3Pikas provided an overview of key constraints and opportunities. After the presentation, the meeting was opened for discussion, questions and to gather input from participants. Participants provided comments on the following:

- Retaining a portion of the tailings.
- The heritage values including the artifacts and cultural resources found on the site.
- Recreation values of the area (including trails, swimming, fishing, etc.).
- The proposed mechanism for releasing the lots out onto the market. The lot release timing and the proposed lot sizes.
- The Klondike River. The interplay between the Klondike River and the flood zone and the need for flood mitigations.
- The potential for the planning exercise to consider the provision for shared septic systems.
- Considerations with adjacent land uses and the future development plans on TH C-14B.

2.2 SUMMARY OF SURVEY RESULTS

This section provides a summary of what was collected using the online survey. In total, 100 survey submissions were provided. The raw results are presented in Appendix A.

In the survey, we asked participants what word would best describe the spirit of Dredge Pond II. This is what we heard (the larger the word, the more often it was heard):



The top five words are:

- Community
- Tailings
- History
- Unique
- Housing

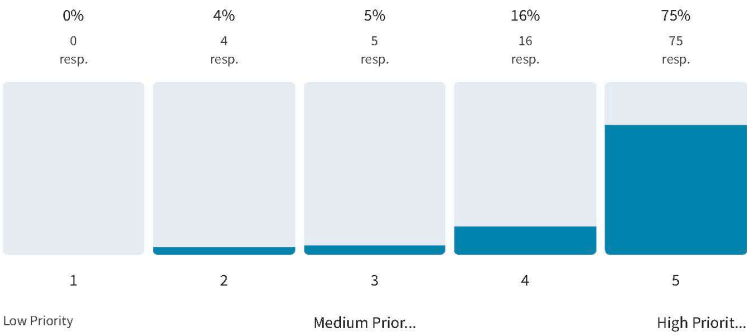
2.2.1 KEY PRIORITY AREAS

Respondents were asked to rank the importance of different areas including the Klondike River, treed areas, and ponds on a scale of 1 to 5 rating (1 Low priority, 3 Medium priority, 5 High priority):

KLONDIKE RIVER

A large portion of respondents (75%) identified the Klondike River as a high-priority area to be considered in the plan. In addition, the Klondike River received a 4.6 average rating.

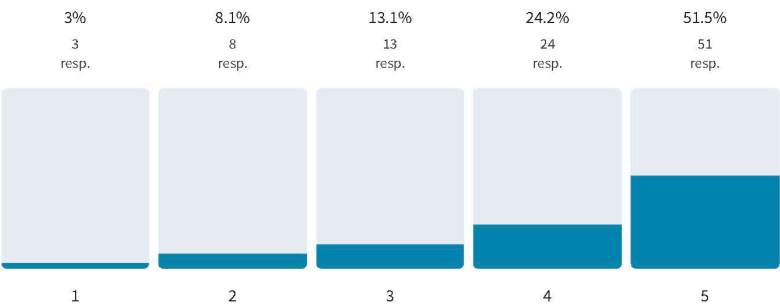
4.6 Average rating



TREED AREAS

51.5% of the respondents identified treed areas as high-priority area to be considered in the plan. Treed area received a 4.1 average rating.

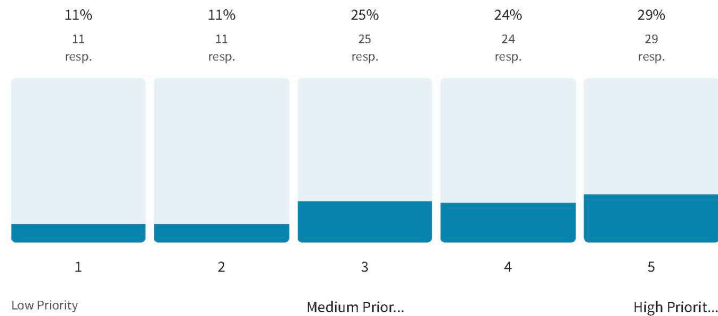
4.1 Average rating



PONDS

Ponds were generally less supported than the Klondike River and Treed Areas; nonetheless, ponds received a 3.5 average rating, demonstrating a moderately high priority level.

3.5 Average rating



OTHER KEY AREAS

Other special areas or features identified by respondents in Dredge Pond II survey include:

- Tailing piles
- Trails
- Water
- Natural areas
- Wildlife areas

The Dredge Pond II area is rich in culture, history, and trails. Trails provide an important linkage between natural areas, the Klondike River, and other community destinations including the existing Dredge Pond Subdivision. In considering the Dredge Pond II Master Plan, respondents were asked to rank the importance of the following on a scale of 1 to 5 (1 Low priority, 3 Medium priority, 5 High priority):

1. Establishing trail linkages to connect Dredge Pond II with existing nearby subdivisions and other parcels
2. Protecting existing trails
3. Establishing trail linkages to connect Dredge Pond II with the Klondike River
4. Preserving the character of the dredge tailings
5. Including interpretative signage
6. Ensuring adequate open space areas
7. Protecting environmentally sensitive areas

8. Including a neighbourhood park (e.g., playground, open space, seating)
9. Making space for things like community gardens

Key highlights include:

- Establishing trail linkages to connect Dredge Pond II with existing nearby subdivisions and other parcels received an average ranking of 3.9. A total of 92% of the respondents identified establishing trail linkages to connect Dredge Pond II with existing nearby subdivisions and other parcels as a medium to high priority consideration to the plan.
- Protecting existing trails received an average ranking of 3.7. 84.7% of the respondents identified protecting trails as a medium to high priority consideration to the plan.
- Establishing trail linkages to connect Dredge Pond II with the Klondike River received a 4.0 average ranking and 88.9% of the survey respondents identified connections as a medium to high priority consideration to the plan.
- Preserving the character of the dredge tailings received a 2.8 average ranking. While 33% of the respondents identified preserving the character of the dredge tailings as a low priority, 20% of the respondents identified preserving the character of the tailings as a high priority consideration to the overall plan.
- Protecting environmentally sensitive areas received a 4.2 average ranking. 61% of the respondents gave protecting environmentally sensitive areas a ranking of 5.
- While including a neighbourhood park (e.g., playground, open space, seating) received an average ranking of 3.6, making space for things like community gardens received an average ranking of 3.4. 80% of the respondents assigned a medium to high priority ranking to neighbourhood parks and 72% identified assigned a medium to high priority ranking to space for community gardens.

2.2.2 SUSTAINABILITY AND RESILIENCY

Sustainability refers to a community's ability to maintain ecological, social, and economic balance, resilience is related to its ability to respond to change and be flexible when faced with change. Respondents were asked what should priorities be in Dredge Pond II to create a more sustainable, resilient subdivision? These were the common themes heard:

- Consider climate change and build climate change mitigations / adaptations
- Incorporate appropriate setbacks from the River to avoid flooding
- Include social and affordable housing
- Preserve a critical mass of historic dredge tailings
- Create appropriate lot sizes
- Partner with Tr'ondëk Hwëchin

- Consider natural eco-systems and maintain publicly accessible greenspace along the Klondike River
- Create community space, community connection, and amenities
- Retain wildlife corridors
- Respect and retain the heritage character and resources
- Encourage revegetation to help increase ecological diversity

2.2.3 BIG IDEAS

Finally, respondents were asked about their big ideas for what would make Dredge Pond II a truly great subdivision? These were the common themes heard:

- Include space for children and youth
- Include a setback from the highway to reduce traffic noise
- Set aside lots and make them accessible to low-income and first-time buyers
- Provide a range of lot sizes
- Consider an innovative land lottery approach
- Create affordable lots
- Provide country residential housing with a shared central community space
- Include a section for higher density neighbourhood residential
- Include a community dock for those who have boats
- Incorporate space for a large community garden
- Provide ATV and trail connections to the rest of Dawson, community-focused housing, and smaller lots
- Consider including a community park
- Consider houseboats on some of the ponds
- Consider setting aside some of the ponds for swimming

3 NEXT STEPS

The feedback received during this engagement process was extremely diverse and extensive. The webinar was well attended, and the discussions were particularly insightful and valuable. The number of surveys received was outstanding and many respondents provided comprehensive and thoughtful comments.

As is often the case with planning, some of the feedback received was outside the scope of this project. For example, some of the more specific comments about the land tenure and houseboats may require additional community conversations and technical investigations, which are outside the scope of this project. It is unlikely that this development will address all the community's concerns about affordability, housing availability, tenure, and so on. However, the feedback received will be used to guide the development of the design options that will be produced in the next step in this Master Plan project.

Next steps include creating a vision for the future subdivision, developing neighbourhood principles, and identifying design considerations. Additionally, 3Pikas and Greenwood Engineering Solutions will be working on refining the design options, which will be presented to Mayor and Council in August 2022. Following the presentation, a pre-design and servicing plan will be prepared. This document will describe the engineering and infrastructure requirements for the future subdivision in details, including all of the proposed surface works, grading, drainage, road and highway accesses, and power and telecommunications. Finally, the last step will involve compiling all of the materials into a Master Plan for adoption by Council.

4 APPENDIX A: SURVEY RESPONSES

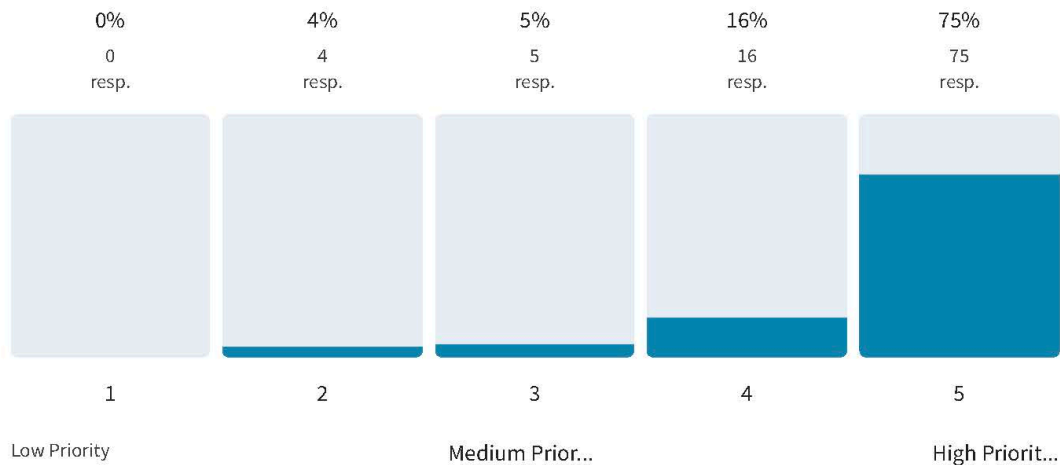
1 What is one word that captures or describes the 'spirit' of Dredge Pond II?

- COMMUNITY
- fresh start
- ugly
- Industrial devastation
- Rural
- Goldtailings
- unique
- community
- Revitalization
- Rock piles
- Space
- future
- Impressive
- Independence
- Dredge Tailings
- Needed building lots
- Housing
- Community
- History
- Recreation
- Industrial waste
- Filth
- Rockpile
- Rocks
- History
- Tailings
- renewal
- Unique.
- Community
- accessibility
- Necessary
- Riverside
- History
- Maze
- Dredge tailings
- Affordable
- Rocky
- Affordable?
- Mars
- Expansion
- New-beginning
- History
- reclamation
- Historic
- Historical
- Gold
- available
- Hope
- Overdue
- open space
- opportunity
- History
- unique
- Expanding
- Rocks.
- history
- Tailings
- Heritage
- Peaceful
- Future growth
- Remarkable
- Hope
- Space
- I'm not very familiar with the area
- A wildlife habitat
- Space
- Housing crisis
- Rocks
- Undeveloped
- Desperation
- Community
- rehabilitated
- Riverside
- Future
- Reclamation
- Burnouts
- Fortitude
- Quiet
- This is really a question?!
- Desolate
- Grotesque
- Reconciliation
- Glorious
- Housing
- Uncertain
- history
- Freedom
- restoration

- 2 The Dredge Pond II area is characterized by lower-lying areas closer to the Klondike River, and extensive tailings piles. There are also a number of significant ponds that provide important habitats for birds, wildlife, and fish. In considering the future of Dredge Pond II, how important are the following: (1 – 5 rating: 1 Low priority, 3 Medium priority, 5 High priority).**

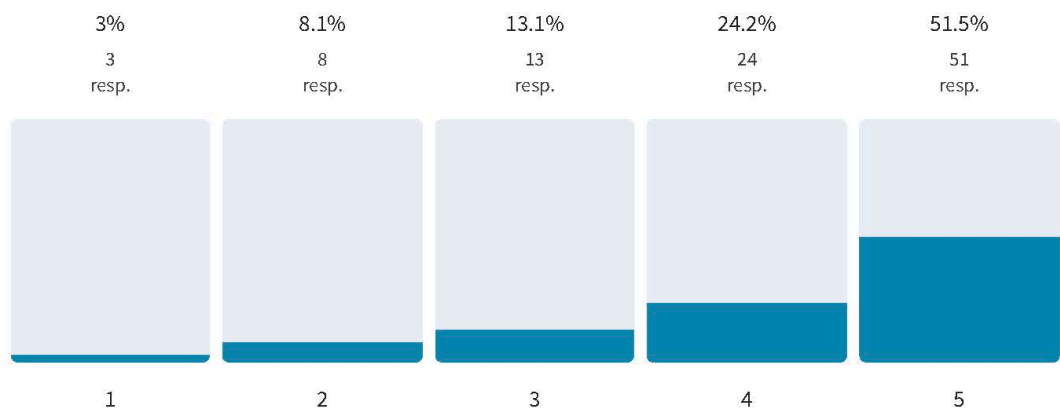
A. Klondike River:

4.6 Average rating



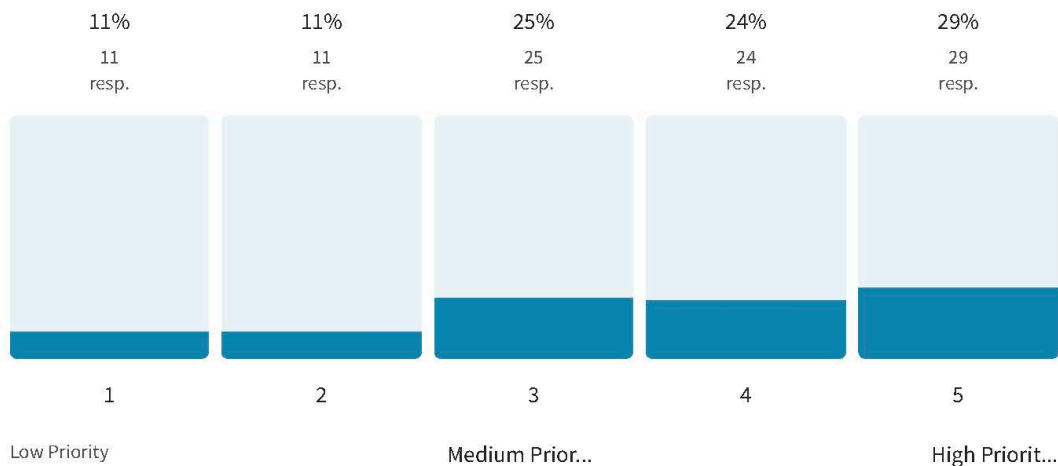
A. Treed Areas:

4.1 Average rating



A. Ponds:

3.5 Average rating



3 Are there any other special areas or features in Dredge Pond we should be aware of?

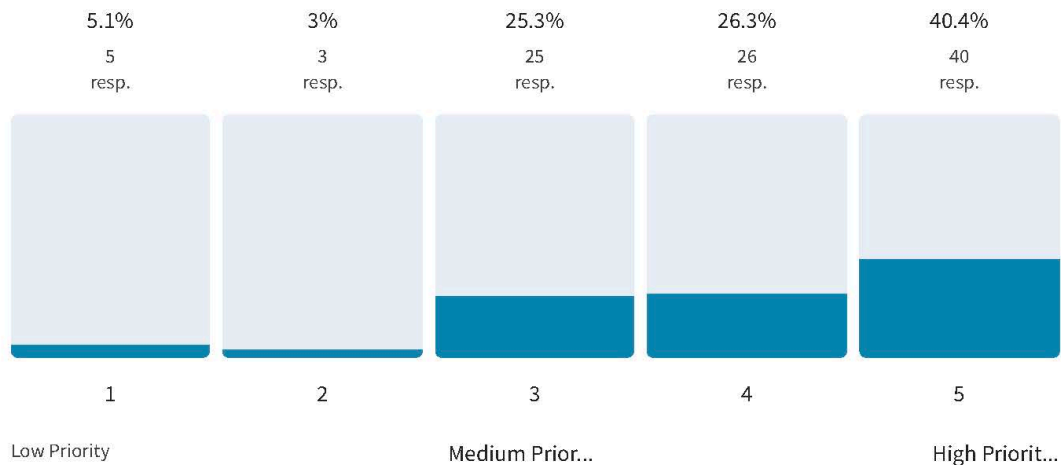
- im not aware of any
- There should be a focus on restoration and reforestation, not just preservation.
- The tailings do have heritage value
- Space
- Highlight a few of the remaining tailing piles
- tailing piles
- Dredge tailings are historically important.
- Tailings piles
- Access to the river
- Existing trails access to river fishing areas
- No , only the River is important
- All it is, is rocks, ponds and trees/scrub ??
- Rise in water levels.
- Make sure people cap the tailings
- flooding
- I would like to see preservation and planning that considers the unique dredge pilings that define the area. These are identified as part of the character defining elements of the Klondike Character Area within the Dawson City Heritage Management Plan, are are considered heritage resources as per applicable legislation.
- wild life crossings and habitat (ex - Moose, bear, beaver, migratory birds, fish, etc.)
- Flat developable lots
- The tailings piles, ponds and treed areas are the critical pieces
- N/a
- Would be nice to keep areas that have started to rejuvenate untouched. There is an odd beauty in the mosses, ferns and trees that have started to repair the land.
- No
- trails. old parts like dredge buckets and cables
- Yes! The Tailing Piles need to be preserved!!! This is a unique landscape of our region and we need to keep these and not bulldoze them all flat.
- No

- a small area of historic tailings could be kept next to the welcome to Dawson pull out area.
- Beaver dams
- just survey it, build a road, power it and go
- wildlife
- Wildlife
- The whole area is steeped in history and just the size of it makes it both surreal and unique
- Hiking and biking trails, wildlife
- Hiking, snowshoe, bike trails
- Certain areas still contain Artifacts from the gold rush
- A healthy representation of the dredge tailings should be preserved.
- Trails, fishing area , island in the Klondike
- Water and rocks , i wouldn't over think it
- Allow tailing piles within a 100 meter or so distance from highway to act as a buffer zone for noise and sight into properties. This will also allow good aesthetics of the tailing piles for persons traveling on the highway.
- Not very familiar with the geography or biology of the area!
- Wildlife habitat and corridor. Too
- No
- Any creeks that run through that area "underground" or under the rocks.
- That the entire area never used to look like this - celebrating the destruction of TH's traditional territory by dredges is in bad taste. This isn't a joint project with TH - are they happy seeing all this mess and are they happy about a new residential development?
- Flatten the gravel piles and build on top of them
- I am super glad you're aware of the importance of the ponds and its wildlife!!!
- There is a great walking trail that goes through (around the edge of the development area I think) and to the river and connects to old sections of highway. It starts across the highway from the road to the dump and this trail + new sections of trail along river should 100% be considered a very high priority in this new development. If you fail to provide access to the river in this new area, you will have failed the community utterly.
- Access trails, and local use of specific ponds for swimming, fishing and ice skating and swimmiio
- There is a high potential of gold that could be mined through the development of the project. Win-win.
- Ferns and vegetation
- Wildlife in 1 acre/big ponds
- No commercial please
- The tailing piles are neat.
- No
- Not that I am aware of
- Ask the seniors
- Riparian zone, wetlands
- Looks
- Wetlands
- mostly the wildlife of all kinds (walkability for other creatures, moose)

4 The Dredge Pond II area is rich in culture, history, and trails. Trails provide an important linkage between natural areas, the Klondike River, and other community destinations including the existing Dredge Pond Subdivision. In considering the Dredge Pond II Master Plan, how important are the following: (1 – 5 rating: 1 Low priority, 3 Medium priority, 5 High priority).

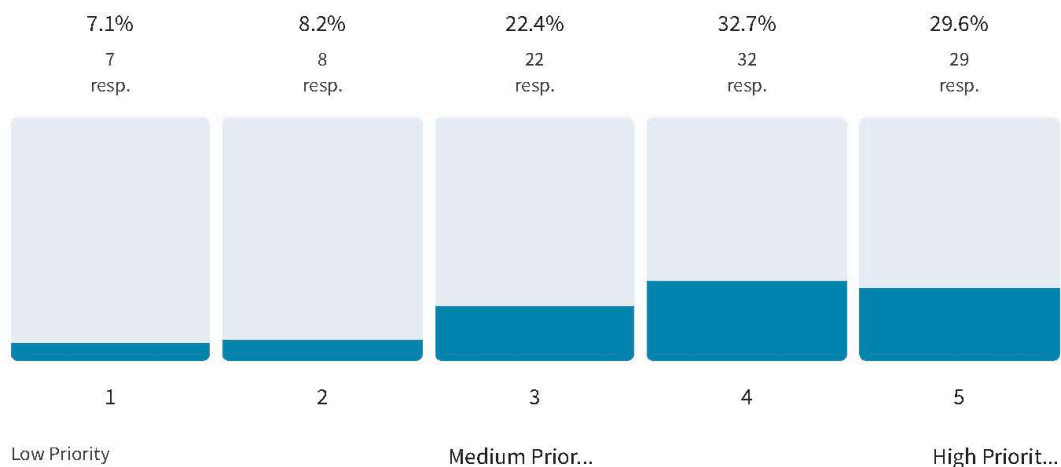
- a** Establishing trail linkages to connect Dredge Pond II with existing nearby subdivisions and other parcels:

3.9 Average rating



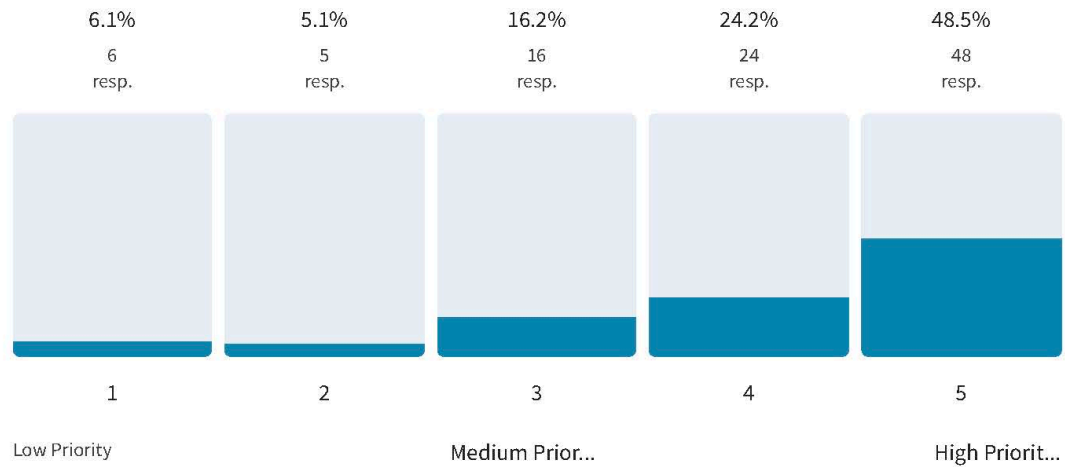
- b** Protecting existing trails:

3.7 Average rating



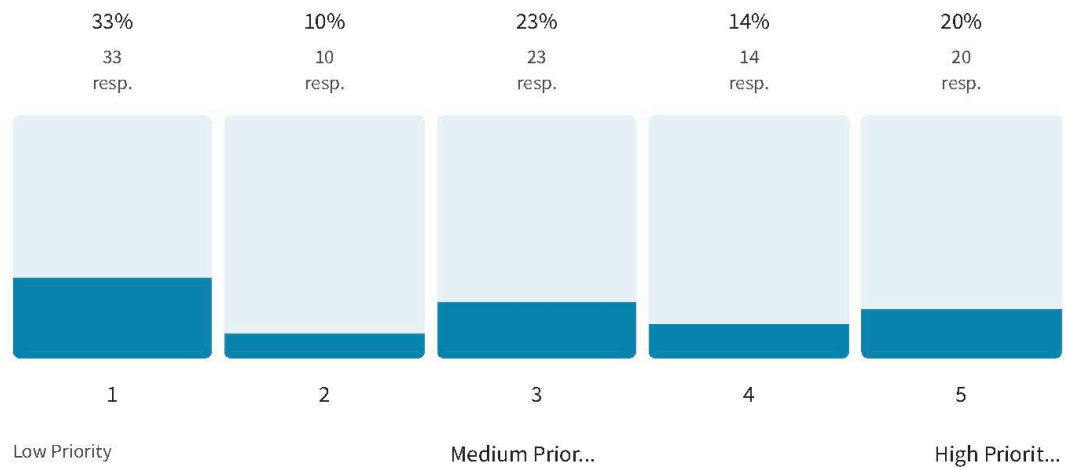
c Establishing trail linkages to connect Dredge Pond II with the Klondike River:

4.0 Average rating



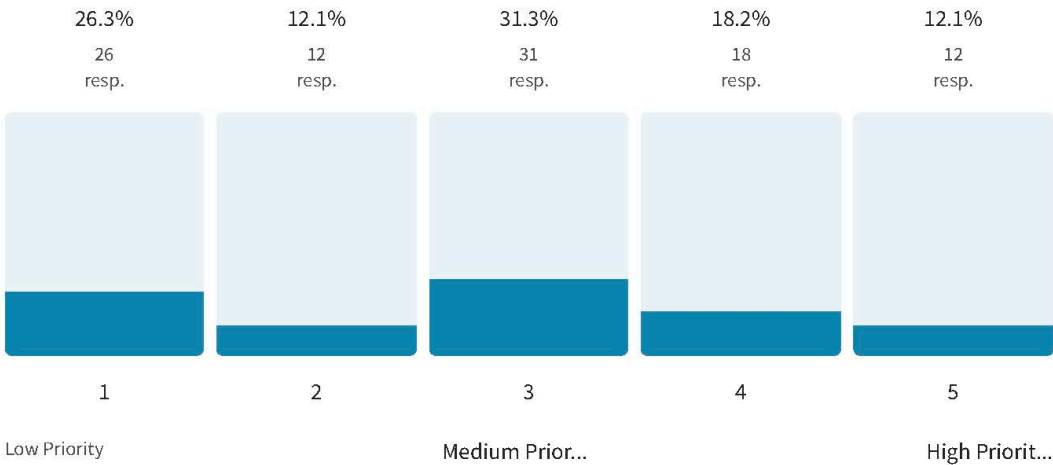
d Preserving the character of the dredge tailings:

2.8 Average rating



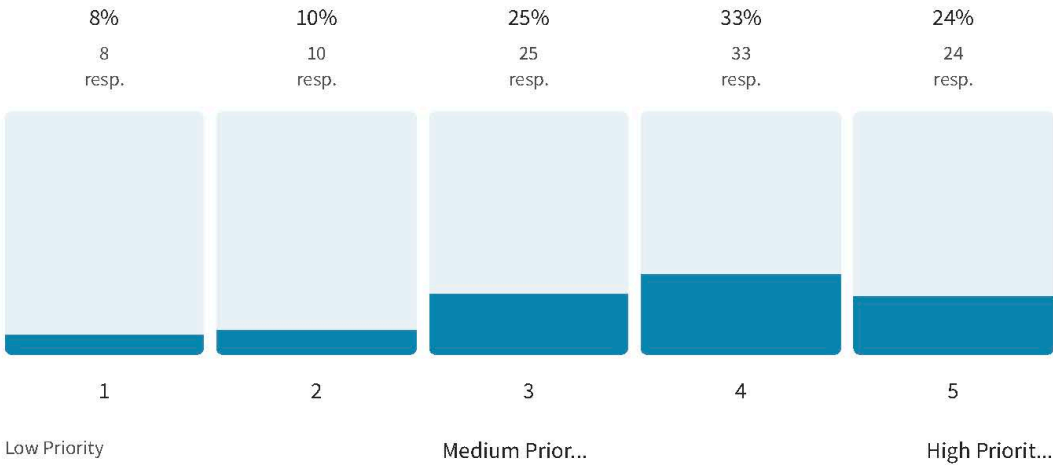
e Including interpretative signage:

2.8 Average rating



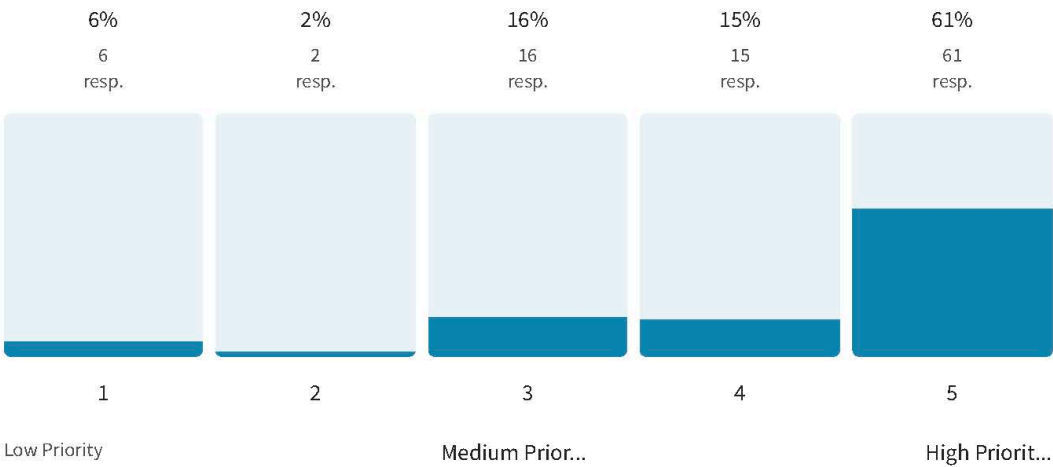
f Ensuring adequate open space areas:

3.5 Average rating



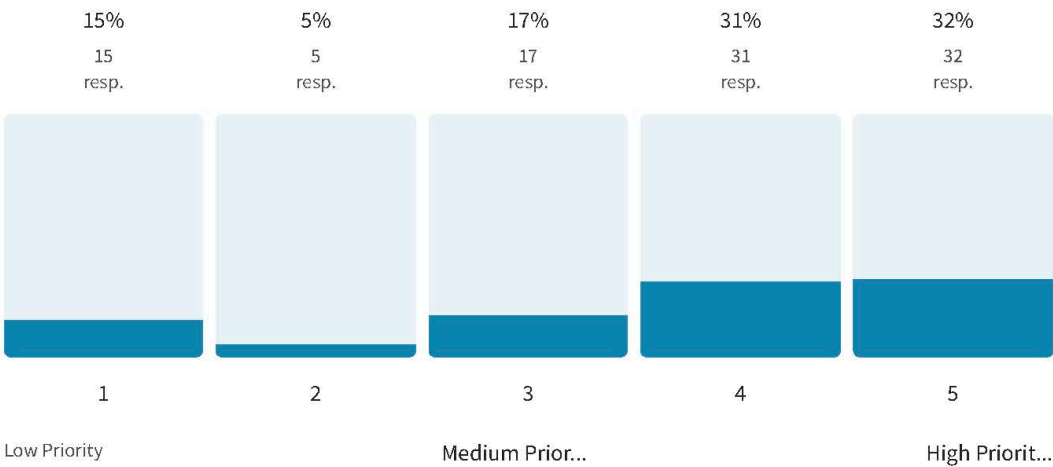
g Protecting environmentally sensitive areas:

4.2 Average rating



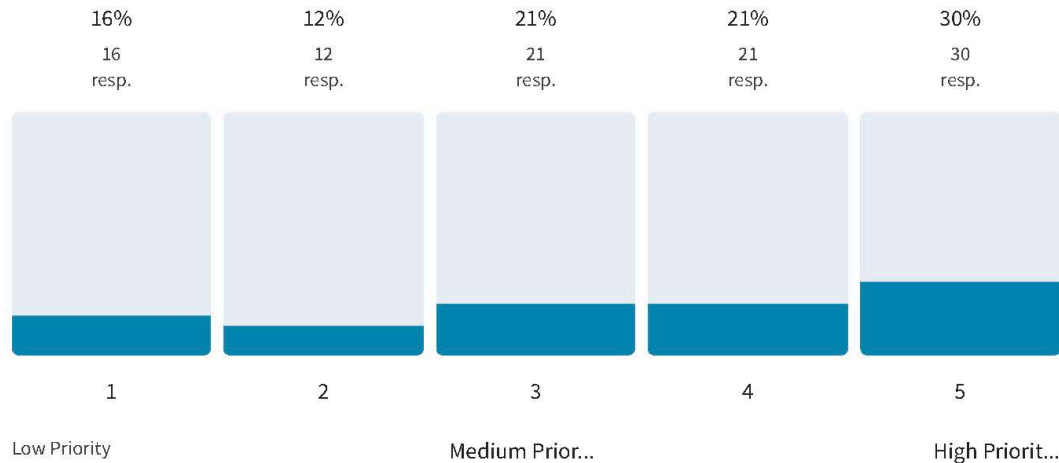
h Including a neighbourhood park (e.g. playground, open space, seating):

3.6 Average rating



i Making space for things like community gardens:

3.4 Average rating



5 Sustainability refers to a community's ability to maintain ecological, social, and economic balance, resilience is related to its ability to respond to change and be flexible when faced with change.

What should our priorities be in Dredge Pond II to create a more sustainable, resilient subdivision?

- appropriate zoning to prevent industrial use, regulate interference with existing ecosystems, provide on-site recycling facilities
- situate lots to avoid flooding
- Include socialized housing - housing owned by the government and kept at an affordable rent or sale price. Look at models from Paris, Munich, Canmore, etc. etc. Prioritize people and the natural environment over economic sustainability.
- Ensuring it has legitimate and fair servicing regime. NO HOLDING TANKS. And who would be responsible for water delivery? Right now, the town has a two-tiered system depending on where the CR property is located.
- Make a minimum of 1 acre lots to keep a distance between dwellings and not make an overcrowded area so it can preserve some of the charm and history of the tailing piles.
- able to connect to Biomass heating
- Build climate change mitigation/adaptation into every aspect of the subdivision's physical design; ensure public access to natural spaces, i.e. don't limit river access to only those properties immediately adjacent to it; create a layout that fosters social connection with neighbours; preserve a critical mass of historic dredge tailings (visible and coherent from both ground and air) to tell the

story of the Klondike valley's industrial heritage and cultural landscape; consider how subdivision design can support and encourage the development of suitable home-based businesses

- sewage and gray water
- Several community spaces like a small gathering hall and having smaller plots of land that can be closer together similar to C4. Installing solar panels on the houses would be better for the environment and have a battery bank to store possible extra power, for the long winters while still having them connected to the grid if need be.
- create new opportunities
- Subsidies for those building homes
- Promote mining more. Mining should be the number one priority
- Low development cost
- Make it community friendly and recreational too
- Proper sewage (septic fields seem ridiculous in this area so close to the river and only a few meters above the water table) , affordability, space between lots , minimal fill , preserve existing trees and trails
- Allow wildlife pathways as well as trails, with consideration of where there are good established trees/scrub, so animals can travel through the subdivision without having to cross traffic, and co-habitate in selected scrub/forested areas among the residences. Leave the space NOW because once there are homes you can't add it.
- Provide small commercial/retail zoned lots near the hay, along the subdivision access road(s)
- Make sure the wildlife aren't ducked
- Walk and bikeable with dedicated routes and layout that is not dependent on car transportation (no loops or cul-de-sacs). Mixed zoning (residential and commercial) and multi-use buildings. Planning for future water and sewer.
- Do not let people along the river push the tailings into the river. Do not fill in ponds give people access to land. Do not hire the same person to mark out environmental right ways as the last one did not include the mouth of
- Quigley and Bear creek and Mr Vincent cut off the mouth to bear creak and it no longer has fish or flow. Don't sell off the park build it.
- I would like to see how planning can support resiliency initiatives already underway, such as the Klondike Chinook Salmon Restoration project, or support reconciliation through the recognition of drastic impacts(both good and bad) to Tr'ondek Hwech'in way of life from industrial mining, which forever changed this landscape, creating a entirely different but ultimately shared cultural landscape.
- Facilitating "community" and the connection to one another and the land. The development should inspire connectivity to the space and people within. TREES ARE OF EXTREME IMPORTANCE.
- some commercial zoning for potential shops or cafes, so that folks don't always have to commute into town. good connections to trails and bike paths, so that people can safely and comfortably walk or bike into town (i.e. - not on the highway). considerations for sustainable, eco-friendly power options.

- Lots large enough for a house, garage, greenhouse, gardens and fire pit area.
- Making sure the history, wildlife and enjoyment of the land is kept
- Don't over crowd it, we don't need to overpopulate the area just because of the high demand for lots. Keep some dredge tailings to keep the feel and uniqueness of the area. Preserve nicer ponds for people to enjoy
- Effect it as little as possible, keep roads and building sites hidden, don't use straight roads and geometric layout, be organic in design
- Reasonably priced small lots
- Solar farm
- Adequate garbage facilities, most folks don't have outhouses just honey buckets which, there's a heckton of trash n environmental hazards in dredge
- Create a green corridor on the back of lots that also functions as a trail between the existing subdivision and planned park areas. This corridor can include "mini parks" where things like community gardens, dog parks and playground equipment can be away from the dredge pilings that may attract tourists.
- Pushing the use of renewable resources on new builds. Respecting and ensuring accessible and affordable opportunities for everyone.
- Reasonable tax rates. No subdividing.
- Reliable water, septic, and city services
- Sustainable
- Making sure residents can afford it. Seasonal workers don't qualify for a big mortgage. A tiny house community would help
- Please do not destroy the tailing piles.
- Trees and spaced out lots
- be resilient to the flooding that is bound to happen consider shared septic field use between neighbours
- minimum 1 acre lots
- rural residential farming
- Keeping homes in keeping with the area
- It should be left as is, with maybe a few improvements like information boards, so people can explore, swim, canoe and learn the history of this amazing place.
- Affordable and attention to limiting impacts on current wildlife habitats.
- Listen to the public
- Affordable land to build a life on. Incentives from the city to green it up on the individual properties.
- do not allow subdividing of parcels
- I have no idea

- Make sure residents can have a septic field. Holding tanks are unreasonably/prohibitively expensive, especially when these properties will have a large assessed value and, as a result, a high tax bill. Make sure there is a 200 year flood buffer.
- Affordable with decent amount of land per property ... no sardine stack
- Affordable lots for regular people and the future of Dawson able to afford a place to call home.
- Literally Just get it done it's been on the table for over a decade , it's terribly hard to be concerned about any of the questions asked so far interpretive signs , open space, playground , trail linkages, community garden, "spirit"
- ... Has the author visited dredge pond 1 ? There's no signs there's only 1 street light , no open space , no trail, no community garden and rightfully so it's country residential, and the only spirit is angst at the COD for consecutively raising tax to rival downtown lots without sewer and water services or even subsidized water delivery As was advertised when lots were originally put on the market , master plan included a park there is still no park . Residents are happy if the road gets calcified so they can walk the shoulder of the road trail...
- Develop it, let community grow- collective care will follow.
- Allow for trails around properties to places of interest. Include an open space area that can be used as a park for children/adults. Keep some ponds with proper access to the water and prepare an artificial beach that can be used by residents.
- I think easy trails connecting to town (especially bikeable!), improving the overall feel of the tailings through landscaping (they look so desolate and lifeless), creating a space that will over time look like nice, green, properties (wild or cultivated, just less "wasteland"). It would be cool to have some amenities in the neighborhood (parks, common spaces, maybe a corner store even?) to help it feel like a real community and help limit necessary travel into town all the time.
- Not suitable for homes
- Optimize energy usage, allow for River floodplain
- Small, affordable lots
- I'm not sure what would be considered sustainable for a subdivision.
- Big lots
- TH partnership (they are original stewards of this land), no cul-de-sacs, roundabouts to reduce stopping and unnecessary vehicle, idling, narrow roads to reduce speeds, sidewalks, tree planting, stores (to reduce need to drive into town), mandate building materials, mix of tenure
- Garden spaces for growing foods, allowance of livestock for community sustainability, and would it be too much to ask for natural gas heat? Lol jokes aside though a sustainable community is a top priority
- I really want there to be considerations for eco-systems and how best to protect them WHILE creating housing for people. There should also be affordable housing involved, especially considering the housing crisis we are in.
- Maintain publicly accessible greenspace along the Klondike River. Make sure there is access to the river for canoes. Enable a day use picnic area at canoe access. Maintain trails and treed areas that can act as wildlife corridors to river. I am not knowledgeable about the ponds but assume these also

serve to support wildlife and therefore green spaces aggregating around some of the ponds would make sense as they would serve as mini and interconnected natural (recovered) habitat.

- incorporate green spaces that are already used, protection of river and surrounding ecology, provide trails to town for recreation and commuting
- This area is a moon-scape. No effort for environmental protection needs to be used, all focus should go into creating something that has the highest environmental and ecological value possible. This area can be reclaimed and used for both environmental restoration AND housing.
- Septic and water installed before land purchases
- Respect the current residents there
- No commercial please
- We need more affordable housing options in the Dawson area. I personally don't really care about much else.
- Renaturalization. Removal of tailings and ponds that are unsightly and unnatural. Reconfiguring landscape to have larger ponds and wetlands for stormwater and firebreak management and overall landscape improvement.
- Focus on multi-use developments including shops, corner stores restaurants etc while connecting with other areas by paths not along the highway. Multi use areas near the river with public access for enjoyment of anyone, not simply private land owners.
- Multi purpose trails for active transportation, mixed use development so people can access various amenities close to home
- Equal opportunity, meaning a final development where low to high income is represented. Embrace and celebrate off grid or partially off grid living.
- Need to accommodate the need for the river to reclaim its natural route and to leave a flood plain. There has to be a public trail along the Klondike; there cannot be a repeat of the situation in Phase one where properties block public access to the river
- Housing prices
- Community space, playground or garden
- encourage walkability through proximity to amenities and services
- To include affordable housing to address the housing crisis here. To only use land that won't interfere with the environment. Keep historical sites protected.

6 Finally, what are your big ideas for what would make Dredge Pond II a truly great subdivision?

- provide a space for children and youth, i.e. a youth/ community centre where they can go without having to be driven around by their parents; build the subdivision around existing 'natural features', rather than flattening out the landscape with generic looking, gravelled lots.
- I realize it's not always possible but i like not seeing the highway from my home. Leaving or creating large berms along the highway to try and reduce traffic noise
- Affordability. Set aside lots and make them accessible to low-income and first--time buyers. prohibit existing homeowners from buying lots unless they pay a big surcharge.
- Doing it.
- NO HOLDING TANKS. And give thought to the servicing regime.
- Keep it simple and make it similar to the actual Dredge pond subdivision. We don't need a second "city centre" with all amenities, this is all available in town just a few kilometers away. Just need the country residential lots.
- Have the existing tailings and valuable ponds integrated in development. Have private contractor doing the development to keep the land parcel cost down
- Access to the river and trails
- a variety (2-3) of lot sizes
- Consider an innovative, tiered land lottery approach with a first phase for TH citizens, then Dawson residents who are first-time home buyers, then everyone else. Help the people who have a connection to this place and struggle to enter the housing market.
- Affordable lots
- Country residential housing with a shared central community space.
- affordability and property maintenance bylaws
- Having a section for a denser neighbourhood, which could possibly include small commercial lots uses for simple stores for the residents of the subdivision. A shuttle system and gathering places both indoors and on the land. Community docks would be nice for those who have boats as the subdivision is stretched along the river. It could make for a nice walk I trail along the riverbank from which people could access their boats
- Another casino.
- By promoting more mining
- Topsoil
- This subdivision would be great if it were developed within a reasonable timeframe and resulted in land that is affordable for locals to purchase and build on
- Trails and river access
- Very Large community garden space would be amazing to have in this area and would help bring people together in there own neighborhood something dredge-pond as it is now is lacking. The area also gets lots of sun exposure and the rocks help keep soil warm in to the fall A bowl type skate park

would also fit well in the land scape in dredge pond and give neighborhood kids someplace to go with out having to navigate the highway

- Atv connection to the rest of Dawson, community focused housing, smaller lots like Europe
- Integrate housing with wildlife habitat. If you want fish in the ponds, then pick one close to the river and open a channel to the river, so fish can get in. Right now, there are no fish in the ponds unless people seed them artificially. You could take one pond near the river that already has established trees/scrub, and make a wildlife area. If you do this, then you have to have a corridor to the Highway and some sort of wildlife safe bridge or underpass so the wildlife doesn't have to cross traffic.
- Rigorous enforcement of construction, monitoring, inspection and maintenance of all sewage & greywater disposal and storage systems. Proof of proper use of pump out systems....ie: proof of tank pump outs and proper disposal. The City should provide and guarantee low cost disposal of neighborhood sewage/greywater at the city sewage facilities.
- Don't crowd it like town or C4. Keep some green spaces
- Housing
- A truly well planned and executed civic plan that prioritizes the long term needs of people living in the subdivision and surrounding area and not developers. A plan that encourages cooperative growth between residents and visitors and discourages isolationist land use. Mixed lot sizes for good variety of affordability and land use.
- look after the water ways don't let people fill it all in
- No big ideas, but as noted there are a number of valued components, or character elements, that should be preserved, and which can act to enhance the character of the subdivision (Cultural heritage/features, Klondike River, Salmon etc..).
- Affordable housing.
- lots of green space, ponds preserved, accessible to town with trails. affordable lots!
- Do it safe do it right think long term for river rise seasonally
- 1.5 - 2 acre lots and a boat launch.
- Making it necessary for home owners to create or keep the nature/landscape natural and clean. Respecting the fish, wildlife and people who live there as well as use the trails. Making sure all historical points are made and preserved.
- I would love to see access roads on top of the existing tailings winding around the new subdivision. A playground would be great. Leave the development to the buyers of the property, it is a nice project and they can make each property unique as it should be, it would be like an adults sandbox. Don't level everything off and make it look generic. Leave property along the river open for public use, and have trails connecting the subdivision.
- Keep government designers out of the design and let private sector provide something more creative
- Reasonably priced small lots
- Affordable housing, no shitty slumlords like there is in most of dawson
- Don't try to preserve too many pilings

- Not flattening and covering the entire thing with white channel. And making lots available and give equal opportunity to everyone.
- Don't allow subdividing of lots. Make them affordable to buy. Have reasonable tax rates. Have garbage pickup bins like in town instead of one big bin.
- Space don't Over congest
- reclamation bringing back the greens.renewable energy.alternative building methods.
- See last question
- Please do not destroy the tailing piles. This is our history!!!
- Minimum 1 acre lots trees and landscape no junk yards
- consider a viewing platform at the Welcome to Dawson pull off X number of feet in the air - then just pick a representative sample of tailings are that can be viewed from that. Include some interpretive signage. Simple.
- Just be smart about it
- If it actually happened
- well planned living
- residential/family friendly
- Keeping as much open land with homes kept small
- Building on this area will not be reversible and destroying this area will be regretted in the long term
- Avoid overcrowding of lots
- Affordable lots for people who have been living in Dawson long term, looking for land
- Building on and with rocks. Taking advantage of dredge pond II Heat water and sunlight. No land lottery!
- enforcement of lot cleanliness.Do not allow eyesores
- It would be the perfect area for families starting out, lots of thing near by to do and just adding more housing would hopefully help with the housing crisis in Dawson. It is a great idea.
- NO HOLDING TANKS
- Nature, wild life , peace and quiet , not the city ,
- Privacy, freedom and affordable lots
- Work in the existing natural landscape within reason the ponds and existing trees are lovely but so is the ability to have a septic field as regulations become increasingly limiting currently 100ft from open water if not it's a holding tank ... where what goes in must come out a family of 4 with a 3000l tank can expect 3-4 fills a month @ 70\$ Each and 1 pump out a month @ 300\$ that's close to 600\$ a month on top of property tax for a 3-4 bedroom \$3500-\$4500 a year
- Making it a subdivision.
- Just make the land available to develop. This has been a topic and consumed thought/time for many years now and has been abandoned and revisited many times. Making land available has been at the forefront of discussion in this town and it's time to make it happen.

- Linkage trails, enhancing appearance through landscaping, common spaces, community feel.
- Keep as is. It is the animal's subdivision. Moose, wolves, bears, caribou, fox, lynx, fish, beavers, mink, birds- eagles, swans; bats,
- Feel like a community
- Completely remove all industrial waste and return the land to pre-dredging condition.
- I think have bigger lot sizes so people can move out of town and open up housing for people that want/need to be in town, a multi-age park and some trails that the community as a whole could use for activities (safe running, skiing, walking etc.) right now the only easily accessible trail is the dike.
- Big lots
- For it not to be located here. The City of Dawson should focus on smaller lot development within the townsite, and actively work to reduce the number of unused, empty lots and derelict buildings. I fully support more housing, I think it's criminal council kept the campground as-is when we have people living in the motel and an egregious gangster landowner sitting on land, to name but a few things.
- Reasonably priced and affordable lots. Priced for the average low middle class family. Not priced at the hyper-inflated coats that tend to trend these days
- I love the idea of a community park!
- Trails around entire area and riverside greenbelt/park/picnic area, and canoe/raft access, and pond green spots. Organic shapes- to roads & lots- Make this subdivision work within the existing contours and the recovery that nature has already started in this area. Ensure that the trails and river access are such that the public feels comfortable accessing them- i.e. this should not feel like a gated community with private river trails and tennis courts. Start parks & playgrounds BEFORE people move in to remove possibility of NIMBY veto-ing afterwards
- Water fill-up station, garbage pickup, trails and street lights
- Ask a local miner to mine the area and do their reclamation in a way that supports future development, create ponds and areas that could use composted materials to create soils that could potentially grow plants. Then build inexpensive housing and provide City services to support growth into this area.
- Water and sewer installed
- Respect for neighbours
- No commercial please. Apply it.
- Affordable. Just make it affordable.
- See previous
- Zoned to allow density to tackle the housing shortage in Dawson
- Bio-dome (paully shore's 1996 classic). Create something, anything, that will be recognized around the world.
- The price of the lots being reasonable not out of everyone's reach
- A subdivision that goes some distance towards restoring this devastated landscape. The background image for the survey shows an industrial wasteland; subdivision development should include environmental restoration.

- Level out dredge ponds, plant trees, highly insulated housing, businesses
- Affordable lots
- lots of community space (variety of uses: agricultural, commercial, homes, etc)
- Park and recreational spaces for families of all ages.

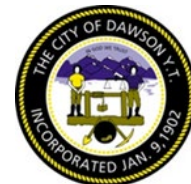
7 Any other comments, ideas, or opportunities?

- Thank you to everyone involved
- Provide funding and opportunity for TH to have a presence. Make it clear this is TH land, whether through place names, art, a structure or centre - TH should decide what and if they are interested in this, but their capacity and cost should be covered by YG or Canada.
- NO HOLDING TANKS. And they should be on the town's water delivery program. And if they are, there should be an understanding of what the implications are for the cost of that service and whether it makes sense for the town to take on water delivery, like occurs in every other sensible community.
- Leave the dredge tailings alone
- Please see this project through and avoid consulting the community every year for the next 10 years before making a decision on how to proceed. The community has been exhausted by land development propositions with little to no action over the past several years. We are ready to see a land development project that results in affordable land for purchase by individuals within the next year or 2. It is time to take action on these projects and make land available to the community so we can support economic growth within the region.
- Link it with existing dredge pond subdivision that has no recreational or river or park access.
- Skate park ,swimming hole ,garden space =happy family's Giving lots room for out buildings and shop space , don't pile people on top of each other it's a open space and people want privacy, it's get hot in the summer shade is at a premium save trees ! And most of all don't foul the water with septic fields !
- Keep the property sizes in acreages to the minimum here. This is for housing not ego. Better to have a few more houses and use a larger acreage piece for wildlife sanctuary with a system of wildlife trails and a safe place to cross the highway
- Bylaws that reinforce historic visual themes or tropes are not constructive but well planned bylaws that reinforce long term plans that be if it diverse land use are truly helpful. Many examples of good planning exist in communities from Seaside Florida to Oulu Finland.
- Living in the tailings for 30 years most of my baron rocks are now covered in forest with out bring in soil.
- Keep it yukon. Dont replicate the modern subdivisions of ontario or bc.
- Excited
- Let's get this done in a timely fashion
- Reasonably priced small lots
- Maybe have standards for the houses people rent out in dredge

- Grass in parks as well as "wild" spaces, a dog park, boat launch, affordable lots for single people who want to be land owners as well as larger lots for farmers and families. Have the city put in the power poles.
- Lets not waste millions talking about it, and just do it.
- No
- affordable land ! please!
- I think this is project is great!
- These days it is all about sanitizing our history and tearing down perceived wrongs. This is misguided. The goldrush and the dredges are part of our history. This needs protection. It is a unique feature of our landscape and should not be destroyed.
- Enough surveys already. Just do it.
- Don't put the lots up as lottery so locals have first opportunity in purchasing before people from other provinces buy them all and don't do anything with them
- I really hope this is not going to be a land lottery so people that have been looking for land in this particular area for year can have a chance to fulfill their ideas of building sustainable homes in this oddly beautiful area
- Nope
- Yes, holding tanks are oppressive. This subdivision will fail if they're an option. There are Dredge Pond Subdivision Part One-specific septic tank rules (you'll find them at the Yukon HSS website). Incorporate something like that for here.
- Please don't pile property like a can of sardine , it's shouldn't be a high density neighborhood .. give space to to new resident to enjoy themselves with land to create and make dream come true
- Dredge pond 2 is lame , callison phase 2 is bad enough it's a totally separate area and super confusing to anyone unfamiliar .. give it its own name if it's not immediately connected . Further more keep the money in the community engage with local contractors on how to keep this opportunity local
- Just let it be developed - don't let it be stuck in a bureaucratic nightmare and watch years and years go by.
- Too many ponds to make land to build. Fill in the ponds and have flooding below. Every pond that is filled has an effect. Also there will be no more historic tailings left in the valley. Destroy animal habitat and have human- animal clashes
- Country residential May increase costs beyond the availability of many long term renters in Dawson (like the dome). At least part of the subdivision should be higher density, more affordable lots. Save the waterfront for more expensive developments but maintain access for everyone.
- The first dredge pond subdivision seems very all over the place and not thought out at all. It would be nice to see something a little more cohesive.
- This will never actually happen unless Council are willing to make hard decisions.
- No
- I don't think so

- I don't understand why keeping the tailing piles as part of Dawson's heritage is automatically assumed to be a priority. The Dredge's operations were an environmental assault- it is not something we should feel obligated to recognize, let alone celebrate today. So much of our valleys are consumed by mining claims - it's embarrassing for Dawson to continue to hold the scars of mining up as a legacy as though it is something to be proud of.
- Preserve the heritage of the tailing piles through interpretive panels and careful mapping and planning.
- Some small ponds and trenches have already been given the clearance to be filled by the landowners which should be respected.
- Bring back the tax rate to the slight difference with town it use to be at so it is fair to the actual services offered to the subdivision
- Make it happen.
- Accessibility, affordability, Multi use, public river access and public spaces, connected with multi-use trail system to downtown / the dome. Communal pond area that doubles as rink in winter.
- Build a buffer between the highway and the houses
- I look forward to future opportunities to engage.
- Let people invest
- No
- keep those ponds <3
- Plant trees and landscaping to appear not so open from the elemtns.

Report to Council



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

☐ In Camera

AGENDA ITEM:	Official Community Plan and Zoning Bylaw 2021 Annual Review	
PREPARED BY:	Planning & Development	ATTACHMENTS: 1. Bylaw 2021-14 (OCP Amendment No. 4) 2. Bylaw 2021-15 (ZBL Amendment No. 14) 3. HAC RFD 4. YHSI Sites by construction period (provided by YG Historic Sites Unit)
DATE:	July 4, 2022	
RELEVANT BYLAWS / POLICY / LEGISLATION:	Municipal Act Official Community Plan Zoning Bylaw	

RECOMMENDATION

It is respectfully recommended that Council:

- Give Bylaw 2021-14, being the Official Community Plan Amendment No. 5 Bylaw, third reading.
- Give Bylaw 2021-15, being Zoning Amendment No. 14, second reading.
- Direct Administration to draft a letter to the Minister of Tourism and Culture requesting the creation of a publicly accessible Municipal Inventory of Historic Sites list.

ISSUE / PURPOSE

The Official Community Plan (OCP) is required to be reviewed on an ongoing basis, specifically in October each year. The Zoning Bylaw (ZBL) is reviewed annually in tandem. This review was initiated in September 2021.

BACKGROUND SUMMARY

First reading of both bylaws occurred on December 8, 2021 and a Public Hearing was held February 9, 2021 for both bylaws. Second reading of the OCP amendment occurred on May 4, 2022.

ANALYSIS / DISCUSSION

No changes have been made to OCP Amendment No. 4 since second reading.

The following direction for the zoning amendment was received on April 27, 2022 at CW22-06:

CW22-06-08 Moved by Councillor Pikálek, seconded by Mayor Kendrick that Committee of the Whole forward to the Heritage Advisory Committee the definition of Registered Historic Structure for a recommendation.
Carried 5-0

CW22-06-09 Moved by Mayor Kendrick, seconded by Councillor Somerville that Committee of the Whole directs administration to add that Development Officer confirmation of the completion of a development permit is required before releasing a security deposit. Carried 5-0

CW22-06-10 Moved by Councillor Pikálek, seconded by Councillor Somerville that Committee of the Whole directs administration to add that written notification letters be mailed to contiguous properties to the proposed Section 5.1.4.
Carried 5-0

CW22-06-11 Moved by Mayor Kendrick, seconded by Councillor Somerville that Committee of the Whole direct administration to change Section 17.5.5.2 from 1km to 500m.

Carried 5-0

Request 1 has not been fulfilled as a recommendation has not been received from the HAC at this time. Changes 2-4 have been implemented.

1. This request refers to the definition of 'registered historic structure' as it relates to proposed s. 7.5.1

The previously proposed definition for 'REGISTERED HISTORIC STRUCTURE': means a building or structure that is listed in the Yukon Historic Sites Inventory or has been designated by Council as a Municipal Historic Site.

Administration has updated the bylaw with the following definition: "REGISTERED HISTORIC STRUCTURE': means a structure that is listed in the Municipal Inventory of Historic Sites. This includes structures that are designated as a Municipal Historic Site or listed in the Yukon Register of Historic Places, the Canadian Register of Historic Places, or the Yukon Historic Sites Inventory within the Historic Townsite."

HAC

The proposed S. 7.5.2 was first discussed by the HAC at HAC meeting #22-04 and at the joint HAC/Council meeting on February 17, 2022. The Committee provided their full support for this amendment.

As per resolution CW22-06-08, Administration forwarded the request to the HAC on May 19, 2022 and June 16, 2022. The HAC has been unable to make a recommendation at this point.

The minutes of May 19, 2022 note the following:

"The HAC will provide comments at a future meeting, as more time is required to prepare a rationale behind their recommendation."

The minutes of June 16, 2022 note the following:

- "The HAC noted that this is a large question that requires more thorough consideration.
- The HAC noted that the value of a historic structure must not be dependent solely on designation. It was noted that while age is significant, the context is equally as important to the age in determining the value of a historic structure.
- The HAC was unable to render a decision."

The request is once again being forwarded to the HAC on July 7, 2022.

Please see attached for the HAC RFD for further information on this topic to aid in Council decision making.

Bylaw changes

Changes to S. 7.5.2: "If, through the development permitting process for a structural alteration, it is found that a registered historic structure is legally non-conforming, as per the *Municipal Act*, and does not meet the zone's minimum parcel requirements, the application may be forwarded to the Heritage Advisory Committee at the discretion of the development officer.

- I. "At the sole discretion of the Heritage Advisory Committee, the legally non-conforming, noncompliant minimum parcel requirement(s) of the registered historic structure may be waived by resolution so long as:
 - a. the proposed development does not increase the legally non-conforming nature of the use or structure
 - b. The historic structure does not encroach on a contiguous property or right of way
 - c. The waiver does not injuriously affect the neighboring adjacent properties"

Add the following public notification process under S.7.5 to ensure that the decision does not injuriously affect adjacent properties:

- .2 ~~a development officer~~ **Written notification letters** shall ~~send a notice~~ **be mailed to** adjacent landowners, who may be identified in the City tax assessment roll, advising them of the proposed waiver and providing an opportunity to submit comments prior to decision.
- i) ~~For the purposes of this bylaw, adjacent landowners are those who are owners of land that is contiguous to a site.~~


Administration respectfully requests direction on whether changes are desired prior to third reading.

2. Insert the following clause to S. 4.1.1.3: "The security deposit is to be released upon ~~receipt of the occupancy permit where applicable,~~ and **development officer confirmation** of the completion of the development as per the approved development permit."

Upon amendment of this clause as per April 27, 2022 CoW direction, Administration also amended the following clause to align with this direction:

Insert the following clause to S. 6.2: "The security deposit is to be released upon ~~receipt of the occupancy permit where applicable,~~ and development officer confirmation of the completion of the development as per the approved development permit."

3. Insert the following clause to S. 5.1:
- 5.1.4 "On receipt of an application for subdivision approval, public notification must be provided in a method approved by Council for two successive weeks prior to decision.
- I. Methods of public notification may include the City of Dawson website, local newspapers, the City and Post Office Bulletin Boards, and written notification letters.
 - II. **Written notification letters shall be mailed to contiguous properties."**
4. The Bylaw has been amended to add the following as per Council direction:
"Repeal 17.5.5.II and replace with:
500 m (1640.4 ft.) for properties in all other areas"

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	July 3, 2022	



THE CITY OF DAWSON

Official Community Plan Amendment No. 5 Bylaw

Bylaw No. 2021-14

WHEREAS section 265 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council may pass bylaws for municipal purposes, and

WHEREAS section 278 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council must, within three years of formation or alteration of municipal boundaries, adopt or amend by bylaw an official community plan.

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

THEREFORE, pursuant to the provisions of the *Municipal Act* of the Yukon, the council of the City of Dawson, in open meeting assembled, **ENACT AS FOLLOWS:**

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the ***Official Community Plan Amendment No. 5 Bylaw***

2.00 Purpose

2.01 The purpose of this bylaw is to provide for:

- (a) A series of text amendments
- (b) A re-designation of lands from Institutional to Urban Residential and Mixed Use
- (c) A re-designation of lands from Urban Residential to Institutional



THE CITY OF DAWSON

Official Community Plan Amendment No. 5 Bylaw

Bylaw No. 2021-14

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THE CITY OF DAWSON

Official Community Plan Amendment No. 5 Bylaw

Bylaw No. 2021-14

3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act*, RSY 2002, c. 125, shall apply;
- (b) "Amended Area" means the area shown in Appendix 1;
- (c) "Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
- (d) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (e) "City" means the City of Dawson;
- (f) "Council" means the Council of the City of Dawson;

PART II – APPLICATION

4.00 Amendments

- 4.01 Repeal S.6.3 and replace with: "Foster a vibrant and livable neighborhood character by developing and applying strategies to promote future development and adaptive reuse of under-used properties and derelict buildings, such as development incentives and disincentives".
- 4.02 Repeal S.7.2 and replace with: "Develop and apply strategies, such as incentivizing and disincentivizing, to promote owners of vacant land and underutilized parcels, particularly in the historic townsite, to either develop or sell their land".
- 4.03 Repeal S.12.2 and replace with: "Develop and maintain partnerships with Tr'ondëk Hwëch'in, Yukon Government, industry, and other nongovernment organizations to enhance and maintain recreational facilities".
- 4.04 This bylaw re-designates Lot 1183 QUAD 116B/03, Lots 1-4 + 8-15, Block 14, Government Reserve Addition, and Lot 4, 5, 8, 9 Block 15, Government Reserve Addition to Urban Residential (UR), as shown in Appendix 1.



THE CITY OF DAWSON

Official Community Plan Amendment No. 5 Bylaw

Bylaw No. 2021-14

PART III – FORCE AND EFFECT

5.00 Severability

- 5.01 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

6.00 Enactment

- 6.01 This bylaw shall come into force on the day of the passing by Council of the third and final reading.

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	December 8, 2021
MINISTERIAL NOTICE	January 6, 2022
PUBLIC HEARING	February 9, 2022
SECOND	May 4, 2022
MINISTERIAL APPROVAL	June 30, 2022
THIRD and FINAL	

William Kendrick, Mayor

Presiding Officer

Cory Bellmore, CAO

Chief Administrative Officer



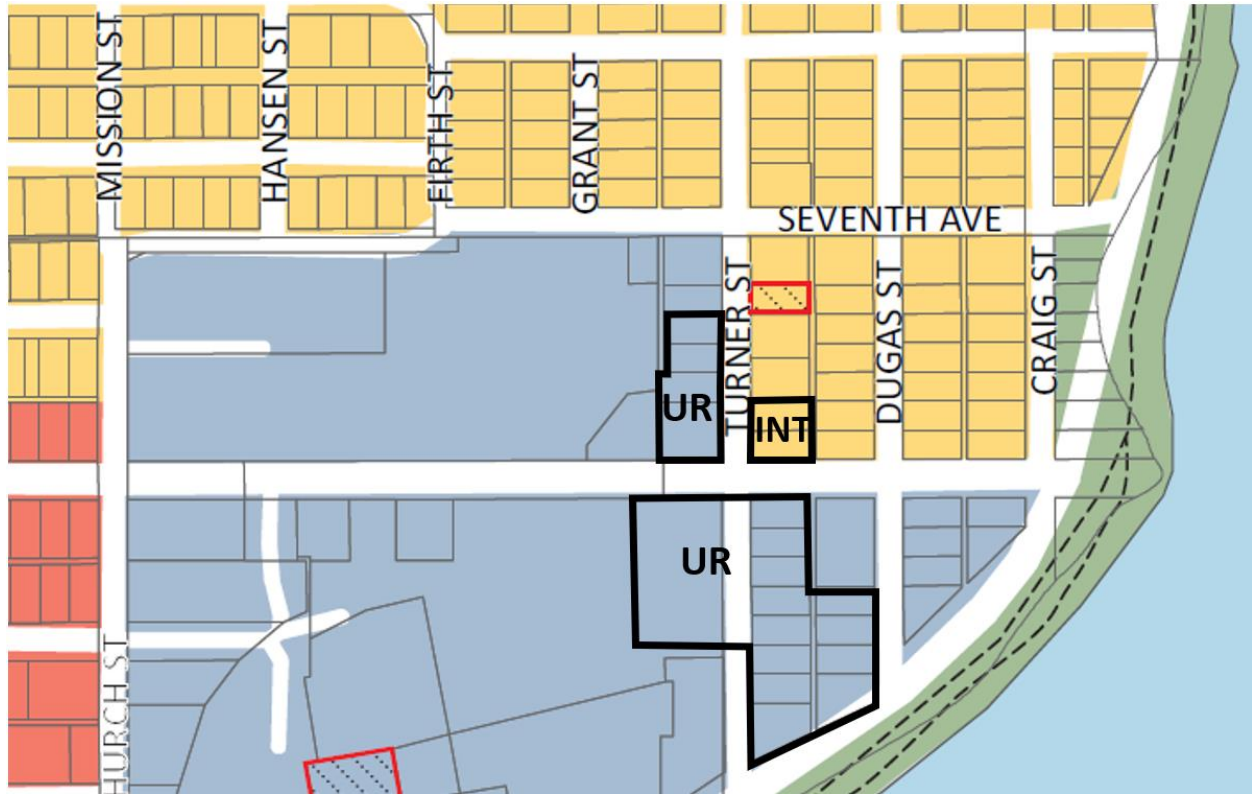
THE CITY OF DAWSON

Official Community Plan Amendment No. 5 Bylaw












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8.00 Appendices

Appendix 1. Amendment to Schedule C



Map legend

OCP Land Use Designations	
 UR - Urban Residential	 FP - Future Planning
 DC - Downtown Core	 TH - Tr'ondëk Hwëch'in Settlement Lands
 MU - Mixed Use	 North End Plan Area
 INT - Institutional	 Moosehide Slide Historic Place
 P - Parks & Natural Space	 Existing Trails
 FRP - Future Residential Planning	



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 14 Bylaw

Bylaw No. 2021-15

WHEREAS section 265 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council may pass bylaws for municipal purposes, and

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

WHEREAS section 294 of the Municipal Act provides for amendment of the Zoning Bylaw;

THEREFORE, pursuant to the provisions of the *Municipal Act* of the Yukon, the council of the City of Dawson, in open meeting assembled, **ENACT AS FOLLOWS:**

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the ***Zoning Bylaw Amendment No. 14 Bylaw***

2.00 Purpose

2.01 The purpose of this bylaw is to provide for:

- (a) A re-zoning of Lot 1213 QUAD 116B/03 FP: Future Planning to C2: Commercial Mixed Use.
- (b) A series of text amendments.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 14 Bylaw

Bylaw No. 2021-15

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THE CITY OF DAWSON

Zoning Bylaw Amendment No. 14 Bylaw

Bylaw No. 2021-15

3.00 Definitions

3.01 In this Bylaw:

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

PART II – APPLICATION

4.00 Amendments

- 4.01 This bylaw amends Schedule B to re-zone Lot 1213 QUAD 116B/03 from FP: Future Planning to C2: Commercial Mixed Use, as shown in Appendix 1.
- 4.02 Repeal the EXHIBITION AND CONVENTION FACILITIES definition in S.2.2 and replace with the following: “EXHIBITION AND CONVENTION FACILITIES means a development that provides permanent facilities for meetings, seminars and conventions, product and trade fairs, circuses, and other exhibitions”.
- 4.03 Repeal the GARDEN SUITE definition in S.2.2 and replace with the following: “GARDEN SUITE means a self-contained secondary dwelling unit that is within an accessory building, located on a lot where the principal use is either a single detached dwelling unit or a duplex and where both dwelling units are registered under the same land title, as shown in figure 2-3. A garden suite can be up to 100% of the floor area of the accessory building”.
- 4.04 Insert the following definition to S.2.2: “HELIPORT means development used for the take-off and landing, sale, charter, or rental of helicopters together with maintenance services, and the sale of parts and accessories”.
- 4.05 Insert the following definition to S.2.2: “REGISTERED HISTORIC STRUCTURE means a structure that is listed in the Municipal Inventory of Historic Sites. This includes structures that are designated as a Municipal Historic Site or listed in the Yukon Register



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 14 Bylaw

Bylaw No. 2021-15

of Historic Places, the Canadian Register of Historic Places, or the Yukon Historic Sites Inventory within the Historic Townsite”.

- 4.06 Insert the following definition to S.2.2: “REGULAR MAINTENANCE AND REPAIR means routine building repairs, maintenance, including building levelling, or installations that do not alter the size of the building, involve the rearrangement or replacement of structural supporting elements, constitute structural alteration, or change the use or intensity of use of the land, building, or structure”.
- 4.07 Insert the following definition to S.2.2: “SIGN, FIXED means a wall sign, fixed on the surface of a building”.
- 4.08 Insert the following definition to S.2.2: “SIGN, FREE STANDING means a self-supporting sign permanently fixed to the ground and visibly separated from a building”.
- 4.09 Insert the following definition to S. 2.2: “SIGN, PAINTED FASCIA means a wall sign painted directly on the surface of a building, visible to the street”.
- 4.10 Insert the following definition to S. 2.2: “SIGN, PROJECTING means any self-supporting sign other than a wall sign which is attached to or projects more than 45cm from the face of a structure or building wall with no visible guywires, braces, or secondary supports”.
- 4.11 Repeal the STRUCTURAL ALTERATION definition in S.2.2 and replace with the following: “STRUCTURAL ALTERATION means any change to structural supporting elements of a structure including but not limited to foundations, exterior load-bearing walls, door and window openings, roof, and access/egress components (such as decks or porches). For the purposes of this bylaw, full removal of a structure or structural component and replacing it in its entirety constitutes structural alteration. Repairs, maintenance, including building levelling, or installations, that do not alter the size of the building or other structure or involve the rearrangement or replacement of structural supporting elements does not constitute structural alteration.”
- 4.12 Insert the following clause to S. 4.1.1.3: “The security deposit is to be released upon development officer confirmation of the completion of the development as per the approved development permit.”
- 4.13 Repeal S. 4.2.1 and replace with the following: “regular maintenance and repair of any building or structure, provided it does not:



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 14 Bylaw

Bylaw No. 2021-15

- I) include structural alterations
- II) change the use or intensity of use of the land, building, or structure
- III) include external building envelope alterations within the Historic Townsite"

4.14 Repeal S. 4.2.2.

4.15 Repeal S.4.3.2.VI(f) and S.4.3.2.VI(g) and replace with:

"f) the location, size, type, and dimensions of all existing buildings and/or structures on the subject land, as well as the distance of the buildings and/or structures from the property lines and other structures.

g) the location, size, type, and dimensions of all proposed buildings and structures on the subject land, as well as the proposed distance of the buildings and/or structures from the property lines and other structures."

4.16 Insert the following to S.4.3.2:

"IX. A stormwater management plan that includes:

- a) The location and description of where water flows and pools on the property.
- b) Description of how the water flow and pooling is/will be managed.
- c) Existing and/or proposed infrastructure to manage stormwater and snow such as culverts, drains, snow dams, gutters, etc."

4.17 Insert the following clause to S.4.3.2:

"X. photos of the parcel and buildings."

4.18 Repeal S.4.4.2.1 and replace with: "An applicant aggrieved by the decision of the development officer under section 4.4 'Decision Making', may appeal to Council within 30 days of the date of the decision."

4.19 Repeal S.4.4.2.2 and replace with: "Appeal applicants shall be limited to the original development permit applicant, landowner, and/or their designated representative."

4.20 Repeal S.4.4.2.3

4.21 Insert the following clauses to S. 4.4.2 as follows:



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 14 Bylaw

Bylaw No. 2021-15

- “3. All maps, plans, drawings, and written material that the applicant intends to rely on in support of the appeal must be filed at least 10 days before the day of the hearing.
4. Council shall within 60 days of receipt of an appeal under this section, allow, disallow, or allow the appeal with conditions.
5. The hearing of the appeal shall be public and Council must hear the appeal applicant or any person representing the appeal applicant.
6. The decision of Council shall:
- I. be based on the facts and merits of the case;
 - II. be in writing and set forth the reasons; and
 - III. be personally delivered or mailed to the appeal applicant within 10 days of the date the decision was made.
7. A decision of Council under this section is final and binding and there is no further appeal from it.”
- 4.22 Repeal S.5.1.4, 5.1.5, and S. 5.1.6.
- 4.23 Insert the following clause to S. 5.1:
- 5.1.4 “On receipt of an application for subdivision approval, public notification must be provided in a method approved by Council for two successive weeks prior to decision.
- I. Methods of public notification may include the City of Dawson website, local newspapers, the City and Post Office Bulletin Boards, and written notification letters.
 - II. Written notification letters shall be mailed to contiguous properties.”
- 4.24 Amend S. 6.2 as follows: “When a structure is being moved off of a lot within the historic townsite, the application must be accompanied by an approved redevelopment plan for the original lot, to the satisfaction of the development officer.
- I. When a structure is being moved off of a lot within the historic townsite, an acceptable security deposit of \$1.00 per square foot of the lot under consideration shall be posted upon issuance of a development permit for the move to ensure that the intended redevelopment proceeds.”



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 14 Bylaw

Bylaw No. 2021-15

- 4.25 Insert the following clause to S. 6.2: “The security deposit is to be released upon development officer confirmation of the completion of the development as per the approved development permit.”
- 4.26 Repeal S. 7.1.2 and replace with:
- 7.1.2 “accessory buildings and structures must be set back at least 3.05 m (10 ft.) from:
- I. any principal building, unless otherwise stated in the appropriate zone’s ‘Parcel Requirements’ table.
 - II. any accessory building, unless otherwise stated in the appropriate zone’s ‘Parcel Requirements’ table.”
- 4.27 Insert the following clauses to S. 7.5:
- 7.5.2 “If, through the development permitting process for a structural alteration, it is found that a registered historic structure is legally non-conforming, as per the *Municipal Act*, and does not meet the zone’s minimum parcel requirements, the application may be forwarded to the Heritage Advisory Committee at the discretion of the development officer.
- I. At the sole discretion of the Heritage Advisory Committee, the legally non-conforming, non-compliant minimum parcel requirement(s) of the registered historic structure may be waived so long as:
 - a. The proposed development does not increase the legally non-conforming nature of the use or structure.
 - b. The historic structure does not encroach on a contiguous property or right of way.
 - c. The waiver does not injuriously affect adjacent properties.”
- 4.28 Insert the following clauses to S.7.5:
- 7.5.3 “Written notification letters shall be mailed to adjacent land owners, who may be identified in the City tax assessment roll, advising them of the proposed waiver and providing an opportunity to submit comments prior to decision.”
- 4.29 Repeal S. 8.8.3 and replace with the following: “only one secondary suite or garden suite is permitted per principal single detached dwelling”.



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Zoning Bylaw Amendment No. 14 Bylaw

Bylaw No. 2021-15

- 4.30 Repeal S. 9.2.5 and replace with the following: "Except where cash in lieu is provided in accordance with City bylaws, the required off street parking and loading spaces shall be located on the same parcel as the building they serve or on a separate lot within 152.4 m (500 ft.) of the building and must be registered as an easement".
- 4.31 Insert 'Child Care Centres' as a use to Table 9-1 'REQUIRED OFF-STREET PARKING SPACES', requiring 1 parking stall per 8 children.
- 4.32 Insert 'Painted fascia sign' to Table 10-1 'SIGN REGULATIONS', with no maximum size requirement, as shown in Appendix 2.
- 4.33 Repeal S. 10.0.4 and replace with the following: "Signage, including lettering must be erected or applied in such a manner as to reflect the *Heritage Design Guidelines* and the *Heritage Management Plan* if located in the historic townsite."
- 4.34 Repeal S. 10.0.5 and replace with the following: "Prior to erection or installation all fixed, free-standing, or projecting types of signs shall be approved by the development officer."
- 4.35 Repeal the clause under S.11.1.2 and replace with the following:
- ".1 On a parcel located in an area zoned R1,
- I. no plan of subdivision shall be approved in such a way that contravenes the regulations set out in the table below unless S. 5.1.1.I or s. 5.1.3 applies
- II. and no building or structure shall be constructed, altered, or located in such a way that contravenes the regulations set out in table 11-1, in which column 1 sets out the matter to be regulated and column 2 sets out the regulations."
- 4.36 Insert the following clauses into Table 11-1, ('R1 Zone Minimum Parcel Requirements') under 'minimum setback of buildings from', as shown in Appendix 3:
- Buildings
 - For a dwelling to dwelling (3.05m/10ft)
 - For a dwelling to non-dwelling (0.61m/2ft)
 - For a non-dwelling to non-dwelling (0.61m/2ft)



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 14 Bylaw

Bylaw No. 2021-15

- 4.37 Repeal the clause under S.11.2.2 and replace with the following:
- “.1 On a parcel located in an area zoned R2
- I. no plan of subdivision shall be approved in such a way that contravenes the regulations set out in the table below unless S. 5.1.1.I or s. 5.1.3 applies
 - II. and no building or structure shall be constructed, altered, or located in such a way that contravenes the regulations set out in the table below, in which column 1 sets out the matter to be regulated and column 2 sets out the regulations.”
- 4.38 Repeal the minimum parcel size requirements in Table 11-3 ('R2 Zone Minimum Parcel Requirements') and replace with 464.5m² / 5,000ft² in Column 2.
- 4.39 Insert the following clauses into Table 11-3 ('R2 Zone Minimum Parcel Requirements') under 'minimum setback of buildings from', as shown in Appendix 4:
- Buildings
 - For a dwelling to dwelling (3.05m/10ft)
 - For a dwelling to non-dwelling (0.61m/2ft)
 - For a non-dwelling to non-dwelling (0.61m/2ft)
- 4.40 Repeal S.11.2.2 table title and replace with the following: 'TABLE 11-2: R2 ZONE MINIMUM PARCEL REQUIREMENTS'.
- 4.41 Repeal the clause under S.11.3.2 and replace with the following:
- “.1 On a parcel located in an area zoned R3,
- I. no plan of subdivision shall be approved in such a way that contravenes the regulations set out in the table below unless S. 5.1.1.I applies
 - II. and no building or structure shall be constructed, altered, or located in such a way that contravenes the regulations set out in the table below, in which column 1 sets out the matter to be regulated and column 2 sets out the regulations.”
- 4.42 Repeal the clause under S.12.1.2 and replace with the following:
- “.1 On a parcel located in an area zoned C1,
- I. no plan of subdivision shall be approved in such a way that contravenes the regulations set out in the table below unless S. 5.1.1.I or s. 5.1.3 applies



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 14 Bylaw

Bylaw No. 2021-15

- II. and no building or structure shall be constructed, altered, or located in such a way that contravenes the regulations set out in the table below, in which column 1 sets out the matter to be regulated and column 2 sets out the regulations.”
- 4.43 Repeal S.12.2.2.1 and replace with the following:
“.1 On a parcel located in an area zoned C2,
I. no plan of subdivision shall be approved in such a way that contravenes the regulations set out in the table below unless S. 5.1.1.I or S.5.1.3 applies
II. and no building or structure shall be constructed, altered, or located in such a way that contravenes the regulations set out in the table below, in which column 1 sets out the matter to be regulated and column 2 sets out the regulations.”
- 4.44 Repeal S.12.2.2.2 and replace with: “The development regulations for the R1 Zone, not including R1 zone parcel line setbacks, shall apply to the development of single family detached dwellings.”
- 4.45 Insert ‘heliport’ in S. 13.1.1.
- 4.46 Remove ‘residential security unit’ from S.13.1.1 and add to Secondary Uses in S.13.1.2
- 4.47 Repeal S.13.1.3.1 and replace with:
“13.1.3.1 On a parcel located in an area zoned M1,
I. no plan of subdivision shall be approved in such a way that contravenes the regulations set out in the table below unless S. 5.1.1.I applies
II. and no building or structure shall be constructed, altered, or located in such a way that contravenes the regulations set out in the table below, in which column 1 sets out the matter to be regulated and column 2 sets out the regulations.”
- 4.48 Repeal S.13.1.3.2.III and replace with the following: “be constructed and operational after the construction of the principal building, unless the permitted use of the property does not require a principal building”.
- 4.49 Repeal S. 4.01 and 4.02 of Zoning Amendment Bylaw No. 6 (Bylaw #2019-17), and replace with the following:



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“4.01 Section 13.0 is hereby amended by adding a new section 13.1.4 titled ‘Special Modifications’.

4.02 Section 13.1.4 is hereby amended by adding a new section as follows: a) Grant numbers: P 00748, P 00749, P 00750, P 07901, P 07992, P 07993, P 07994, P 08446, P 08861, P 08862, P 08981, P 10413, P 10414, P 10783, P 35904, P 35905 are temporarily zoned Industrial until November 4, 2030, as per Bylaw No. 2019-17.”

4.50 Insert the following to S.14.1:

“14.1.2 ‘Secondary Use’

.1 community recreation facility”

4.51 Repeal the clause under S.14.1.2 and replace with the following:

“.2 On a parcel located in an area zoned P1,

I. no plan of subdivision shall be approved in such a way that contravenes the regulations set out in the table below unless S. 5.1.1.1 or s. 5.1.3 applies

II. and no building or structure shall be constructed, altered, or located in such a way that contravenes the regulations set out in the table below, in which column 1 sets out the matter to be regulated and column 2 sets out the regulations.”

4.52 Move ‘TABLE 14-1: P1 ZONE MINIMUM PARCEL REQUIREMENTS’ below S.14.1.2.2.

4.53 Insert ‘mixed use development’ in S.14.2.1

4.54 Insert ‘offices’ in S.14.2.1

4.55 Insert the following to S.14.2:

“14.2.2 ‘Secondary Use’

.1 ‘eating and drinking establishment”

4.56 Repeal the clause under S.14.2.2 (now S 14.2.3 as per the above amendment) and replace with the following:

“.1 On a parcel located in an area zoned P2,

I. no plan of subdivision shall be approved in such a way that contravenes the regulations set out in the table below unless S. 5.1.1.1 or s. 5.1.3 applies



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- II. and no building or structure shall be constructed, altered, or located in such a way that contravenes the regulations set out in the table below, in which column 1 sets out the matter to be regulated and column 2 sets out the regulations.”

4.57 Repeal S.14.2.3.1 and replace with the following: “The regulations contained in Table 12-1 of this bylaw shall apply to all P2 parcels that are located within the historic townsite as shown on Schedule “D”.”

4.58 Repeal the clause under S.15.1.2 and replace with:

- “.1 On a parcel located in an area zoned A1,
- I. no plan of subdivision shall be approved in such a way that contravenes the regulations set out in the table below unless S. 5.1.1.I applies
 - II. and no building or structure shall be constructed, altered, or located in such a way that contravenes the regulations set out in the table below, in which column 1 sets out the matter to be regulated and column 2 sets out the regulations.”

4.59 Repeal 17.5.5.II and replace with:
“500 m (1640.4 ft.) for properties in all other areas”

4.60 Repeal S. 17.5.6.

4.61 Administrative numbering edit of S. A.1.4, A.2.4, A.3.2

PART III – FORCE AND EFFECT

5.00 Severability

5.01 If any section, subsection, sentence, clause, or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

6.00 Enactment



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6.01 This bylaw shall come into force on the day of the passing by Council of the third and final reading.

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	December 8, 2021
PUBLIC HEARING	February 9, 2022
SECOND	
THIRD and FINAL	

William Kendrick, Mayor
Presiding Officer

Cory Bellmore, CAO
Chief Administrative Officer



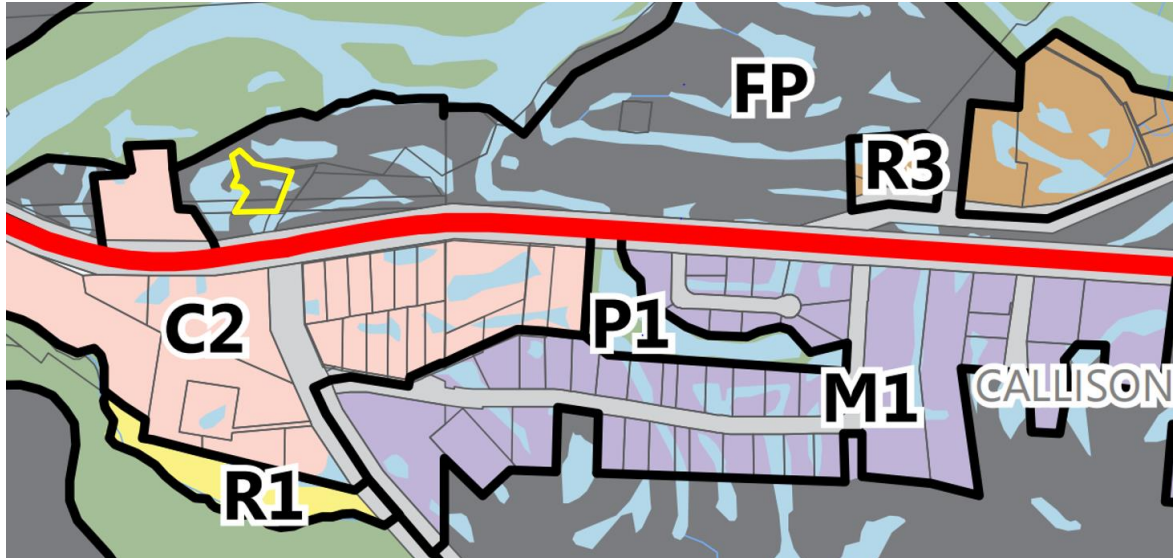
THE CITY OF DAWSON

Zoning Bylaw Amendment No. 14 Bylaw

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8.00 Appendices

Appendix 1. Amendment to Schedule B



Appendix 2. Amendment to Table 10-1

Signs	Maximum Size	Permitted Type
Painted fascia sign	No maximum size	Fixed



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Appendix 3. Amendment to Table 11-1

TABLE 11-1 R1 ZONE MINIMUM PARCEL REQUIREMENTS

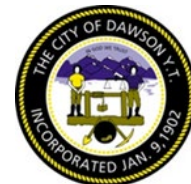
Column 1	Column 2	
Minimum parcel size	232.3 m ²	(2,500 ft. ²)
Minimum parcel width	7.6 m	(25 ft.)
Minimum setback of buildings from		
• front parcel line	3.05 m	(10 ft.)
• interior side parcel line		
➤ for a dwelling	1.52 m	(5 ft.)
➤ for a non-dwelling accessory building	0.61 m	(2 ft.)
➤ for a duplex with a shared wall on property line	0 m	(0 ft.)
• exterior side parcel line	3.05 m	(10 ft.)
• rear parcel line	1.5 m	(5 ft.)
• buildings		
➤ for a dwelling to dwelling	3.05 m	(10 ft.)
➤ for a dwelling to non-dwelling	0.61 m	(2 ft.)
➤ for a non-dwelling to non-dwelling	0.61 m	(2 ft.)
Maximum parcel coverage	50%	
Minimum floor area of primary dwelling unit	23.8 m ²	(256 ft. ²)
Maximum height for		
• principal building	10.67 m	(35 ft.)
• accessory building	6.10 m	(20 ft.)

Appendix 4. Amendment to Table 11-3

TABLE 11-3: R2 ZONE MINIMUM PARCEL REQUIREMENTS

Column 1	Column 2	
Minimum floor area of primary dwelling unit	23.8 m ²	(256 ft. ²)
Minimum parcel size	464.5 m ²	(1,524 ft. ²)
Minimum parcel width	15.24 m	(50 ft.)
Minimum setback of buildings from		
• front parcel line	3.05 m	(10 ft.)
• interior side parcel line	1.52 m	(5 ft.)
• exterior side parcel line	3.05 m	(10 ft.)
• rear parcel line	1.52 m	(5 ft.)
• buildings		
➤ for a dwelling to dwelling	3.05 m	(10 ft.)
➤ for a dwelling to non-dwelling	0.61 m	(2 ft.)
➤ for a non-dwelling to non-dwelling	0.61m	(2 ft.)
Maximum height for		
• principal building	10.67 m	(35 ft.)
• accessory building	6.10 m	(20 ft.)

Report to the Heritage Advisory Committee



☐ For HAC Decision ☒ For HAC Direction ☐ For HAC Information

☐ In Camera

AGENDA ITEM:	2021 Zoning Bylaw Housekeeping Amendment: Historic Structure Definition	
PREPARED BY:	Planning & Development	<ul style="list-style-type: none">- Bylaw 2021-15 (ZBL Amendment No. 14)- Email correspondence 'RE YHSI Info Request'- Municipal Historic Sites Directory: https://www.cityofdawson.ca/p/municipal-historic-sites-directory- Yukon Register of Historic Places: http://register.yukonhistoricplaces.ca/- Canadian Register of Historic Places: https://www.historicplaces.ca/en/results-resultats.aspx?m=2&Keyword=dawson%20city
DATE:	May 13, 2022	
RELEVANT BYLAWS / POLICY / LEGISLATION: <ul style="list-style-type: none">- OCP- Zoning Bylaw- Heritage Management Plan- Yukon Historic Resources Act- Design Guidelines- Standards and Guidelines for the Conservation of Historic Places in Canada		

RECOMMENDATION

That the HAC provide direction on the definition of 'historic structure' for the proposed HAC zoning waiver process.

PURPOSE

For Council to seek feedback from the HAC on what historic structures should be eligible for the proposed HAC Zoning Bylaw parcel requirement waiver process (addition of S. 7.5.1 to the Zoning Bylaw).

Key question for consideration: what constitutes a valuable heritage structure in the Historic Townsite? Is it A) the age of a building or B) formal designation of a building?

BACKGROUND SUMMARY

As previously reviewed by the HAC, an amendment to section 7.5 of the Zoning Bylaw 'Heritage' is being made to create a process whereby the HAC may waive minimum parcel requirements (eg. setback and minimum square footage requirements) on historic structures. The goal is to ensure that parcel requirement compliance issues do not prevent valued historic structures from obtaining development permits and thus being upkeep.

In the past, these kinds of situations were addressed by variance applications to the Board of Variance; however, this is technically inconsistent with the intention of variances, as outlined in the *Municipal Act*. As such, there is currently no process in place to approve major development permits (structural alterations) for historic structures that may have a noncompliant setback or may not meet the minimum square footage or height requirements. This results in owners of non-compliant registered historic structures not being able to (legally) upkeep and maintain the building, resulting in structural disrepair over time. This issue is in direct conflict with the City's mandate to promote the protection of valued historic structures.

This proposed amendment was reviewed by the HAC at HAC meeting #22-04 and at the joint HAC/Council meeting on February 17, 2022. The Committee provided their full support for this amendment.

Proposed addition:

S. 7.5.1 If, through the development permitting process for a structural alteration, it is found that a *registered* historic structure is legally non-conforming, as per the *Municipal Act*, and does not meet the zone's minimum parcel requirements, the application may be forwarded to the Heritage Advisory Committee at the discretion of the development officer.

- I. At the sole discretion of the Heritage Advisory Committee, the legally non-conforming, noncompliant minimum parcel requirement(s) of the *registered* historic structure may be waived by resolution so long as:
 - a. the proposed development does not increase the legally non-conforming nature of the use or structure
 - b. The historic structure does not encroach on a contiguous property or right of way
 - c. The waiver does not injuriously affect adjacent properties
- II. For the purposes of this section, a 'historic structure' is ... *TBD*

On April 27, 2022, Committee of the Whole requested direction from the HAC on what definition should be used for 'registered historic structure'.

ANALYSIS / DISCUSSION

The implications of this definition are significant in that it will determine which structures are eligible to have minimum parcel requirements waived, which enables compliance and development permitting. Depending on the definition, it could open the door to many buildings over the age of 50 being eligible, or only those that have been identified as having heritage value through designation.

Options:

1. **Historic structure= a structure that is listed in the Municipal Inventory of Historic Sites. This includes structures that are designated as a Municipal Historic Site or listed in the Yukon Register of Historic Places, the Canadian Register of Historic Places, or the Yukon Historic Sites Inventory within the Historic Townsite.**
 - This option provides the most flexibility in that inclusion in the YHSI could include any building that is over 50 years old. As informed by the YG Historic Sites Unit: being included in the YHSI is not an automatic indication of a high level of historic significance. It is not the equivalent of designation under the Yukon Historic Resources Act.
 - This creates cause for concern in that this may enable 1972 buildings (if legally non-conforming) to become eligible for the heritage waiver, even if the structure is not historically significant. This could result in rendering the Zoning Bylaw parcel requirements obsolete for buildings without significant heritage value; thus, permitting potentially non heritage-valued structures to continue in noncompliance in perpetuity. This poses challenges in 'remedying' long standing non compliance in the townsite.
 - It should be noted that the Heritage Management Plan states:

"The City has the discretion to permit demolition of buildings and structures less than 40 years old if the proposed replacement would improve the quality of the built environment. Buildings and structures 40 or more years old may be demolished only in exceptional circumstances."

As such, it could be argued that extending this waiver process to all building over 50 years old, hence all buildings listed in the YHSI, is in line with the HMP.
- The creation of a Municipal Inventory of Historic Sites is noted in the HMP. The Municipal Inventory of Historic Sites would be created by the YG Historic Sites Unit by compiling all YHSI listed structures within the Historic Townsite, designated Municipal Historic Sites, or structures

designated under the Yukon Register of Historic Places and Canadian Register of Historic Places. This list would be publicly accessible.

2. Historic structure = a structure that is listed in the Yukon Historic Sites Inventory and constructed before **insert date relevant to City heritage goals or has been designated by Council as a Municipal Historic Site or listed in the Yukon Register of Historic Places or the Canadian Register of Historic Places.**

- The reason for including the listing on the YHSI and the year of the building is to:
 - a) Provide for the option to limit the age of buildings that are eligible for the waiver so as to balance heritage management goals with the goals of the Zoning Bylaw regulations. Council had raised the concern that perhaps not all 50 year-old buildings are historically significant and therefore it may not be sensible for the waiver to apply to all YHSI listed structures.
 - b) The YHSI provides proof of the date of the building and other information that may be relevant to decision making.

Should the HAC recommend this option, it is requested that the HAC recommend a date that achieves heritage goals. Council had suggested 1960.

- The *Design Guidelines for Historic Dawson* “provide an analysis of the architectural and landscape elements that went to make up the unique visual character of Dawson City in the years 1897-1918.”
- The following are excerpts from the *Heritage Management Plan* under ‘vision and objectives’ related to timelines:
 - “The heritage management program will tell the stories of the entire human history of the Klondike Valley, with particular emphasis on the Gold Rush era of 1896-1910”
 - “Conserve and interpret the full history of the cultural landscape – before, during, and after the Gold Rush”
 - “Retain the dominant character as a Gold Rush-era cultural landscape”
 - “Communicate that the Gold Rush was a short but highly significant era in the long course of natural and human history, and ensure that resources remain and stories are told from the other periods of history”
- The *Heritage Management Plan* includes a limited history brief on the years following the end of the Gold Rush. A brief timeline of Dawson’s history following the Gold Rush is outlined on pgs. 9-11:
 - In 1923 the Yukon Consolidated Gold Corporation (YCGC) absorbed many dredge operators which triggered a significant decrease in Dawson’s population, and dredged the area until 1966. As a result, many Gold Rush-era buildings became derelict and new types of architecture took their place.
 - Tourism began to develop after the Second World War, and the Klondike Visitors’ Association was formed in the early 1950s to bolster the industry. The KVA and the federal government together recognized the value of Dawson’s heritage to attract tourism, which would stimulate the economy.
 - In 1959 the Historic Sites and Monuments Board of Canada (HSMBC) recommended ‘that Dawson be regarded as a “historical complex” of national importance and studied as such.’ The HSMBC recommended ‘that the commemorative undertaking at Dawson should deal with the full extent of the Gold Rush and its impact on Canadian history. The federal government acquired a number of buildings to protect, and instituted a commemorative program in Dawson, and ‘by the 1970s it was the leading employer in the town and the mainstay of the area’s tourist industry.
 - In 1974 the Department of Indian and Northern Affairs, which had succeeded Northern Affairs and National Resources, issued a massive four-volume report that outlined a comprehensive, long-term program of conservation in Dawson. This has remained a blueprint for policy and physical development.

- This may be in contradiction to the HMP from the 40 year demolition recommendation, as described above under option #1.

3. Registered historic structure= a building or structure that is listed in the Yukon Register of Historic Places, the Canadian Register of Historic Places, or has been designated by Council as a Municipal Historic Site.

- This option means that the structure would be identified as having heritage value via their designation on a municipal, territorial, or national level, including municipal and territorial designation under the Yukon Historic Resources Act.
- Although this option provides the benefit of ensuring that the structure has significant heritage value, it may be unnecessarily restrictive and thus not meet the goal of enabling the upkeep of heritage resources in the Historic Townsite as this would only cover 35 out of 250+ YHSI sites. The Municipal Historic Site designation process requires a significant amount of time to undertake, which may be restrictive for property owners in upkeeping their historic resource.
- Many structures listed on the three registries feature overlap (have multiple levels of designation), and at this time, few privately owned structures have been designated under any of the three registries.

- The following 8 sites are listed on the Yukon Register of Historic Places:

1. Arctic Brotherhood Hall
2. Bank Of Commerce
3. Dawson City Telegraph Office
4. Harrington's Store
5. Minto Park
6. Moosehide Slide
7. P. Denhardt Cabin
8. Yukon Sawmill Company Office


- The following 27 sites (within the municipal boundary) are listed on the Canadian Register of Historic Places:

- | | | |
|-------------------------------------|--|--|
| 1. St. Andrew's Presbyterian Church | 2. Winaut's Store | 3. Courthouse |
| 4. Dawson City Telegraph Office | 5. Yukon Sawmill Company Office | 6. Mme. Tremblay's Store |
| 7. St. Andrew's Manse | 8. Dawson Daily News | 9. Robert Service Cabin |
| 10. Ruby's Place | 11. Harrington's Store | 12. Black Residence |
| 13. NWMP Married Quarters | 14. 1North West Mounted Police Stables | 15. Old Territorial Administration Building National Historic Site of Canada |
| 16. North West Mounted Police Jail | 17. Lowe's Mortuary | 18. Yukon Hotel National Historic Site of Canada |
| 19. BYN Ticket Office | 20. Commissioner's Residence | 21. Commanding Officer's Residence |
| 22. Third Avenue Hotel, Building 14 | 23. KTM Building | 24. Canadian Bank of Commerce National Historic Site of Canada |
| 25. Post Office | 26. Bank of British North America | 27. Tr'ochëk National Historic Site of Canada |

- The following 6 sites have been designated as Municipal Historic Sites:

1. Harrington's Store
2. Paul Denhardt Cabin

3. Canadian Bank of Commerce
4. Minto Park
5. Arctic Brotherhood Hall
6. Moosehide Slide

APPROVAL		
NAME:	Stephanie Pawluk, PDM	SIGNATURE: 
DATE:	May 13, 2022	

All Dawson YHSI Sites

YHSI ID	SITE NAME	NTS MAP	COMMUNITY	SITE CATEGORY
116B/03/141A	1-12-10B	116B/03	Dawson City	Architecture
116B/03/142	2011-01-12	116B/03	Dawson City	Architecture
116B/03/144	2014-01-12	116B/03	Dawson City	Architecture
116B/03/139	1-12-7A	116B/03	Dawson City	Architecture
116B/03/152	1-13-11A	116B/03	Dawson City	Architecture
116B/03/154	1-13-12a	116B/03	Dawson City	
116B/03/155	2013-01-13	116B/03	Dawson City	Architecture
116B/03/146	2002-01-13	116B/03	Dawson City	Architecture
116B/03/147	2003-01-13	116B/03	Dawson City	Architecture
116B/03/149	2005-01-13	116B/03	Dawson City	Architecture
116B/03/156	2002-01-14	116B/03	Dawson City	
116B/03/157	2003-01-15	116B/03	Dawson City	Architecture
116B/03/158	2004-01-15	116B/03	Dawson City	Architecture
116B/03/468A	12-F-4a	116B/03	Dawson City	Architecture
116B/03/468B	12-F-4B	116B/03	Dawson City	Architecture
116B/03/467	12-G-1	116B/03	Dawson City	Architecture
116B/03/469	12-H-13	116B/03	Dawson City	Architecture
116B/03/464A	12-H-15	116B/03	Dawson City	Architecture
116B/03/029	1-C-1	116B/03	Dawson City	Architecture
116B/03/042	1-P-4	116B/03	Dawson City	Architecture
116B/03/080	2-HB-16	116B/03	Dawson City	Architecture
116B/03/080A	2-HB-16A	116B/03	Dawson City	Architecture
116B/03/081	2-HB-17	116B/03	Dawson City	Architecture
116B/03/081A	2-HB-17A	116B/03	Dawson City	Architecture
116B/03/083A	2-HB-20A	116B/03	Dawson City	Architecture
116B/03/083B	2-HB-20B	116B/03	Dawson City	Architecture
116B/03/083C	2-HB-20C	116B/03	Dawson City	Architecture
116B/03/083D	2-HB-20D	116B/03	Dawson City	Architecture
116B/03/078	2-HB-4	116B/03	Dawson City	Architecture
116B/03/079	2-HB-5	116B/03	Dawson City	Architecture
116B/03/089	2-HD-1	116B/03	Dawson City	
116B/03/095	2-HE-17	116B/03	Dawson City	Architecture
116B/03/092	2-HE-5	116B/03	Dawson City	Architecture
116B/03/093A	2-HE-6B	116B/03	Dawson City	Architecture
116B/03/098	2-HG-1	116B/03	Dawson City	Architecture
116B/03/106	2-HG-10	116B/03	Dawson City	Architecture
116B/03/099	2-HG-1A	116B/03	Dawson City	Architecture
116B/03/099A	2-HG-1C	116B/03	Dawson City	Architecture
116B/03/100	2-HG-3	116B/03	Dawson City	Architecture
116B/03/101	2-HG-4	116B/03	Dawson City	Architecture
116B/03/102	2-HG-5	116B/03	Dawson City	Architecture
116B/03/104A	2-HG-6B	116B/03	Dawson City	Architecture
116B/03/109	2-HH-3	116B/03	Dawson City	Architecture
116B/03/111	2-HH-6	116B/03	Dawson City	Architecture

116B/03/113	2-HH-7
116B/03/115	2-HI-1
116B/03/123	2-HJ-1A
116B/03/129A	2-LE-2A
116B/03/130	2-LE-3
116B/03/131	2-LE-4
116B/03/161A	3-A-6A
116B/03/171	3-B-6B
116B/03/173	3-B-7A
116B/03/598	3-BF-6
116B/03/188	3-D-11
116B/03/192	3-G-5
116B/03/203	3-H-5
116B/03/300	3-HB-8
116B/03/046A	3-HE-7A
116B/03/308	3-HE-9
116B/03/308A	3-HE-9A
116B/03/309	3-HI-7
116B/03/311	3-HI-9A
116B/03/208A	3-I-13B
116B/03/223A	3-J-17
116B/03/224	3-J-17B
116B/03/032	3-J-2
116B/03/033	3-J-20
116B/03/216	3-J-6
116B/03/216A	3-J-6A
116B/03/324	3-LB-1
116B/03/330	3-LC-11
116B/03/333	3-LC-16A
116B/03/556	3-LD-12
116B/03/344	3-LE-11
116B/03/346	3-LE-11B
116B/03/347	3-LE-12
116B/03/347A	3-LE-12A
116B/03/348	3-LE-12B
116B/03/356	3-LG-4A
116B/03/365	3-LH-11
116B/03/367	3-LH-30
116B/03/362	3-LH-7
116B/03/368	3-LI-1
116B/03/369	3-LI-2
116B/03/241	3-M-2
116B/03/243	3-M-4
116B/03/248	3-N-4
116B/03/254	3-O-2
116B/03/254A	3-O-2A
116B/03/306	3RD AVENUE HOTEL

[illegible]

116B/03/275	3-U-2	116B/03	Dawson City	Architecture
116B/03/280	3-U-20A	116B/03	Dawson City	Architecture
116B/03/284	3-W-5A	116B/03	Dawson City	Architecture
116B/03/288	3-X-13	116B/03	Dawson City	Architecture
116B/03/474	4-C-12	116B/03	Dawson City	Architecture
116B/03/383	4-D-7	116B/03	Dawson City	Architecture
116B/03/389	2002-05-01	116B/03	Dawson City	Architecture
116B/03/391	5-1-7A	116B/03	Dawson City	Architecture
116B/03/555	2008-05-01	116B/03	Dawson City	Architecture
116B/03/395	2010-05-03	116B/03	Dawson City	Architecture
116B/03/400	2004-05-05	116B/03	Dawson City	Architecture
116B/03/431	6-E-10	116B/03	Dawson City	Architecture
116B/03/423	6-E-1A	116B/03	Dawson City	Architecture
116B/03/428	6-E-3A	116B/03	Dawson City	Architecture
116B/03/493	6-F-5	116B/03	Dawson City	Architecture
116B/03/447	6-G-10	116B/03	Dawson City	Architecture
116B/03/446	6-G-9A	116B/03	Dawson City	Architecture
116B/03/450	6-H-2A	116B/03	Dawson City	Architecture
116B/03/459	6-J-6	116B/03	Dawson City	Architecture
116B/03/460	6-J-7	116B/03	Dawson City	Architecture
116B/03/460A	6-J-7a	116B/03	Dawson City	Architecture
116B/03/345	A. WYMAN	116B/03	Dawson City	Architecture
116B/03/420	A.F. NICHOL- A.H. DAY- CRAYFORD	116B/03	Dawson City	Architecture
116B/03/466	A.J. BOWIE	116B/03	Dawson City	Architecture
116B/03/392	A.L. STEWART	116B/03	Dawson City	Architecture
116B/03/568	ACKLEN HYDRAULIC MINE	116B/03	Dawson City	Industrial
116B/03/211	ADAIR WHOLESALE HARDWARE	116B/03	Dawson City	Architecture
116B/03/121A	ANGLICAN RECTORY GREENHOUSE	116B/03	Dawson City	Architecture
116B/03/339	ANNE ROUSSEAU	116B/03	Dawson City	Architecture
116B/03/264	ARCTIC BROTHERHOOD HALL	116B/03	Dawson City	Architecture
116B/03/242	AUTO COURT CABINS	116B/03	Dawson City	Architecture
116B/03/034	BANK OF BRITISH NORTH AMERICA	116B/03	Dawson City	Architecture
116B/03/475	BANK OF COMMERCE	116B/03	Dawson City	Architecture
116B/03/421	BEADETTE CABIN	116B/03	Dawson City	Architecture
116B/03/436	BERTON HOUSE	116B/03	Dawson City	Architecture
116B/03/372	BIERLMEIER HOUSE	116B/03	Dawson City	Architecture
116B/03/372A	BIERLMEIER SHED	116B/03	Dawson City	Architecture
116B/03/295	BILL LOPASCHUK CABIN	116B/03	Dawson City	Architecture
116B/03/047	BILLY BIGGS BLACKSMITH SHOP	116B/03	Dawson City	Architecture
116B/03/121	BISHOP STRINGER'S HOUSE ANGLICAN RECTORY	116B/03	Dawson City	Architecture
116B/03/052	BLACK RESIDENCE	116B/03	Dawson City	Architecture
116B/03/378	BOMBAY PEGGY'S	116B/03	Dawson City	Architecture
116B/03/299	BOWIE CABIN	116B/03	Dawson City	Architecture
116B/03/462	BOYES CABIN	116B/03	Dawson City	Architecture
116B/03/132	BRAGA GARAGE	116B/03	Dawson City	Architecture
116B/03/334	BURKHARD RESIDENCE	116B/03	Dawson City	Architecture
116B/03/049	BYN CO. TICKET OFFICE (BRITISH YUKON NAVY)	116B/03	Dawson City	Architecture

116B/03/197	C BURKHARD HOUSE	116B/03	Dawson City	Architecture
116B/03/370	C. MCKENZIE	116B/03	Dawson City	Architecture
116B/03/379	C. WHITMORE	116B/03	Dawson City	Architecture
116B/03/274	CALEY HOUSE	116B/03	Dawson City	Architecture
116B/03/094	CALEY STORAGE SHED	116B/03	Dawson City	Architecture
116B/03/209A	CALEY'S SHED	116B/03	Dawson City	Architecture
116B/03/304	CALEY'S STORAGE SHED	116B/03	Dawson City	Architecture
116B/03/209	CALEY'S STORE	116B/03	Dawson City	Architecture
116B/03/210	CALEY'S WAREHOUSE	116B/03	Dawson City	Architecture
116B/03/213	CALEY'S WAREHOUSE	116B/03	Dawson City	Architecture
116B/03/056	CARNEGIE LIBRARY	116B/03	Dawson City	Architecture
116B/03/164	CASSIAR BUILDING	116B/03	Dawson City	Architecture
116B/03/388	CATHOLIC CHURCH SACRISTY	116B/03	Dawson City	Architecture, Grave
116B/03/406	CHARLES MOORE HOUSE	116B/03	Dawson City	Architecture
116B/03/580	CHERYL FRY BUILDING 1	116B/03	Dawson City	Architecture
116B/03/581	CHERYL FRY BUILDING 2	116B/03	Dawson City	Architecture
116B/03/582	CHERYL FRY BUILDING 3	116B/03	Dawson City	Architecture
116B/03/023	COMMISSIONER'S RESIDENCE	116B/03	Dawson City	Architecture, Land:
116B/03/043	CONSERVATION LAB	116B/03	Dawson City	Architecture
116B/03/022	COURT HOUSE	116B/03	Dawson City	Architecture
116B/03/418	CRAYFORD GARAGE	116B/03	Dawson City	Architecture
116B/03/129	CRAYFORD RESIDENCE; BEACOM	116B/03	Dawson City	Architecture
116B/03/279	CUSTOMS HOUSE	116B/03	Dawson City	Architecture
116B/03/453	D.B. OLSEN HOUSE	116B/03	Dawson City	Architecture
116B/03/176	D.O.T. OFFICE	116B/03	Dawson City	Architecture
116B/03/377	DAVIS CAULEY HOUSE	116B/03	Dawson City	Architecture
116B/03/226	DAWSON CITY FIREHALL	116B/03	Dawson City	Architecture
116B/03/058	DAWSON CITY TELEGRAPH OFFICE	116B/03	Dawson City	Architecture
116B/03/038	DAWSON DAILY NEWS	116B/03	Dawson City	Architecture
116B/03/182	DAWSON GOSPEL HALL	116B/03	Dawson City	Architecture
116B/03/177	DAWSON HARDWARE COMPANY	116B/03	Dawson City	Architecture
116B/03/596	DAWSON NORTH END PLATFORM #11	116B/03	Dawson City	Architecture, Land:
116B/03/108	DELION HOUSE	116B/03	Dawson City	Architecture
116B/03/415	DEWEY GRONER	116B/03	Dawson City	Architecture
116B/03/278	DREDGE MASTER HOUSE	116B/03	Dawson City	Architecture
116B/03/205	DUBOIS RESIDENCE	116B/03	Dawson City	Architecture
116B/03/404	EDMUNDS GILLIS HOUSE	116B/03	Dawson City	Architecture
116B/03/461	ERICH MERTENS	116B/03	Dawson City	Architecture
116B/03/138	FERRY SALOON SNIDER RESIDENCE	116B/03	Dawson City	Architecture
116B/03/351	FIRTH HOUSE	116B/03	Dawson City	Architecture
116B/03/170	FLORA DORA HOTEL	116B/03	Dawson City	Architecture
116B/03/180	FUHRE'S RESIDENCE	116B/03	Dawson City	Architecture
116B/03/465	G.H. WALTON	116B/03	Dawson City	Architecture
116B/03/231	GALLERY	116B/03	Dawson City	Architecture
116B/03/244	GARAGE	116B/03	Dawson City	Architecture
116B/03/444	GAW/DUBOIS RESIDENCE	116B/03	Dawson City	Architecture
116B/03/145	GOLD NUGGET MOTEL	116B/03	Dawson City	

116B/03/227	GOVERNMENT LIQUOR STORE & OFFICES	116B/03	Dawson City	Architecture
116B/03/194	GREG CLARK HOUSE	116B/03	Dawson City	Architecture
116B/03/393	HANULIK	116B/03	Dawson City	Architecture
116B/03/148	HANULIK RESIDENCE	116B/03	Dawson City	Architecture
116B/03/606	HARRINGTON'S STORE	116B/03	Dawson City	Architecture
116B/03/185	J & J EMPORIUM	116B/03	Dawson City	
116B/03/385	J. BURKE	116B/03	Dawson City	Architecture
116B/03/359	J. MCUSPIE	116B/03	Dawson City	Architecture
116B/03/323	J.C. ROBE	116B/03	Dawson City	Architecture
116B/03/419	J.N.E. BROWN; F.A. WHITNEY	116B/03	Dawson City	Architecture
116B/03/429	J.P. MACLENNAN BRIAN MCDONALD	116B/03	Dawson City	Architecture
116B/03/390	JACK FRASER	116B/03	Dawson City	Architecture
116B/03/410	JACK LONDON'S CABIN	116B/03	Dawson City	Architecture
116B/03/256	KLONDIKE GOLD CAMP	116B/03	Dawson City	Architecture
116B/03/240	KLONDIKE KATE'S	116B/03	Dawson City	Architecture
116B/03/230	KLONDIKE MOTORS	116B/03	Dawson City	Architecture
116B/03/039	KLONDIKE THAWING MACHINE CO.	116B/03	Dawson City	Architecture
116B/03/594	KLONDIKE VALLEY DREDGE TAILINGS	116B/03	Dawson City	Industrial, Landscap
116B/03/250	LACHAPELLE HOUSE	116B/03	Dawson City	Architecture
116B/03/316	LADUE GOLD MINING & DEVELOPMENT CO.	116B/03	Dawson City	Architecture
116B/03/141	LIDSTONE RESIDENCE	116B/03	Dawson City	Architecture
116B/03/188A	LOPASCHUK SHED	116B/03	Dawson City	Architecture
116B/03/035	LOWE'S MORTUARY	116B/03	Dawson City	Architecture
116B/03/461A	MACBRIDE SHED	116B/03	Dawson City	Architecture
116B/03/037	MADAME TREMBLAY'S STORE	116B/03	Dawson City	Architecture
116B/03/246	MAPLE LEAF GARAGE	116B/03	Dawson City	Architecture
116B/03/427	MAYES	116B/03	Dawson City	Architecture
116B/03/341	MCCAULEY HOUSE	116B/03	Dawson City	Architecture
116B/03/340A	MCCAULEY SHED	116B/03	Dawson City	Architecture
116B/03/340B	MCCAULEY SHED	116B/03	Dawson City	Architecture
116B/03/448	MELANIE MORICO	116B/03	Dawson City	Architecture
116B/03/291	MELOY CABIN	116B/03	Dawson City	Architecture
116B/03/103	METHODIST MANSE	116B/03	Dawson City	Architecture
116B/03/588	MINTO PARK	116B/03	Dawson City	Landscape
116B/03/597	MOOSEHIDE SLIDE	116B/03	Dawson City	Landscape, First Na
116B/03/201	N.A.T. & T C.O. RESIDENCE	116B/03	Dawson City	Architecture
116B/03/202	N.A.T. & T. CO. RESIDENCE	116B/03	Dawson City	Architecture
116B/03/204	N.C.P.C. OFFICE	116B/03	Dawson City	Architecture
116B/03/048	NORTHERN COMMERCIAL COMPANY WAREH	116B/03	Dawson City	Architecture
116B/03/027	NWMP COMMANDING OFFICER'S RESIDENCE	116B/03	Dawson City	Architecture
116B/03/044	NWMP JAIL	116B/03	Dawson City	Architecture
116B/03/028	NWMP MARRIED OFFICER'S QUARTERS	116B/03	Dawson City	Architecture
116B/03/026	NWMP STABLES	116B/03	Dawson City	Architecture
116B/03/595	OCTAGONAL HOUSE	116B/03	Dawson City	
116B/03/215	ODD FELLOW'S HALL	116B/03	Dawson City	Architecture
116B/03/161	OLD SHANTY ART GALLERY	116B/03	Dawson City	Architecture
116B/03/060	OLD TERRITORIAL ADMINISTRATION BUILDIN	116B/03	Dawson City	Architecture

116B/03/468	P. DENHARDT CABIN	116B/03	Dawson City	Architecture
116B/03/337	P. LENEZ	116B/03	Dawson City	Architecture
116B/03/382	P.A. WILSON	116B/03	Dawson City	Architecture
116B/03/353	P.F.X. GENEST	116B/03	Dawson City	Architecture
116B/03/325	P.V. CAREY	116B/03	Dawson City	Architecture
116B/03/054	PALACE GRAND THEATRE	116B/03	Dawson City	Architecture
116B/03/206	PENTECOSTAL CHAPEL	116B/03	Dawson City	Architecture
116B/03/166	PETE HULEY HOUSE	116B/03	Dawson City	Architecture
116B/03/437	PETERSON CABIN	116B/03	Dawson City	Architecture
116B/03/449	PINKERTON HOUSE	116B/03	Dawson City	Architecture
116B/03/036	POST OFFICE	116B/03	Dawson City	Architecture
116B/03/489	RED DEVIL DREDGE	116B/03	Dawson City	Industrial
116B/03/386	REDMOND	116B/03	Dawson City	Architecture
116B/03/403	REININK CABIN	116B/03	Dawson City	Architecture
116B/03/050	ROBERT SERVICE CABIN	116B/03	Dawson City	Architecture
116B/03/032A	RUBY'S PLACE ANNEX 1	116B/03	Dawson City	Architecture
116B/03/032B	RUBYS PLACE ANNEX 2	116B/03	Dawson City	Architecture
116B/03/196	RYSTOGI HOUSE	116B/03	Dawson City	Architecture
116B/03/196A	RYSTOGI WAREHOUSE	116B/03	Dawson City	Industrial
116B/03/024	S.S. KENO NATIONAL HISTORIC SITE OF CANA	116B/03	Dawson City	
116B/03/445	SIDNEY SMITH	116B/03	Dawson City	Architecture
116B/03/452	SNIDER RESIDENCE	116B/03	Dawson City	Architecture
116B/03/030	ST. ANDREW'S CHURCH MANSE	116B/03	Dawson City	Architecture
116B/03/267	ST. MARY'S CATHOLIC CHURCH	116B/03	Dawson City	Architecture
116B/03/265	ST. MARY'S CHURCH GARAGE	116B/03	Dawson City	Architecture
116B/03/266	ST. MARY'S RESIDENCE	116B/03	Dawson City	Architecture
116B/03/267A	ST. MARY'S WORKSHOP	116B/03	Dawson City	Architecture
116B/03/491	ST. PAUL'S ANGLICAN CHURCH	116B/03	Dawson City	Architecture
116B/03/492	ST. PAUL'S CHURCH RECTORY Haldenby Hou:	116B/03	Dawson City	Architecture
116B/03/364	STARKELL RESIDENCE	116B/03	Dawson City	Architecture
116B/03/375	STEINHOFF	116B/03	Dawson City	Architecture
116B/03/223	STORE	116B/03	Dawson City	Architecture
116B/03/565	STRACHAN/FOURNIER FARM ROOT CELLAR	116B/03	Dawson City	
116B/03/178	STRACHAN'S GROCERY	116B/03	Dawson City	Architecture
116B/03/179	STRACHAN'S WAREHOUSE	116B/03	Dawson City	Architecture
116B/03/087	STRAIT'S SECONDHAND STORE	116B/03	Dawson City	Architecture
116B/03/214	TEAMSTER'S STAFF OFFICE	116B/03	Dawson City	Architecture
116B/03/046	THIRD AVE HOTEL COMPLEX	116B/03	Dawson City	Architecture
116B/03/306A	THIRD AVE. SHED	116B/03	Dawson City	Architecture
116B/03/576	THIRD AVENUE CEMETERY	116B/03	Dawson City	Gravesite
116B/03/122	TROBERG RESIDENCE	116B/03	Dawson City	Architecture
116B/03/591	TR'OCHEK	116B/03	Dawson City	Landscape, First Na
116B/03/282	TROUNCE RESIDENCE	116B/03	Dawson City	Architecture
116B/03/082	TURCHINSKY	116B/03	Dawson City	Architecture
116B/03/350	TYRRELL HOUSE	116B/03	Dawson City	Architecture
116B/03/441	W.J. VACHON; HAZEL MELOY	116B/03	Dawson City	Architecture
116B/03/245	WAREHOUSE	116B/03	Dawson City	Architecture

116B/03/371	WARK	116B/03	Dawson City	Architecture
116B/03/371A	WARK	116B/03	Dawson City	Architecture
116B/03/262	WEBSTER	116B/03	Dawson City	Architecture
116B/03/222	WESTMINSTER HOTEL	116B/03	Dawson City	Architecture
116B/03/093	WEST'S BOILER SHOP	116B/03	Dawson City	Architecture
116B/03/086	WHITE PASS BUILDING	116B/03	Dawson City	Architecture
116B/03/380	WHITEHOUSE CABINS	116B/03	Dawson City	Architecture
116B/03/381	WHITEHOUSE CABINS	116B/03	Dawson City	Architecture
116B/03/387	WHITEHOUSE CABINS	116B/03	Dawson City	Architecture
116B/03/381A	WHITEHOUSE CABINS	116B/03	Dawson City	Architecture
116B/03/380A	WHITEHOUSE CABINS	116B/03	Dawson City	Architecture
116B/03/331	WILLIAMSON	116B/03	Dawson City	Architecture
116B/03/384	WILLIE DEWOLFE'S PLACE	116B/03	Dawson City	Architecture
116B/03/031	WINAUT'S STORE	116B/03	Dawson City	Architecture
116B/03/186	Y.C.G.C. BUNKHOUSE Y.O.O.P. HALL	116B/03	Dawson City	Architecture
116B/03/263	YCGC BUILDING	116B/03	Dawson City	Architecture
116B/03/057	YUKON HOTEL	116B/03	Dawson City	Architecture
116B/03/059	YUKON SAWMILL COMPANY OFFICE	116B/03	Dawson City	Architecture, Indus

Years 1896-1905

YHSI_ID	NAME	LOT	BLOCK	PLAN
116B/03/139	1-12-7A	7	12	8338
116B/03/146	2002-01-13	2	13	8338
116B/03/149	2005-01-13	5	13	8338
116B/03/158	2004-01-15	4	15	8338
116B/03/468B	12-F-4B	4	F	8338
116B/03/467	12-G-1	was lot 1,	G	8338
116B/03/029	1-C-1	1	C	24168
116B/03/042	1-P-4	PT 2	P	
116B/03/080	2-HB-16	16	HB	8338
116B/03/081	2-HB-17	18	HB	8338
116B/03/081A	2-HB-17A	18	HB	8338
116B/03/083A	2-HB-20A	20	HB	8338
116B/03/083B	2-HB-20B	20	HB	8338
116B/03/078	2-HB-4	4	HB	8338
116B/03/093A	2-HE-6B	6	HE	8338
116B/03/098	2-HG-1	1	HG	8338
116B/03/099A	2-HG-1C	pt1, pt2	HG	8338
116B/03/111	2-HH-6	6	HH	96-12
116B/03/123	2-HJ-1A	1	HJ	
116B/03/129A	2-LE-2A	2	LE	8338
116B/03/130	2-LE-3	3	LE	8338
116B/03/131	2-LE-4	4	LE	8338
116B/03/188	3-D-11	11	D	8338
116B/03/203	3-H-5	5	H	
116B/03/300	3-HB-8	8	HB	8338

116B/03/046A	3-HE-7A	7	HE	8338
116B/03/208A	3-I-13B	13	I	8338
116B/03/223A	3-J-17	17	J	8338
116B/03/032	3-J-2	2	J	8338
116B/03/033	3-J-20	5 1/2 20	J	8338
116B/03/216	3-J-6	6	J	8338
116B/03/324	3-LB-1	5	G	96-110
116B/03/330	3-LC-11	22-Feb	LC	93-53
116B/03/346	3-LE-11B	pt 11&pt1	LE	8338
116B/03/248	3-N-4	4	N	8338
116B/03/254	3-O-2	2	O	8338
116B/03/306	3RD AVENUE HOTEL	8	HE	8338
116B/03/280	3-U-20A	20	U	8338
116B/03/288	3-X-13	13	X	8338
116B/03/391	5-1-7A	7	1	8338
116B/03/493	6-F-5	17 was 9	Y	89-43
116B/03/450	6-H-2A	2	H	28743
116B/03/345	A. WYMAN	pt 11&pt1	LE	8338
116B/03/420	A.F. NICHOL- A.H. DAY- CRAYFORD	2, 3	D	28743
116B/03/466	A.J. BOWIE	4 (Straddl	G	8338
116B/03/392	A.L. STEWART	1	2	8338
116B/03/211	ADAIR WHOLESALE HARDWARE	16	I	8338
116B/03/264	ARCTIC BROTHERHOOD HALL	1	S	8338
116B/03/034	BANK OF BRITISH NORTH AMERICA	11	A	8338
116B/03/475	BANK OF COMMERCE	3 (now 10	WF	90-66
116B/03/421	BEADETTE CABIN	5	D	28743
116B/03/436	BERTON HOUSE	12	F	66995
116B/03/295	BILL LOPASCHUK CABIN	1	LB	8338
116B/03/047	BILLY BIGGS BLACKSMITH SHOP	10	HE	8338
116B/03/121	BISHOP STRINGER'S HOUSE ANGLICAN RECT(20	HI	8338
116B/03/052	BLACK RESIDENCE	15	8	92-76
116B/03/378	BOMBAY PEGGY'S	10	HB	8338A
116B/03/299	BOWIE CABIN	n pt of 6	HB	8338
116B/03/462	BOYES CABIN	1	L	28743
116B/03/132	BRAGA GARAGE	4	LE	8338
116B/03/049	BYN CO. TICKET OFFICE (BRITISH YUKON NAV	1027	WF	90-66
116B/03/370	C. MCKENZIE	3	LI	8338
116B/03/094	CALEY STORAGE SHED	6	HE	
116B/03/209A	CALEY'S SHED	14	I	8338
116B/03/209	CALEY'S STORE	14	I	8338
116B/03/056	CARNEGIE LIBRARY	11	K	8338
116B/03/388	CATHOLIC CHURCH SACRISTY	30	RC	6065
116B/03/406	CHARLES MOORE HOUSE	2	8	8338A
116B/03/023	COMMISSIONER'S RESIDENCE		R	
116B/03/022	COURT HOUSE	PTN 1& 2	P	8338
116B/03/129	CRAYFORD RESIDENCE; BEACOM	2	LE	8338
116B/03/279	CUSTOMS HOUSE	19, 20	U	8338

116B/03/453	D.B. OLSEN HOUSE	1	I	28743
116B/03/377	DAVIS CAULEY HOUSE	8	LR	8338
116B/03/058	DAWSON CITY TELEGRAPH OFFICE	2	E	28743
116B/03/038	DAWSON DAILY NEWS	5	L	8338
116B/03/182	DAWSON GOSPEL HALL	17	B	8338
116B/03/177	DAWSON HARDWARE COMPANY	12	B	
116B/03/108	DELION HOUSE	6	E	8338
116B/03/415	DEWEY GRONER	5	B	28743
116B/03/461	ERICH MERTENS	8	J	28743
116B/03/138	FERRY SALOON SNIDER RESIDENCE	7	12	8338
116B/03/465	G.H. WALTON	8	G	8338
116B/03/194	GREG CLARK HOUSE	11	G	8338
116B/03/606	HARRINGTON'S STORE	S1/2 20	J	8338A
116B/03/385	J. BURKE	5	G	8338
116B/03/359	J. MCUSPIE	3	LH	8388
116B/03/323	J.C. ROBE	8	LB	8338
116B/03/429	J.P. MACLENNAN BRIAN MCDONALD	4	E	28743
116B/03/240	KLONDIKE KATE'S	1 & 2	M	8338A
116B/03/039	KLONDIKE THAWING MACHINE CO.	7	K	8338
116B/03/250	LACHAPELLE HOUSE	11	LH	8338
116B/03/316	LADUE GOLD MINING & DEVELOPMENT CO.	1	LA	8338
116B/03/035	LOWE'S MORTUARY	4	I	8338
116B/03/037	MADAME TREMBLAY'S STORE	10	L	8338
116B/03/246	MAPLE LEAF GARAGE	8	M	8338
116B/03/341	MCCAULEY HOUSE	19 TO 20	LD	8338
116B/03/448	MELANIE MORICO	1	H	28743
116B/03/291	MELOY CABIN	16	Y	8338
116B/03/103	METHODIST MANSE	6,7	HG	8338
116B/03/588	MINTO PARK		3 & 5	10470 CLSR YT
116B/03/201	N.A.T. & T C.O. RESIDENCE	4	H	8338
116B/03/202	N.A.T. & T. CO. RESIDENCE	4	H	8338A
116B/03/204	N.C.P.C. OFFICE	E 45' Lot 7	H	8338A
116B/03/048	NORTHERN COMMERCIAL COMPANY WAREH	10-Jun	V	8338
116B/03/027	NWMP COMMANDING OFFICER'S RESIDENCE	1	S	DCGR
116B/03/044	NWMP JAIL	PCL U-4	U	50354
116B/03/028	NWMP MARRIED OFFICER'S QUARTERS	PCL U-1	U	26593
116B/03/026	NWMP STABLES	PCL U-4		50354
116B/03/161	OLD SHANTY ART GALLERY	26	A	89-127
116B/03/060	OLD TERRITORIAL ADMINISTRATION BUILDING	L	L	10470
116B/03/468	P. DENHARDT CABIN	4 and 5	F	8338
116B/03/382	P.A. WILSON	8	C	8338
116B/03/353	P.F.X. GENEST	2	LG	8338
116B/03/437	PETERSON CABIN	1	G	28743
116B/03/449	PINKERTON HOUSE	2	H	28743
116B/03/036	POST OFFICE	11 part 12	I	8338
116B/03/403	REININK CABIN	1	6	28742
116B/03/050	ROBERT SERVICE CABIN	02-Jan	K	28743

116B/03/032A	RUBY'S PLACE ANNEX 1	2	J	8338
116B/03/032B	RUBYS PLACE ANNEX 2	2	J	8338
116B/03/196	RYSTOGI HOUSE	15	G	8338
116B/03/196A	RYSTOGI WAREHOUSE	15	G	8338
116B/03/445	SIDNEY SMITH	9	G	28743
116B/03/452	SNIDER RESIDENCE	w1/2 12	H	28743
116B/03/030	ST. ANDREW'S CHURCH MANSE		C	24168
116B/03/267	ST. MARY'S CATHOLIC CHURCH	11	S	8338
116B/03/491	ST. PAUL'S ANGLICAN CHURCH		21	77548
116B/03/492	ST. PAUL'S CHURCH RECTORY Haldenby House		19	77548
116B/03/223	STORE	17	J	8338
116B/03/178	STRACHAN'S GROCERY	13	B	8338
116B/03/087	STRAIT'S SECONDHAND STORE	6	HC	8338
116B/03/214	TEAMSTER'S STAFF OFFICE	6	J	8338
116B/03/046	THIRD AVE HOTEL COMPLEX	7	HE	8338
116B/03/576	THIRD AVENUE CEMETERY			
116B/03/122	TROBERG RESIDENCE	1	HJ	8338
116B/03/282	TROUNCE RESIDENCE	18	LA	8338
116B/03/350	TYRRELL HOUSE	n 20' Lot 1	LE	8338
116B/03/441	W.J. VACHON; HAZEL MELOY			
116B/03/245	WAREHOUSE	5	M	8338
116B/03/262	WEBSTER	1	R	8338
116B/03/222	WESTMINSTER HOTEL	13,14,&15	J	8338
116B/03/380	WHITEHOUSE CABINS	5	C	8338
116B/03/331	WILLIAMSON	22-Feb	LC	9353
116B/03/384	WILLIE DEWOLFE'S PLACE	2	G	8338
116B/03/031	WINAUT'S STORE	19	B	8338
116B/03/057	YUKON HOTEL	1	HC	8338
116B/03/059	YUKON SAWMILL COMPANY OFFICE	1	E	8338A

Years 1906-1939

YHSI_ID	NAME	LOT	BLOCK	PLAN
116B/03/142	2011-01-12	11	12	8395
116B/03/152	1-13-11A	15	LC	8338
116B/03/147	2003-01-13	3	13	8395
116B/03/157	2003-01-15	7	X	8338
116B/03/469	12-H-13	6	3	96-110
116B/03/464A	12-H-15	2	3	96-110
116B/03/080A	2-HB-16A	16	HB	8338
116B/03/083D	2-HB-20D	20	HB	8338
116B/03/095	2-HE-17	17	HE	8338A
116B/03/113	2-HH-7	ne pt.7	HH	8338A
116B/03/115	2-HI-1	1	HI	8338
116B/03/192	3-G-5	pt 11,pt 1	LD	8338
116B/03/308	3-HE-9	9	HE	8338
116B/03/308A	3-HE-9A	9	HE	8338

116B/03/311	3-HI-9A	S 1/2 of 9	HI	8338
116B/03/216A	3-J-6A	6	J	8338
116B/03/333	3-LC-16A	16	LC	8338
116B/03/344	3-LE-11	pt 11&pt1	LE	8338
116B/03/347	3-LE-12	12	LE	8338
116B/03/347A	3-LE-12A	12	LE	8338
116B/03/348	3-LE-12B	12	LE	8338
116B/03/356	3-LG-4A	14	LG	
116B/03/365	3-LH-11	11	LH	
116B/03/243	3-M-4	4	M	8338
116B/03/254A	3-O-2A	2	O	8338
116B/03/275	3-U-2	3	U	8338
116B/03/389	2002-05-01	2	1	
116B/03/555	2008-05-01	8	1	
116B/03/431	6-E-10	10	E	28743
116B/03/423	6-E-1A	1	E	28743
116B/03/446	6-G-9A	9	G	28743
116B/03/459	6-J-6	6	J	28743
116B/03/460	6-J-7	7	J	28743
116B/03/460A	6-J-7a	6	J	28743
116B/03/568	ACKLEN HYDRAULIC MINE			
116B/03/121A	ANGLICAN RECTORY GREENHOUSE	20	HI	8338
116B/03/339	ANNE ROUSSEAU	pt 11/pt 1	LD	8338A
116B/03/372A	BIERLMEIER SHED	9	LI	8338
116B/03/334	BURKHARD RESIDENCE	21	LD	93-15
116B/03/197	C BURKHARD HOUSE	16	G	8338
116B/03/379	C. WHITMORE	5	C	8338
116B/03/274	CALEY HOUSE	1	U	8338
116B/03/304	CALEY'S STORAGE SHED	6	HE	8338
116B/03/580	CHERYL FRY BUILDING 1	45		101170 CLSR YT
116B/03/581	CHERYL FRY BUILDING 2	45		101170 CLSR YT
116B/03/582	CHERYL FRY BUILDING 3	45		101170 CLSR YT
116B/03/170	FLORA DORA HOTEL	3	B	8338
116B/03/231	GALLERY	7	L	8338
116B/03/244	GARAGE	4	M	8338
116B/03/444	GAW/DUBOIS RESIDENCE	7	G	28743
116B/03/419	J.N.E. BROWN; F.A. WHITNEY	2	G	28743
116B/03/230	KLONDIKE MOTORS	1 & 2	L	8338
116B/03/594	KLONDIKE VALLEY DREDGE TAILINGS			
116B/03/188A	LOPASCHUK SHED	11	D	8338
116B/03/461A	MACBRIDE SHED	8	J	28743
116B/03/340A	MCCAULEY SHED	19 TO 20	LD	8338
116B/03/340B	MCCAULEY SHED	19 TO 20	LD	8338
116B/03/215	ODD FELLOW'S HALL	1&15' of 2	J	8338A
116B/03/206	PENTECOSTAL CHAPEL	6	I	
116B/03/166	PETE HULEY HOUSE	13	A	8338
116B/03/489	RED DEVIL DREDGE			

116B/03/386	REDMOND	7	2	96-110
116B/03/024	S.S. KENO NATIONAL HISTORIC SITE OF CANA	1025	WF	90-66
116B/03/266	ST. MARY'S RESIDENCE	11	S	8338
116B/03/267A	ST. MARY'S WORKSHOP	12	S	8338
116B/03/364	STARKELL RESIDENCE	9	LH	8338
116B/03/375	STEINHOFF	18	LQ	8338
116B/03/082	TURCHINSKY	20	HB	8338
116B/03/093	WEST'S BOILER SHOP	6	HE	8338
116B/03/381A	WHITEHOUSE CABINS	6	C	8338
116B/03/129	CRAYFORD RESIDENCE; BEACOM	2	LE	8338
116B/03/279	CUSTOMS HOUSE	19, 20	U	8338
116B/03/453	D.B. OLSEN HOUSE	1	I	28743
116B/03/377	DAVIS CAULEY HOUSE	8	LR	8338
116B/03/058	DAWSON CITY TELEGRAPH OFFICE	2	E	28743
116B/03/038	DAWSON DAILY NEWS	5	L	8338
116B/03/182	DAWSON GOSPEL HALL	17	B	8338
116B/03/177	DAWSON HARDWARE COMPANY	12	B	
116B/03/108	DELION HOUSE	6	E	8338
116B/03/415	DEWEY GRONER	5	B	28743
116B/03/461	ERICH MERTENS	8	J	28743
116B/03/138	FERRY SALOON SNIDER RESIDENCE	7	12	8338
116B/03/465	G.H. WALTON	8	G	8338
116B/03/194	GREG CLARK HOUSE	11	G	8338
116B/03/606	HARRINGTON'S STORE	S1/2 20	J	8338A
116B/03/385	J. BURKE	5	G	8338
116B/03/359	J. MCUSPIE	3	LH	8388
116B/03/323	J.C. ROBE	8	LB	8338
116B/03/429	J.P. MACLENNAN BRIAN MCDONALD	4	E	28743
116B/03/240	KLONDIKE KATE'S	1 & 2	M	8338A
116B/03/039	KLONDIKE THAWING MACHINE CO.	7	K	8338
116B/03/250	LACHAPELLE HOUSE	11	LH	8338
116B/03/316	LADUE GOLD MINING & DEVELOPMENT CO.	1	LA	8338
116B/03/035	LOWE'S MORTUARY	4	I	8338
116B/03/037	MADAME TREMBLAY'S STORE	10	L	8338
116B/03/246	MAPLE LEAF GARAGE	8	M	8338
116B/03/341	MCCAULEY HOUSE	19 TO 20	LD	8338
116B/03/448	MELANIE MORICO	1	H	28743
116B/03/291	MELOY CABIN	16	Y	8338
116B/03/103	METHODIST MANSE	6,7	HG	8338
116B/03/588	MINTO PARK		3 & 5	10470 CLSR YT
116B/03/201	N.A.T. & T C.O. RESIDENCE	4	H	8338
116B/03/202	N.A.T. & T. CO. RESIDENCE	4	H	8338A
116B/03/204	N.C.P.C. OFFICE	E 45' Lot 7	H	8338A
116B/03/048	NORTHERN COMMERCIAL COMPANY WAREH	10-Jun	V	8338
116B/03/027	NWMP COMMANDING OFFICER'S RESIDENCE	1	S	DCGR
116B/03/044	NWMP JAIL	PCL U-4	U	50354
116B/03/028	NWMP MARRIED OFFICER'S QUARTERS	PCL U-1	U	26593

116B/03/026	NWMP STABLES	PCL U-4		50354
116B/03/161	OLD SHANTY ART GALLERY	26	A	89-127
116B/03/060	OLD TERRITORIAL ADMINISTRATION BUILDING		L	10470
116B/03/468	P. DENHARDT CABIN	4 and 5	F	8338
116B/03/382	P.A. WILSON	8	C	8338
116B/03/353	P.F.X. GENEST	2	LG	8338
116B/03/437	PETERSON CABIN	1	G	28743
116B/03/449	PINKERTON HOUSE	2	H	28743
116B/03/036	POST OFFICE	11 part 12	I	8338
116B/03/403	REININK CABIN	1	6	28742
116B/03/050	ROBERT SERVICE CABIN	02-Jan	K	28743
116B/03/032A	RUBY'S PLACE ANNEX 1	2	J	8338
116B/03/032B	RUBYS PLACE ANNEX 2	2	J	8338
116B/03/196	RYSTOGI HOUSE	15	G	8338
116B/03/196A	RYSTOGI WAREHOUSE	15	G	8338
116B/03/445	SIDNEY SMITH	9	G	28743
116B/03/452	SNIDER RESIDENCE	w1/2 12	H	28743
116B/03/030	ST. ANDREW'S CHURCH MANSE		C	24168
116B/03/267	ST. MARY'S CATHOLIC CHURCH	11	S	8338
116B/03/491	ST. PAUL'S ANGLICAN CHURCH		21	77548
116B/03/492	ST. PAUL'S CHURCH RECTORY Haldenby House		19	77548
116B/03/223	STORE	17	J	8338
116B/03/178	STRACHAN'S GROCERY	13	B	8338
116B/03/087	STRAIT'S SECONDHAND STORE	6	HC	8338
116B/03/214	TEAMSTER'S STAFF OFFICE	6	J	8338
116B/03/046	THIRD AVE HOTEL COMPLEX	7	HE	8338
116B/03/576	THIRD AVENUE CEMETERY			
116B/03/122	TROBERG RESIDENCE	1	HJ	8338
116B/03/282	TROUNCE RESIDENCE	18	LA	8338
116B/03/350	TYRRELL HOUSE	n 20' Lot 1	LE	8338
116B/03/441	W.J. VACHON; HAZEL MELOY			
116B/03/245	WAREHOUSE	5	M	8338
116B/03/262	WEBSTER	1	R	8338
116B/03/222	WESTMINSTER HOTEL	13,14,&15	J	8338
116B/03/380	WHITEHOUSE CABINS	5	C	8338
116B/03/331	WILLIAMSON	22-Feb	LC	9353
116B/03/384	WILLIE DEWOLFE'S PLACE	2	G	8338
116B/03/031	WINAUT'S STORE	19	B	8338
116B/03/057	YUKON HOTEL	1	HC	8338
116B/03/059	YUKON SAWMILL COMPANY OFFICE	1	E	8338A

Years 1940-1965

YHSI_ID	NAME	LOT	BLOCK	PLAN
116B/03/141A	1-12-10B	10	12	8395
116B/03/144	2014-01-12	14	12	8338

116B/03/155	2013-01-13	13	13	28741
116B/03/468A	12-F-4a	4	F	8338
116B/03/083C	2-HB-20C	20	HB	8338
116B/03/106	2-HG-10	10	HG	
116B/03/099	2-HG-1A	pt 1, pt 2	HG	Harper
116B/03/100	2-HG-3	3	HG	8338
116B/03/101	2-HG-4	4	HG	8338
116B/03/102	2-HG-5	5	HG	Harper
116B/03/104A	2-HG-6B	6, 7	HG	8338
116B/03/109	2-HH-3	3	HH	8338
116B/03/171	3-B-6B	6	B	8338
116B/03/173	3-B-7A	7	B	8338
116B/03/309	3-HI-7	9	HI	8338
116B/03/224	3-J-17B	17	L	8338
116B/03/556	3-LD-12	12	LD	8338
116B/03/368	3-LI-1	1	LI	8338
116B/03/369	3-LI-2	2	LI	8338
116B/03/284	3-W-5A	6	W	8338
116B/03/474	4-C-12	12	C	8338
116B/03/395	2010-05-03	10	3	8338A
116B/03/428	6-E-3A	3	E	28743
116B/03/447	6-G-10	10	G	28743
116B/03/242	AUTO COURT CABINS	3	M	8338
116B/03/372	BIERLMEIER HOUSE	7	LI	8338
116B/03/210	CALEY'S WAREHOUSE	15	I	8338A
116B/03/213	CALEY'S WAREHOUSE	18	I	8338
116B/03/164	CASSIAR BUILDING	11	A	
116B/03/043	CONSERVATION LAB	PTN2	P	
116B/03/418	CRAYFORD GARAGE	2&3	D	28743
116B/03/176	D.O.T. OFFICE	10	B	8338
116B/03/226	DAWSON CITY FIREHALL	9	K	
116B/03/278	DREDGE MASTER HOUSE	19	U	8338
116B/03/205	DUBOIS RESIDENCE	5	I	8338
116B/03/404	EDMUNDS GILLIS HOUSE	3	6	
116B/03/351	FIRTH HOUSE	1	LG	8338
116B/03/180	FUHRE'S RESIDENCE	15	B	8338A
116B/03/145	GOLD NUGGET MOTEL	1	13	
116B/03/227	GOVERNMENT LIQUOR STORE & OFFICES	10	K	
116B/03/148	HANULIK RESIDENCE	4	13	8395
116B/03/185	J & J EMPORIUM	20	B	
116B/03/390	JACK FRASER	24, 25	LH	8338
116B/03/594	KLONDIKE VALLEY DREDGE TAILINGS			
116B/03/141	LIDSTONE RESIDENCE	10	12	8395
116B/03/427	MAYES	3	E	28743
116B/03/265	ST. MARY'S CHURCH GARAGE	9	S	8338
116B/03/179	STRACHAN'S WAREHOUSE	14	B	8338
116B/03/306A	THIRD AVE. SHED	8	HE	8338

116B/03/371	WARK	5	LI	8338
116B/03/371A	WARK	5	LI	8338
116B/03/086	WHITE PASS BUILDING	4	HC	8338
116B/03/381	WHITEHOUSE CABINS	6	C	8338
116B/03/387	WHITEHOUSE CABINS	4	J	8338
116B/03/380A	WHITEHOUSE CABINS	5	C	
116B/03/263	YCGC BUILDING	2	R	8338

Post 1965

YHSI_ID	NAME	LOT	BLOCK	PLAN
116B/03/156	2002-01-14	2	14	
116B/03/092	2-HE-5	21	HE	90-54
116B/03/410	JACK LONDON'S CABIN	9,10	10	28742
116B/03/337	P. LENEZ	10	LD	8338
116B/03/054	PALACE GRAND THEATRE	9	H	92-108
116B/03/186	Y.C.G.C. BUNKHOUSE Y.O.O.P. HALL	8	C	

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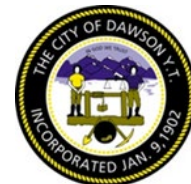
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Report to Council



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

☐ In Camera

AGENDA ITEM:	OCP Bylaw Amendment No. 6 (Bylaw #2022-05) -Provision of Direct Control Districts & Designation of Klondike East Bench Direct Control District	
PREPARED BY:	Planning & Development	ATTACHMENTS: <ul style="list-style-type: none">- Bylaw #2022-05- Yukon Government letter of March 3, 2022- City of Dawson Ministerial Approval Request Letter of April 26, 2022
DATE:	June 29, 2022	
RELEVANT BYLAWS / POLICY / LEGISLATION:	Municipal Act Official Community Plan Zoning Bylaw	

RECOMMENDATION

That Council give Third Reading to Official Community Plan (OCP) Bylaw Amendment No. 6 (Bylaw #2022-05).

ISSUE / PURPOSE

This OCP Bylaw amendment provides for the use of Direct Control Districts in the OCP and Zoning Bylaw (ZBL) generally, as well as designates the Klondike East Bench Direct Control District (DCD).

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

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

BACKGROUND SUMMARY

First reading occurred on February 23, 2022. The public was notified as per S. 280 of the Municipal Act, providing opportunity to provide comments and/or attend the public hearing that took place on March 30, 2022. Second reading occurred on April 13, 2022, and subsequently, Ministerial Approval was requested via letter on April 26, 2022. No response to the Ministerial Approval was received; however, as per section 282(3) of the Municipal Act, “if no decision is taken by the Minister under subsection (1) or (2) within the time limit, the proposal is considered to be approved on the forty-sixth day after the Minister received the proposal...”. It has been more than 46 days. Although there was no response to the Ministerial Approval, a response to the Notice of Intention (s. 280(3) Municipal Act) was received following First Reading (attached). As a result of this letter, the following changes have been made to the bylaw since second reading:

- The following addition was made to s. 4.01: “Council is at any time able to remove a Direct Control District designation, including where a temporary use has been provided for under the Zoning Bylaw

and that temporary use has not expired”. The purpose is to provide an express provision confirming Council’s ability to remove a DCD designation prior to a time limited use expiring.

- section 4.02 was amended as follows: “The purpose of this Direct Control District is for Council to directly control land use and development within the area to enable time limited mineral extraction activity and subsequently, **or at the same time**, the intended future residential development.”

Klondike East Bench Mining Area

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



Development Permit #21-025

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

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

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

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

1. Appeal the decision to Council within 30 days of the date of the decision, as per s. 4.4.2 of the Zoning Bylaw.
2. Apply to amend the Official Community Plan and Zoning Bylaw.
3. Submit a new development permit application accompanied by detailed particulars of mining activity and supporting documentation as they relate to the locations identified in the map attached to your

application to definitively support the statement that the use is legal non-conforming, to the satisfaction of Council based on the Municipal Act s. 301.

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

Development Permit #21-025 Appeal

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

Motion Carried 3-2

Excerpt from Council decision letter:

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

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

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

ANALYSIS

Administration had explored the feasibility of different options to implement the above noted Council direction. Direct control districts were identified as the most viable and appropriate tool.

Direct Control Districts

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

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

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

Alberta and Saskatchewan legislation also permits Direct Control Districts. Both Albertan and Saskatchewan legislation enacts Direct Control Districts through the equivalent of the Zoning Bylaw, although Saskatchewan requires OCPs to provide *guidelines* that enables the designation of DCDs in the ZBLs.

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

DCD Pros

- Increased public transparency as decisions on development permits for Direct Control Districts are approved by Council.
- Allows Council to more closely regulate development on this land. For example, Council may impose conditions on permits that do not exist in Bylaws (this is not possible for regular development permits as per. S. 298 (2) of the M.A).

DCD Cons

- Efficiency:
 - Each application would have to be considered on its own merits by Council.
 - Time required for Administration to recommend conditions of approval outside of the regular review process.
- Unclear regulations that are open to interpretation (e.g. “in any manner it considers necessary”).
- Cons for applicants:
 - Longer review and approval times than regular development permits.
 - Uncertainty of approvals (as a result of unclear regulations) from the applicants’ perspective.

OPTIONS

Council may:

1. Pass third reading of OCP Bylaw amendment No. 6 (Bylaw #2022-05)
2. Not pass third reading of OCP Bylaw amendment No. 6 (Bylaw #2022-05)

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	July 2, 2022	



THE CITY OF DAWSON

Official Community Plan Amendment No. 6 Bylaw

Bylaw No. 2022-05

WHEREAS section 265 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council may pass bylaws for municipal purposes.

WHEREAS section 278 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council must, within three years of formation or alteration of municipal boundaries, adopt or amend by bylaw an official community plan.

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

THEREFORE, pursuant to the provisions of the *Municipal Act* of the Yukon, the council of the City of Dawson, in open meeting assembled, **ENACT AS FOLLOWS:**

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the ***Official Community Plan Amendment No. 6 Bylaw***

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) The provision of Direct Control Districts.
- (b) The designation of the Klondike East Bench Direct Control District.



THE CITY OF DAWSON

Official Community Plan Amendment No. 6 Bylaw

Bylaw No. 2022-05

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_Toc24107264	



THE CITY OF DAWSON

Official Community Plan Amendment No. 6 Bylaw

Bylaw No. 2022-05

3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act*, RSY 2002, c. 125, shall apply;
- (b) "Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
- (c) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (d) "city" means the City of Dawson;
- (e) "council" means the Council of the City of Dawson;

PART II – APPLICATION

4.00 Amendment

4.01 Insert a new subsection 6.3 'Implementation Approaches'. The new subsection 6.3.3 titled 'Direct Control Districts' shall read as follows:

"A Direct Control District may be considered at Council's discretion in an area where, in the opinion of Council, development may require a more specific, sensitive, and flexible means of land use and development control, including, but not limited to, time limited uses.

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

Council is at any time able to remove a Direct Control District designation, including where a temporary use has been provided for under the Zoning Bylaw and that temporary use has not expired."



THE CITY OF DAWSON

Official Community Plan Amendment No. 6 Bylaw

Bylaw No. 2022-05

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

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

PART III – FORCE AND EFFECT

5.00 Severability

- 5.01 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

6.00 Enactment

- 6.01 This bylaw shall come into force on the day of the passing by Council of the third and final reading.



THE CITY OF DAWSON

Official Community Plan Amendment No. 6 Bylaw

Bylaw No. 2022-05

6.02

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	February 23, 2022
MINISTERIAL NOTICE	February 24, 2022
PUBLIC HEARING	March 30, 2022
SECOND	April 13, 2022
MINISTERIAL APPROVAL	June 20, 2022
THIRD and FINAL	

Original signed by

William Kendrick, Mayor

Presiding Officer

Cory Bellmore, CAO

Chief Administrative Officer



March 3, 2022

Re: City of Dawson Proposed Official Community Plan Amendment

The Land Planning Branch has conducted a review of the City Of Dawson's proposed OCP amendment, and we have found no inconsistencies with the Municipal Act, however we have provided some recommendations to promote clarity in the proposed amendment. Our comments are listed below:

4.01 – the phrase 'in the opinion of council' may require substantiation- consider whether the activation of a Direct Control District requires a council vote, council meeting etc... Section 291 (3) of the Municipal Act states that council may decide on development permit applications, or may delegate this authority to a development authority under section 191 of the Municipal Act.

4.01 – Time limitation on Direct Control Districts is not contemplated under the Municipal Act section 291. This amendment should contemplate the specifics of time limitation as applied to section 291- potentially including provisions for:

- Establishment and specification of duration of the time limitation;
- Ability to, by council decision, to cease direct control over the specified area prior to the end of a specified time limitation;
- Ability to, by council decision, extend a specified time limitation;
- Any other related specifics concerning how a time limit will function.

4.02 – This section would benefit from clarity on how time limitation will function- see comment above.

4.02 – Will mineral extraction have to conclude in the entirety of the Direct Control District prior to residential development commencing? Will residential development be active during mineral extraction or decommissioning of mineral extraction activities? Consider specifying.

If the City of Dawson wants to discuss any of these comments, please contact Land and Resources Planner Duncan Martin at duncan.martin@yukon.ca or at 867-332-0607

Regards,

Duncan Martin,
Government of Yukon
Land and Resources Planner



THE CITY OF DAWSON

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

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

April 26, 2022

The Honorable Richard Mostyn
Yukon Legislative Assembly
P.O. Box 2703
Whitehorse, Yukon
Y1A 2C6

Re: PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT

Dear Minister Mostyn,

Attached to this letter, please find a copy of the intended draft Official Community Plan Amendment By-law #2022-05. This Official Community Plan Amendment passed through second reading on April 13, 2022 and is now being provided for your review as per the Municipal Act S. 282(1). Our intent is to proceed with third reading on June 1, 2022.

The following is in response to the Yukon Government letter from the Land Planning Branch dated March 3, 2022 submitted to the City of Dawson in response to the Ministerial Notification provided as per the Municipal Act S. 280(3). The City has considered the comments and writes to provide the following responses and clarifications:

4.01: As City Council is required to pass an amendment to its Zoning Bylaw to designate a Direct Control District ("DCD"), the use of the term "in the opinion of Council" was intended to imply that Council would pass the necessary bylaw or resolution, as it is inherent that Council holds the authority to pass or rescind bylaws as they see necessary for the best interests of the community. The City of Dawson is of the opinion that it is not necessary to specify this authority in the bylaw.

4.01: We agree that the DCD cannot be made time limited. As such, the time limitation must be found in the allowable use within the DCD, as provided for under the City's Zoning Bylaw. Pursuant to subsection 290(3) of the Municipal Act, any allowable uses and regulations under the Zoning Bylaw can be permitted on a temporary basis. When the time period for the use elapses, the DCD would still be designated, but the temporary uses would no longer be permitted, and the uses permitted under the pre-existing zoning would then be enforceable. In our respectful view, the specifics that you have suggested are better left to be included in the amendment to the Zoning Bylaw adopting the allowable uses under the DCD, rather than in this OCP amendment, which generally provides Council with the authority to enact DCDs. However, we agree that an express provision confirming Council's ability to remove a DCD designation prior to a time limited use expiring would be useful, and we suggest adding the following language to 4.01: "Council is at any time able to remove a Direct Control District designation, including where a temporary use has been provided for under the Zoning Bylaw and that temporary use has not expired".

4.02: As above, in our respectful view, the specifics that you have suggested are better left to be included in the amendment to the Zoning Bylaw adopting the allowable uses under the DCD, rather than in this OCP amendment, which establishes the DCD.

4.02: The intention of the City is not to limit residential development activities within this DCD during the temporary period when a mining activity use is permitted. Similarly, the City expects that some of the remediation work to sites



THE CITY OF DAWSON

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

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

subject to mining activities will be ongoing after that allowable use has expired. The intention of the City is to ensure flexibility in that regard. In our view, such flexibility is best addressed in the underlying amendment to the Zoning Bylaw. However, to ensure this flexibility, we suggest rewording section 4.02 to read as follows: The purpose of this Direct Control District is for Council to directly control land use and development within the area to enable time limited mineral extraction activity and subsequently, or at the same time, the intended future residential development.

The City of Dawson would be happy to meet with Community Services to discuss the intention of Direct Control Districts and how we expect the OCP and forthcoming zoning bylaw amendments to work together to provide land use and development flexibility.

The City of Dawson looks forward to any feedback you may have. Should you have any further questions about this OCP amendment, or wish to receive additional information, please do not hesitate to contact myself or our Planning and Development Manager, Stephanie Pawluk, at planningmanager@cityofdawson.ca.

Sincerely,

Cory Bellmore

Chief Administrative Officer

City of Dawson

Box 308, Dawson City YT Y0B1G0

867-993-7400

Report to Council



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

☐ In Camera

SUBJECT:	YG Land Development Branch Infill Projects 1 & 2		
PREPARED BY:	Planning & Development	ATTACHMENTS: Bylaw #2022-08 (OCP amendment no. 8) 1. Bylaw #2022-9 (OCP amendment no. 9) 2. Infill Project #1 Concept Plan 3. Infill Project #2 Concept Plans	
DATE:	June 30, 2022		
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Official Community Plan Zoning Bylaw Land Development Protocol			

RECOMMENDATION

It is respectfully recommended that

- Council give Second Reading of 2022-08 being the OCP amendment no. 8 (Infill #1)
- Council give Second Reading of 2022-09 being the OCP amendment no. 9 (Infill #2)

ISSUE / BACKGROUND

Work done to date includes:

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

Council Direction

Council Resolution C19-15-10 directed administration to pursue commercial infill for sites 1 and 2 and industrial infill for site 3.

C19-15-10 Moved by Councillor Johnson, seconded by Councillor Ayoub that council direct administration to begin preliminary development planning work for Industrial Infill Areas 1, 2, and 3 and Dome Residential Areas A, C, and D, as shown in Development Boundary Maps 1 and 2.

Following LDB's presentation to Committee of the Whole CW21-09 on April 21, 2021, Council made a decision on infill site 3, but postponed the decisions for sites 1 and 2 as per the following resolutions:

Council meeting C21-11

Request for Decision- YG Land Development Branch Infill Projects 1-3:

C21-11-11 Moved by Councillor Shore, seconded by Mayor Potoroka that Council direct administration to pursue the potential option of releasing a raw land parcel (Infill #3) to the private sector for development.

Motion Carried 5-0

C21-11-12 Moved by Mayor Potoroka, seconded by Councillor Johnson that Council postpone to a Committee of the Whole meeting the discussion of:

1. Pursuing phased development of two unserviced lots on the west side of the road in the short-term and two unserviced lots on the east side of the road in a later phase for Infill Area 1.
2. Pursuing serviced development of ~22 lots at 0.3 to 1.0 acres in size for Infill Area 2.

Motion Carried 4-1

At Committee of the Whole C21-15 on June 15th, 2021, CoW resolved to change the direction of these sites as per the following resolution:

CW21-15-03 Moved by Councillor Kendrick, seconded by Councillor Ayoub that Committee of the Whole forward the following decision to Council:

Pursue phased development of one C2 and one R3 unserviced lots on the west side of the road in the short-term and two R3 unserviced lots on the east side of the road in a later phase for Infill Area 1.

Carried 3-2

CW21-15-04 Moved by Councillor Johnson, seconded by Councillor Ayoub that Committee of the Whole forward the following decision to Council:

Pursue serviced development of C2 and residential lots for Infill Area 2.

Carried 4-1

On August 3rd, 2021, Council resolved to pursue a mix of commercial and residential development for infill sites 1 and 2. Additionally, direction was given to work with KDO to conduct a commercial and industrial lot need and demand study to support this decision making. As quoted from the August 3rd, 2021 RFD on the proposed study: "Following discussion with council and change of direction on Infill lots I and II from C2 to include residential zoning, council questioned what the need and demand is for lots zoned other than residential in the community and directed Administration to pursue a study."

Request for Decision: Land Development Branch (YG) Infill Projects 1 & 2

C21-16-08 Moved by Councillor Kendrick, seconded by Councillor Johnson that Council direct administration to:

1. Pursue phased development of one C2 and one R3 unserviced lots on the west side of the road in the short-term and two R3 unserviced lots on the east side of the road in a later phase for Infill Area 1.
2. Pursue serviced development of C2 and residential lots for Infill Area 2.

Motion Carried 4-1

Request for Decision: KDO Commercial and Industrial Lot Need and Demand Analysis

C21-16-12 Moved by Councillor Kendrick, seconded by Councillor Shore that Council direct administration to contract the Klondike Development Organization to carry out a Commercial and Industrial Lot Need and Demand Analysis as per the attached proposal.

Motion Carried 5-0

At Council meeting C22-07 on April 13, 2022, Council accepted the Klondike Development Organization Industrial and Commercial Land Needs Report as information and passed first reading of the OCP and Zoning Bylaw amendments associated with Infill #1 and #2. A public hearing was held on May 18, 2022.

ANALYSIS

Infill #1 OCP Land Use Designation & Zoning

This site is designated as MU Mixed Use in the Official Community Plan. The Mixed Use OCP designation allows for Industrial or Commercial Mixed Use zoning. Residential zoning (R1, R2 & R3) is not permitted under this OCP designation. As such, an OCP amendment is required to enable residential lot development; Lots A, B & D must be re-designated to Country Residential.

In line with the OCP, lots A, B & D must be re-zoned to Country Residential and lot C must be rezoned to C2 Commercial Mixed Use by the Zoning Bylaw.

An outstanding zoning issue regarding the proposed lot layout for infill #1 is that two of the lots are undersized and therefore non-compliant to the Zoning Bylaw.

Administration is awaiting on a response from LDB to proposed options including expanding the development area to ensure the lot sizes meet the min requirement. If it is determined that meeting the requirement is infeasible, a future RFD will present Council with 2 options:

1. Create the two undersized lots through a text amendment to the ZBL as a special modification (done through this bylaw amendment), similar to the zoning amendment bylaw no. 6. There are cautions to doing this including precedent setting; however, it is arguably a justified decision considering the Stantec report on infill #1 and #2 finds development to be feasible on the proposed lot sizes, and considering lot demand.
2. Direct YG to create 1 large lot with the driveway easement going through it, instead of two lots.

Infill #2 OCP Land Use Designation & Zoning

Similarly, this entire site is currently designated as MU Mixed Use in the Official Community Plan. As per Council direction, the area along the river is to be re-designated to UR Urban Residential, as these are intended to be residential properties connected to piped water and sewer.

The entire infill area #2 must be rezoned given that it is currently zoned Future Planning. In line with the OCP, the area by the river is to be re-zoned to R1 Single Detached / Duplex Residential, with the area adjacent to the highway re-zoned to C2 Commercial Mixed Use, as per Council direction.

Land Use Needs: Klondike Development Organization

Following resolution C21-16-12, the Klondike Development Organization released a public online survey, for which the goal was “to source additional information about the types of commercial activities that individuals, businesses and entrepreneurs are looking to undertake, and aim to better understand their needs.”

KDO conducted a review of available statistical and other information including changes in the regional economy and population growth, that may provide insights into upcoming demand for additional commercial and industrial land. This information can be found in the [KDO Report: Commercial and Industrial Lot Need Indicators](#).

The purpose of this work is as follows: “to investigate local and Territory-wide indicators of economic growth and potential lot need with commercial and industrial zoning and to provide baseline information that may help inform decisions about land use and development, but the scope of work outlined here is not intended as an exhaustive study of commercial and industrial lot needs for the entire Dawson and Klondike region. In order to limit the scope of work, we will focus this project on need and demand for commercial/industrial lots OUTSIDE of the historic downtown core.”

The intent is that these reports will aid in Council land use decision making for infill areas #1 and #2.

Options

1. Council may pass Second Reading of OCP amendment no. 8 and OCP amendment no. 9.
2. Council may not pass Second Reading of OCP amendment no. 8 and OCP amendment no. 9.

APPROVAL**NAME:** Cory Bellmore, CAO**SIGNATURE:****DATE:** July 3, 2022



THE CITY OF DAWSON

Official Community Plan Amendment No. 8 Bylaw

Bylaw No. 2022-08

WHEREAS section 265 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council may pass bylaws for municipal purposes.

WHEREAS section 278 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council must, within three years of formation or alteration of municipal boundaries, adopt or amend by bylaw an official community plan.

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

THEREFORE, pursuant to the provisions of the *Municipal Act* of the Yukon, the council of the City of Dawson, in open meeting assembled, **ENACT AS FOLLOWS:**

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the ***Official Community Plan Amendment No. 8 Bylaw***

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) The redesignation of Infill #1 Lots A, B, and D from MU: Mixed Use to CR: Country Residential.



THE CITY OF DAWSON

Official Community Plan Amendment No. 8 Bylaw

Bylaw No. 2022-08

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8.00 Appendix A	5



THE CITY OF DAWSON

Official Community Plan Amendment No. 8 Bylaw

Bylaw No. 2022-08

3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act*, RSY 2002, c. 125, shall apply;
- (b) "Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
- (c) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (d) "city" means the City of Dawson;
- (e) "council" means the Council of the City of Dawson;

PART II – APPLICATION

4.00 Amendment

- 4.01 This bylaw re-designates Infill #1 Lots A, B, & D from MU: Mixed Use to CR: Country Residential, as shown in Appendix A.



THE CITY OF DAWSON

Official Community Plan Amendment No. 8 Bylaw

Bylaw No. 2022-08

PART III – FORCE AND EFFECT

5.00 Severability

- 5.01 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

6.00 Enactment

- 6.01 This bylaw shall come into force on the day of the passing by Council of the third and final reading.

7.00 Bylaw Readings

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

Original signed by

William Kendrick, Mayor

Presiding Officer

Cory Bellmore, CAO

Chief Administrative Officer



THE CITY OF DAWSON

Official Community Plan Amendment No. 8 Bylaw

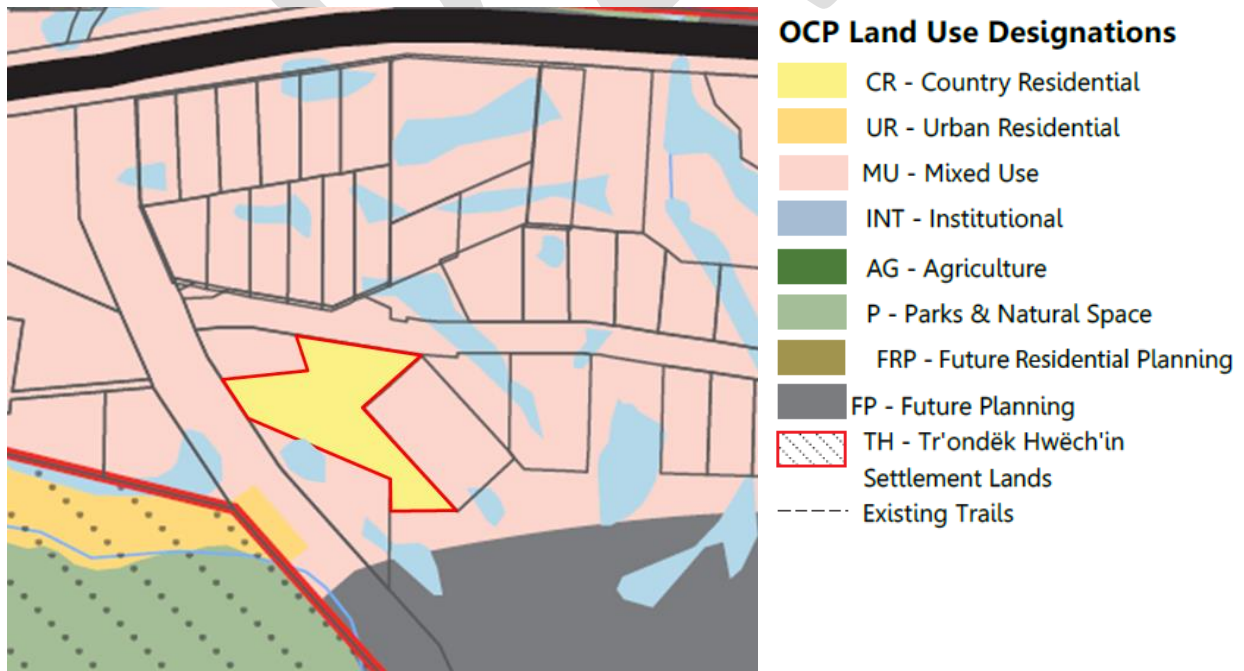
Bylaw No. 2022-08

8.00 Appendix A

Figure 1. Location context map



Figure 2. Amendment to Schedule B





THE CITY OF DAWSON

Official Community Plan Amendment No. 9 Bylaw

Bylaw No. 2022-09

WHEREAS section 265 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council may pass bylaws for municipal purposes.

WHEREAS section 278 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council must, within three years of formation or alteration of municipal boundaries, adopt or amend by bylaw an official community plan.

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

THEREFORE, pursuant to the provisions of the *Municipal Act* of the Yukon, the council of the City of Dawson, in open meeting assembled, **ENACT AS FOLLOWS:**

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the **Official Community Plan Amendment No. 9 Bylaw**

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) The redesignation of Infill #2 Lots 11-20 from MU: Mixed Use to UR: Urban Residential.



THE CITY OF DAWSON

Official Community Plan Amendment No. 9 Bylaw

Bylaw No. 2022-09

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THE CITY OF DAWSON

Official Community Plan Amendment No. 9 Bylaw

Bylaw No. 2022-09

3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act*, RSY 2002, c. 125, shall apply;
- (b) "Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
- (c) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (d) "city" means the City of Dawson;
- (e) "council" means the Council of the City of Dawson;

PART II – APPLICATION

4.00 Amendment

- 4.01 This bylaw re-designates Infill #2 Lots 11-20 from MU: Mixed Use to UR: Urban Residential, as shown in Appendix 1.



THE CITY OF DAWSON

Official Community Plan Amendment No. 9 Bylaw

Bylaw No. 2022-09

PART III – FORCE AND EFFECT

5.00 Severability

- 5.01 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

6.00 Enactment

- 6.01 This bylaw shall come into force on the day of the passing by Council of the third and final reading.

7.00 Bylaw Readings

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

Original signed by

William Kendrick, Mayor

Presiding Officer

Cory Bellmore, CAO

Chief Administrative Officer



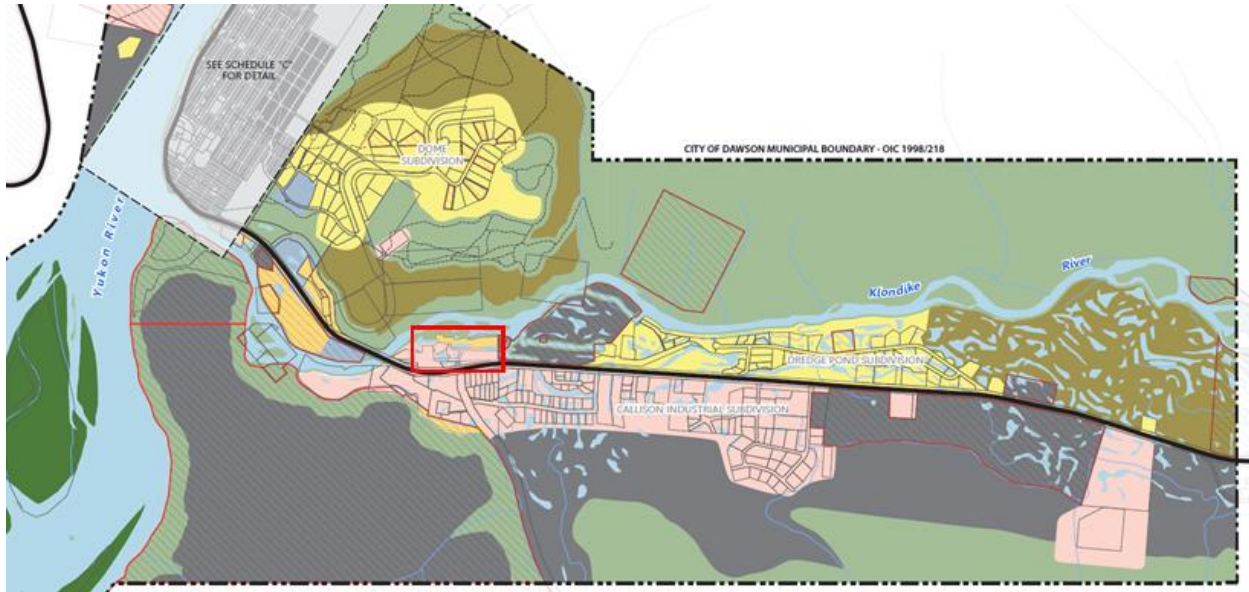
THE CITY OF DAWSON

Official Community Plan Amendment No. 9 Bylaw

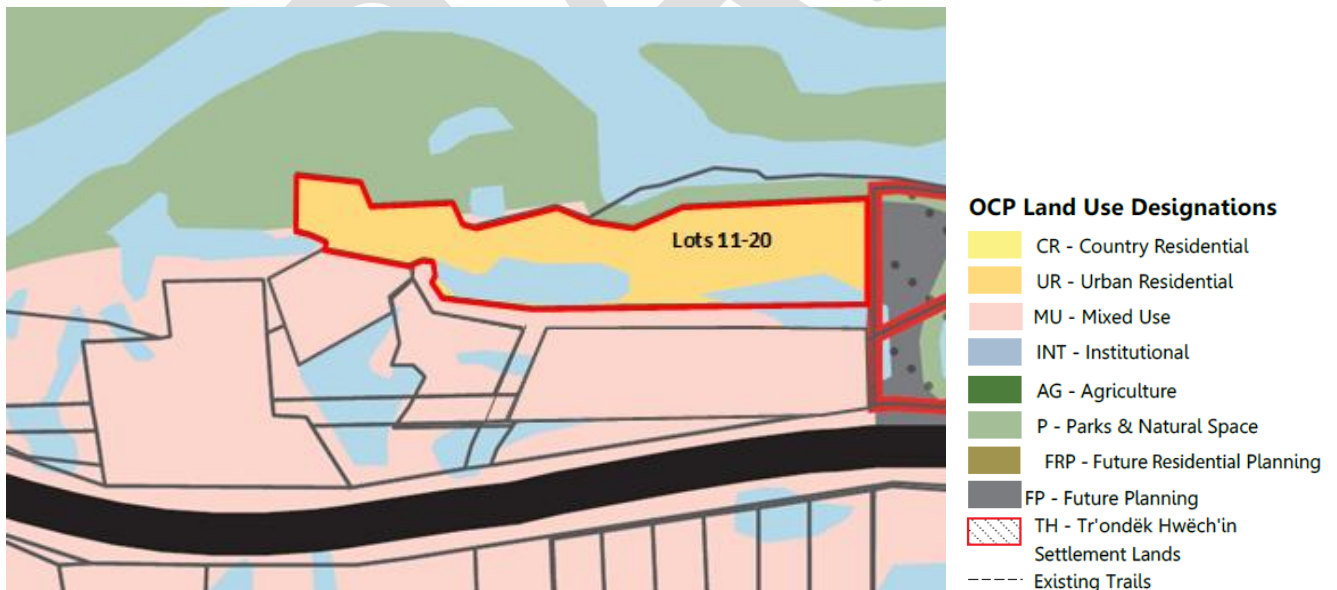
Bylaw No. 2022-09

8.00 Appendices

Appendix 1. Location Context Map



Appendix 2. Amendment to Schedule B



Project 1: Commercial/Industrial Infill Area 1

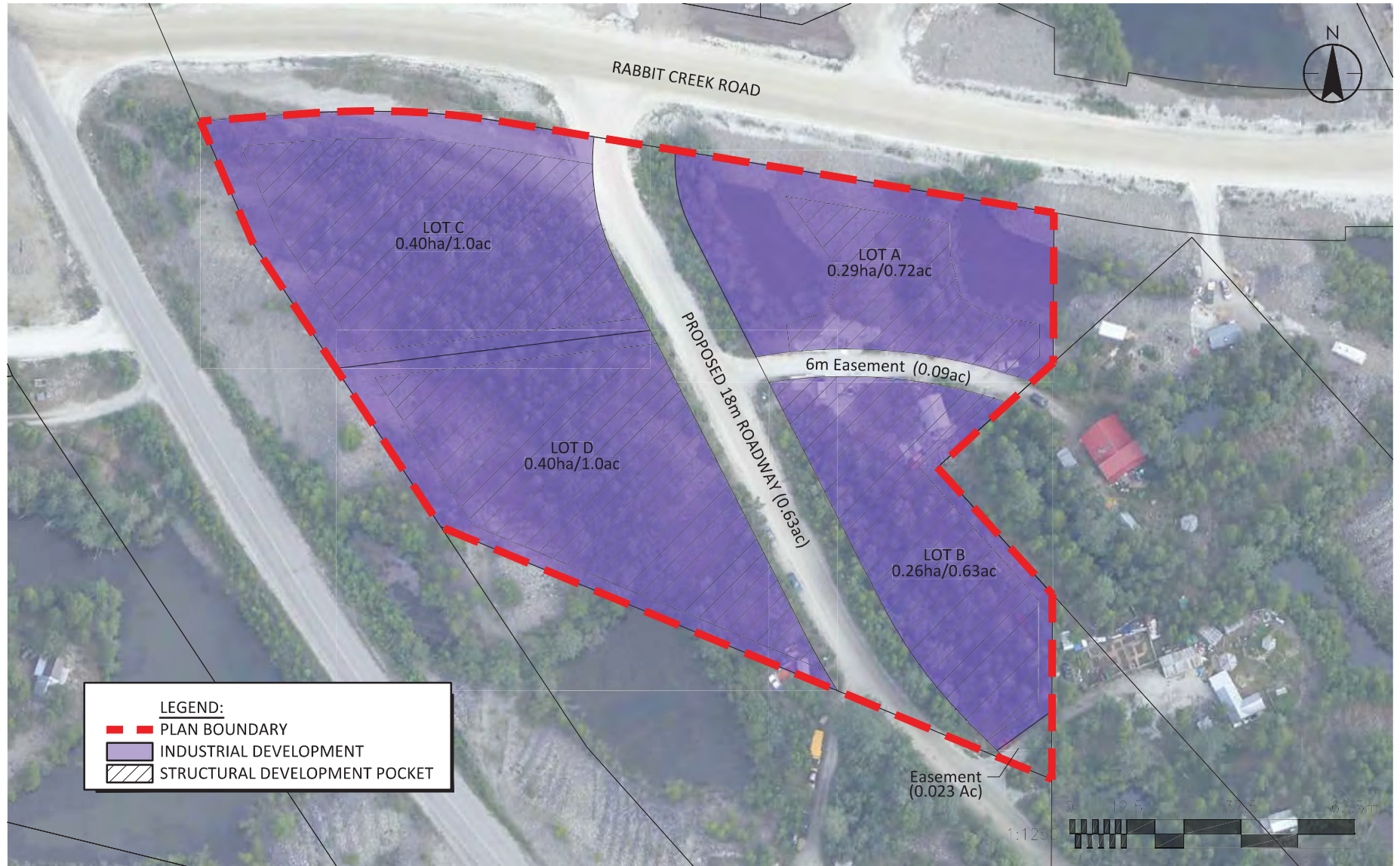


Figure 2.0
Infill Site #1 - 4 Lot Development

Prepared for:
Government of Yukon



#1100, 4900-50th Street, Red Deer, AB T4N1X7
Ph: (403) 341-3320 Fax: (403) 342-0969

DRAWN BY: SAS
CHECKED BY: GCL
SCALE: 1:1,250
PROJECT #: 144903045

April, 2021

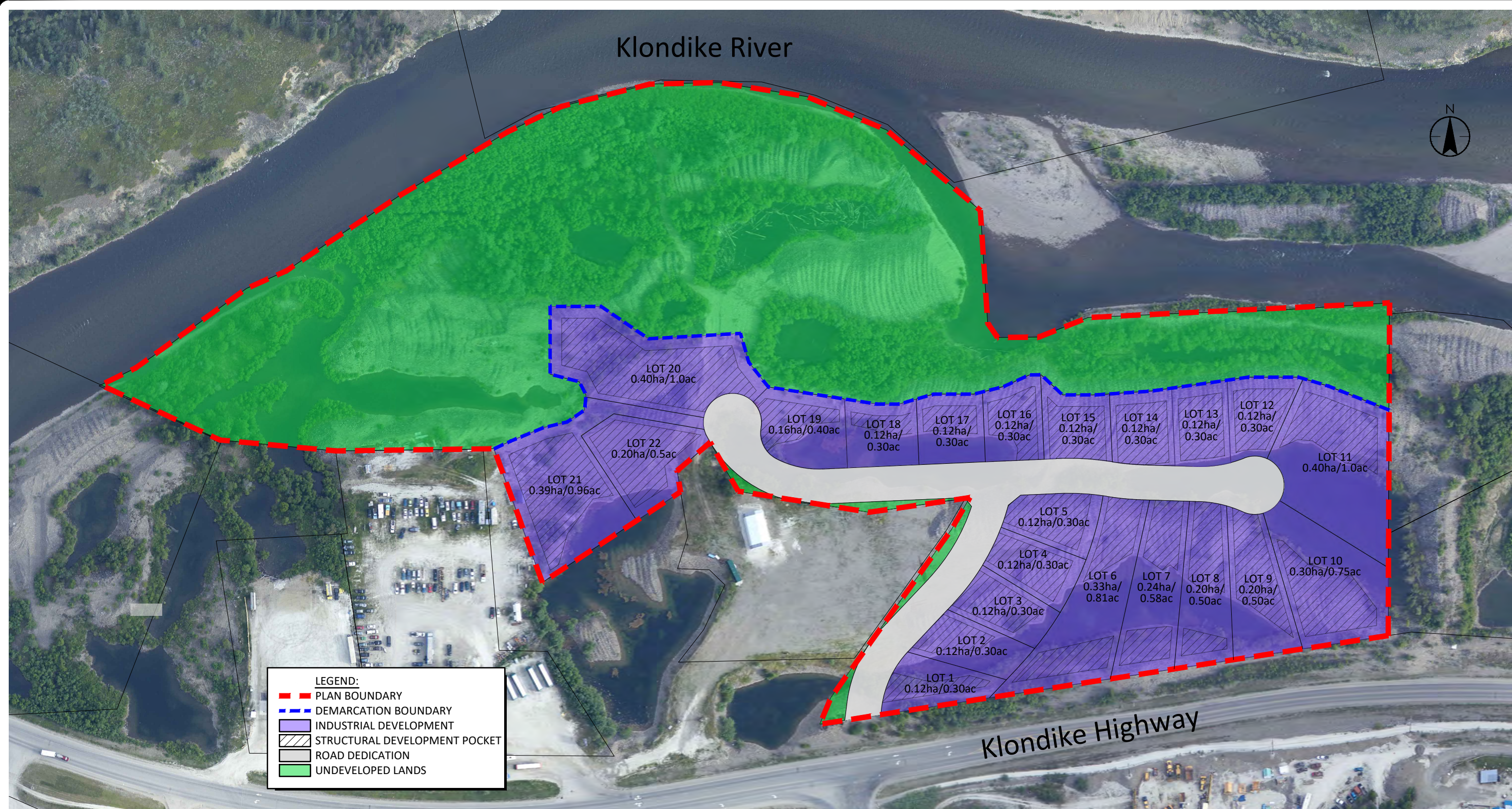


Figure 10.0 - Option C
Infill Site #2 - 22 Lot Cul-de-sac (Mixed sized lots)



Prepared for:
Government of
Yukon

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

April, 2021

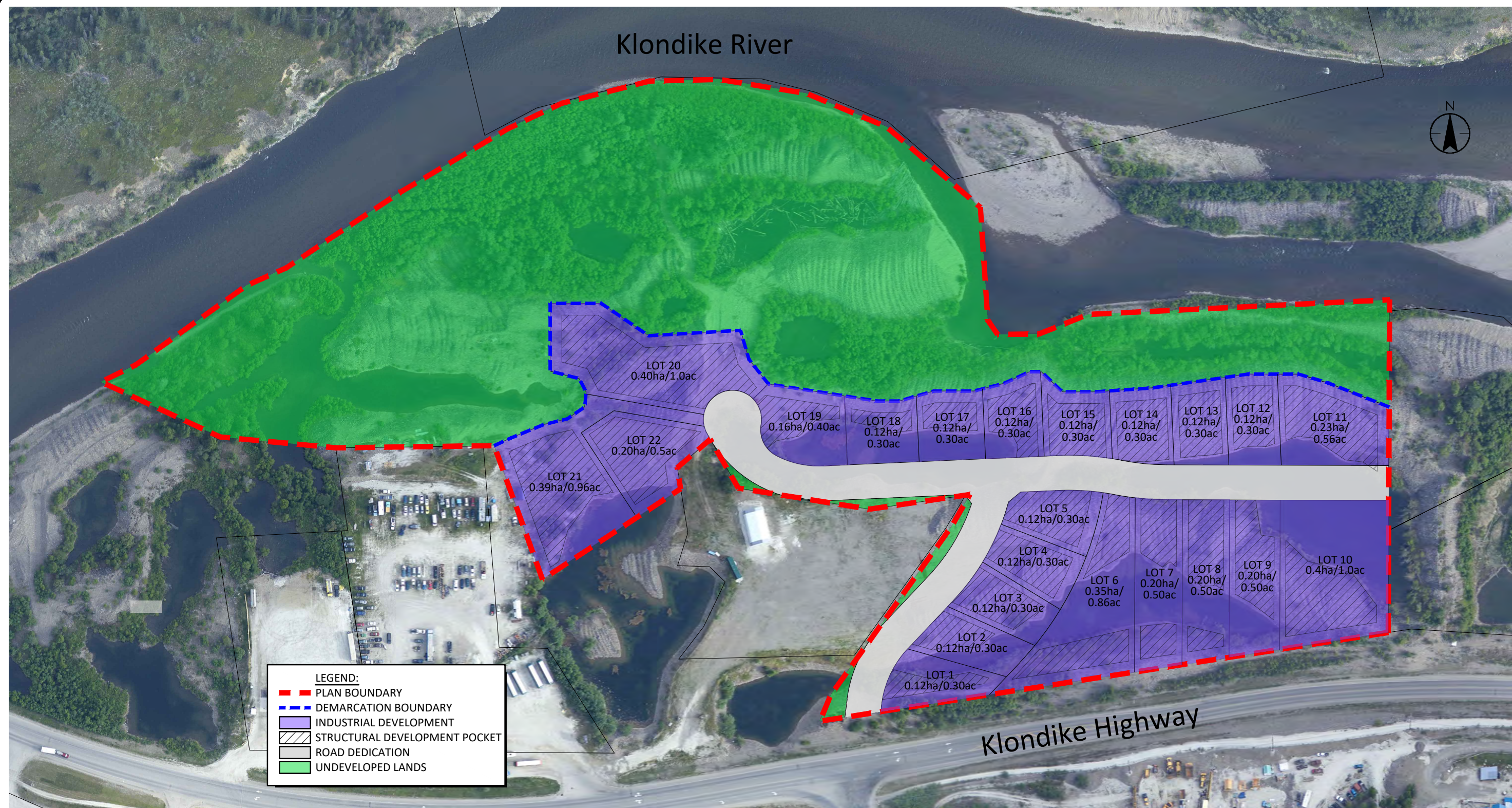


Figure 11.0 - Option C-1

Infill Site #2 - 22 Lot Connector Roadway (Mixed Lots)

1:2000 0 20 60 100m

Prepared for:
Government of
Yukon

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

April, 2021

Committee Minutes

THURSDAY MAY 5TH 2022
19:00

Meeting Type: Regular**Meeting: # HAC 22-08****Facilitators:** Stephani McPhee, PDO**Attendees:** Angharad Wenz, Eve Dewald (chair), Charlotte Luscombe, Jim Williams, Megan Gamble**Regrets:** Rebecca Jansen

Meeting Called to order at 7:04 PM.

Minutes

Agenda Item: Agenda Adoption**Resolution:** 22-08-01

THAT the Agenda for Heritage Advisory Committee Meeting 22-08 has been adopted as amended.

Discussion:

- Tracy and Marcel unable to attend – however would still like their applications reviewed in the ‘applications’ portion.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Conflict of Interest**Resolution:** n/a**Discussion:** None.

Agenda Item: Committee of the Whole**Resolution:** 22-08-02

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

Discussion: None

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Delegations**Resolution:** n/a

21-116 Danielle Clemmensen

Discussion:

- The delegate brought amended plans, which remove the wall adjacent the Trading Post. This was a mistake made by the architect.
- The signage from the last plans will be retained. Signage was amended for the current plans due to a miscommunication re: the meeting minutes from meeting #22-07.
- The HAC commented that this is turning into a nice-looking project and is relieved about the wall being removed.

Agenda Item: Delegations**Resolution:** n/a

22-019 Ueli Kunzi & Jared Klok

Discussion:

- Ueli and Jared brought forward plans for the 3rd single detached dwelling proposed for the lot adjacent to the Bunkhouse. The dwelling in question will face Front St. although a grade difference between the lot and the road is significant. The location of the dwelling is at a lower grade than the street.
- The HAC asked some questions about the plans – specifically they confirmed that the cladding will be tin.
- The Committee raised concern about the symmetry of the façade facing Front St. Notably, windows only exist on one side of the door, which is not typical of historic design. Ideally there would be symmetry on both sides of the door if possible.
 - A HAC member commented that since the home is at a lower grade than Front St., mostly the top of the windows would be visible from the street.
 - To remedy this concern, the HAC suggested that one window be removed from the North side and be added to the opposite side of the door (in the bedroom).
 - The HAC provided another suggestion to put similarly sized window widths on the opposite side of the door than is being proposed now, however with minimized vertical measurements, situated at the higher extent to match the opposite side. This would provide the rhythm required by the Heritage Guidelines without sacrificing privacy. The HAC would like to see this in a drawing for the next meeting.
 - The delegate wondered if this were a strict requirement, as they have seen historic photos of asymmetry. The HAC responded that balance is an important component as per the Heritage design guidelines. Asymmetry is spoken about in the guidelines but usually not as a favourable component to replicate. Given that the development is in such an integral downtown location, design should be as historically accurate as possible.
 - As an example of where sometimes asymmetry existed: sometimes in the commercial zone, doors were not set in the centre of a building – offset side doors existed as functional entrances.
- The delegate confirmed that they will provide 2 options following the HAC's suggestions for the next meeting.
- The HAC commented that most commercial buildings in Dawson were taller and narrow and that the building is slightly short for the façade, however that it complements the other buildings on the lot. The delegate commented that there will be an extra 2ft or so below the building of foundation which will make it slightly taller.
- The delegate gave context that the planking will be stained darker with lighter trim around it for the band on top (flat stock horizontal, shiplap or cove siding will be used for the whole façade material but will be painted on top to differentiate). The HAC commented that milled material will be ideal rather than the cove siding for the façade material. The HAC confirmed some details with the delegate: that the corners are wider (1x6), interiors 1x4, and that one band will exist across the top.

Agenda Item: Delegations

Resolution: n/a

22-026 Troy Suzuki

Discussion:

- The delegate brought plans for a new house build, which will have dimensions of 30x32 on a single storey located in the North End.
- The HAC asked about exterior – the delegate responded that it will be board and batten.
- The HAC asked if the roof will be made of corrugated metal, and whether it is a circular vent at the gable end. The delegate responded yes to both.
- The HAC asked how high the house will be off of the lot grade? The delegate responded that he intends to keep it as low as possible, approximately 16 inches to 8-inch blocks.
- The HAC asked about the pitch on the roof, to which the delegate responded it will be 7x12.

- The HAC asked if there will be a soffit, or if it will be open. The delegate responded that there will be open rafter tails.
- The HAC asked for details on the windows. The delegate responded that the windows facing the street will be opening casement windows, which will have a mullion in the center.

Agenda Item: Delegations

Resolution: n/a

22-027 Brodie Klemm – personal deck

Discussion:

- The HAC was impressed to see the house, looks good.
- The delegate clarified that the spindles will replicate a typical Dawson deck, it will be situated to the right side of the arctic entrance.
- The deck will not be covered.
- The HAC is satisfied with the details of the plans – the vertical spindles suspended between two railings are typical historically.

Agenda Item: Delegations

Resolution: n/a

Brodie Klemm – CBC building summary

Discussion:

- Brodie brought forward some details for the HAC's awareness, re: Council decisions. Council wants to sprinkle the building to avoid the need for an emergency stair, this has left 2 options.
- If removal of the vault is too cost prohibitive, Council will choose option 4. Otherwise, option 3 is the preferred option.
- The HAC asked whether the vault has heritage value in itself. The delegate stated that they need to check in on this. Rebecca took note when HAC formerly talked about removing the vault – they are awaiting insight from her.
- The delegate noted that the vault takes up 12.5% of main floor, which is valuable space. And the annual cost of having an outdoor elevator does not necessarily make sense. The removal of the vault is preferred (option 3), leaving a single staircase on the North elevation. This is exactly what the HAC wants to see.
- The HAC expressed their opinion that the top floor should not be entirely used for Council chambers – rather should be used for meeting booking space or much needed offices. Having a variety of uses for the space makes sense to avoid the building sitting vacant.
- The delegate informed the HAC that they will soon be considering window options and hope to have some mock up windows put in this year if possible. Some options from vintage woodworks have been provided to the HAC, which feature some trade-offs between energy efficiency and heritage replication. The delegate stated that if it is going to be a year-round building the windows must be winter proofed. Storm windows are an option.
- The delegate requested some input from the HAC on window options. The architect does not like the coating over some modern windows due to reflectivity, etc. The HAC made a few comments about window types:
 - Triple seal windows will have to be put in with a machine, they are huge and heavy.
 - To keep the windows roughly historic, their proportions could probably handle triple glazed.
 - The delegate said they would either be double or triple pane or storm windows; however, it is unclear at this stage. Historically storm windows did not exist on the building, rather they were an add on later.
 - For the 2022 window mock-up, the delegate is thinking of putting corbels on them. The HAC confirmed that white tin is historic, gold/yellow tin was done later in the 50s/60s.

Agenda Item: Revert to Heritage Advisory Committee**Resolution:** 22-08-03

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

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Adoption of Meeting Minutes**Resolution:** 22-08-04

THAT the Heritage Advisory Committee APPROVE the minutes from meeting #22-07 as amended.

Discussion:

- Neither Eve or Charlotte were present at the last meeting, and therefore did not second anything.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Business Arising from the Minutes**Resolution:** n/a**Discussion:** None.

Agenda Item: Applications**Resolution:** 22-08-05

THAT the Heritage Advisory Committee APPROVE development permit #22-002 as submitted.

Discussion:

- The banner should be as close to canvas as possible.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Applications**Resolution:** 22-08-06**Presenter:** Angharad Wenz**Second:** Jim Williams

THAT the Heritage Advisory Committee move to ADVISE development permit #22-024 as submitted.

Discussion:

- The HAC likes the idea of adding a greenhouse to the Little Blue Daycare lot and encourages the applicant to do so, however would like to see a structure that more closely aligns with the Heritage Design Guidelines.
- The HAC commented that the proposed shape is unconventional historically, and that they typically discourage the use of plastic. The HAC recommends a shed roof or gable roof and regular glass windows on the walls if possible, so when you look at the building it looks historic. The HAC recommends the proportions of a miniature house using more of a grid pattern on the walls.
- The HAC advises that the applicant thinks about the development in more of a permanent context, and that they choose the placement of the structure well on the lot.
- The property in question and its neighboring properties are historically sensitive, therefore it is important that the structure blends in with the surrounding historic character. The HAC concluded that the greenhouse does not comply with heritage design guidelines.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Applications
Resolution: 22-08-07

Presenter: Angharad Wenz
Seconded: Jim Williams

THAT the Heritage Advisory Committee move to APPROVE development permit #21-116 on the condition that the signage in the last design package be retained.

Discussion: None.

Votes For: 4 Votes Against: 0 Abstained: 0 CARRIED

Agenda Item: Applications
Resolution: 22-08-08

Presenter: Eve Dewald
Seconded: Jim Williams

THAT the Heritage Advisory Committee move to APPROVE development permit #22-026 as submitted.

Discussion: None.

Votes For: 4 Votes Against: 0 Abstained: 0 CARRIED

Agenda Item: Applications
Resolution: 22-08-09

Presenter: Eve Dewald
Seconded: Angharad Wenz

THAT the Heritage Advisory Committee move to APPROVE development permit #22-027 as submitted.

Discussion: None.

Votes For: 4 Votes Against: 0 Abstained: 0 CARRIED

Agenda Item: Applications
Resolution: 22-08-10

Presenter: Angharad Wenz
Seconded: Charlotte Luscombe

THAT the Heritage Advisory Committee move to ADVISE development permit #22-019.

Discussion:

- The square windows on side and back are not historic.
- The HAC would like to see amended designs reflecting the options discussed with the delegate.
- What about if symmetrical windows are put in but they're actually fake, an illusion? Blank windows – with symmetry on both sides of the door.

Votes For: 4 Votes Against: 0 Abstained: 0 CARRIED

Agenda Item: Applications
Resolution: 22-08-11

Presenter: Eve Dewald
Seconded: Jim Williams

THAT the Heritage Advisory Committee move to recommend the two heritage incentives #22-016 and #22-023 to Council for full approval of \$5,000 each.

Votes For: 4 Votes Against: 0 Abstained: 0 CARRIED

Agenda Item: New Business
Resolution: n/a

Presenter: Angharad Wenz
Seconded: Charlotte Luscombe

Discussion: None

Agenda Item: Unfinished Business**Resolution:** n/a**Presenter:** Angharad Wenz**Second:** Eve Dewald

Neon sign letters

Discussion:

- The HAC was hoping to send these letters out, however the Chamber of Commerce is not operational. They are looking into other ways of sending the letter to business owners.

Agenda Item: Adjournment**Resolution:** 22-08-12**Presenter:** Angharad Wenz**Second:** Jim Williams

That Heritage Advisory Committee meeting HAC 22-08 be adjourned at 8:23pm on May 5, 2022.

Minutes accepted on: May 19, 2022 (Meeting #22-09)

Committee Minutes

THURSDAY MAY 19 2022

19:00

Meeting Type: Regular**Meeting: # HAC 22-09****Facilitators:** Stephani McPhee, PDO**Attendees:** Angharad Wenz, Eve Dewald (chair), Jim Williams, Megan Gamble, Rebecca Jansen**Regrets:** Charlotte Luscombe

Meeting Called to order at 7:04 PM.

Minutes

Agenda Item: Agenda Adoption**Resolution:** 22-09-01

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

Discussion:

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

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Conflict of Interest**Resolution:** n/a**Discussion:** None.

Agenda Item: Committee of the Whole**Resolution:** 22-09-02

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

Discussion: None

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Delegations**Resolution:** n/a

DP #22-035 – Michel Lefebvre & Claude Maille

Discussion:

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

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

Agenda Item: Delegations

Resolution: n/a

Joske Whiteside & Annika Palm

Discussion:

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

Agenda Item: Delegations

Resolution: n/a

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

Discussion:

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

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

Business arising from delegations:

Victory Gardens

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

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

Agenda Item: Revert to Heritage Advisory Committee

Resolution: 22-09-03

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

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Adoption of Meeting Minutes

Resolution: 22-09-04

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

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Business Arising from the Minutes

Resolution: n/a

Discussion: None.

Agenda Item: Applications

Resolution: 22-09-05

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

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

Discussion:

- The HAC requires a door schedule prior to approval.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Applications

Presenter: Eve Dewald

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

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Applications**Presenter: Angharad Wenz****Resolution: 22-09-07****Seconded: Jim Williams**

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

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: New Business**Presenter: Angharad Wenz****Resolution: n/a****Seconded: Megan Gamble**

2nd Ave and King St future development

Discussion:

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

Agenda Item: Unfinished Business**Presenter: Angharad Wenz****Resolution: 22-09-08****Seconded: Eve Dewald**

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

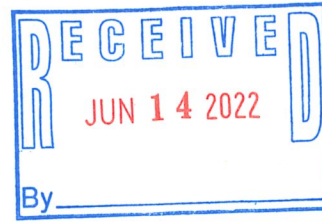
Discussion:

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

Agenda Item: Adjournment**Presenter: Angharad Wenz****Resolution: 22-09-09****Seconded: Jim Williams**

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

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



MAYOR BILL KENDRICK
PO BOX 308 1336 FRONT ST.
DAWSON CITY YT Y0B 1G0

Ottawa, June 2022

Dear MAYOR BILL KENDRICK and Council,

The economic contributions from rural communities are integral to Canada's success. Rural areas are home to many key industries such as manufacturing, forestry, agriculture, and energy.

Yet, municipalities under 20,000 residents receive less support from the federal government in comparison to their much larger counterparts. Red tape duplications and certain application requirements disproportionately burden small rural communities with very few staff.

This is unfair, unjust, and needs to be addressed urgently. As such, Conservative Shadow Minister for Rural Economic Development and Rural Broadband Strategy, M.P. Shannon Stubbs, Deputy Shadow Ministers M.P. Damien Kurek and M.P. Jacques Gourde, are seeking to convene a townhall with you to address federal funding for rural communities.

Rural Canadians must band together for fairer and more robust funding for communities all over rural Canada.

It is integral to our economy that the federal government works for everyone no matter where they live. The voices of rural Canadians need to be heard. We kindly ask you to express the three most important issues impacting your economic development as a rural community. We will use this feedback to ensure our work for rural Canada is as productive as possible and will determine the agenda for our proposed townhall. This is an opportunity to network, share your priorities, and solutions to the challenges we face.

We value hearing from you and should you wish to attend our forum, please email M.P. Stubbs at shannon.stubbs@parl.gc.ca, M.P. Kurek at damien.kurek@parl.gc.ca, or M.P. Gourde at jacques.gourde@parl.gc.ca.

Thank you for your time.

Shannon Stubbs, M.P.
Shadow Minister for Rural Economic Development
and Rural Broadband Strategy
Lakeland

Damien C. Kurek, M.P.
Deputy Shadow Minister for Rural Economic
Development and Rural Broadband Strategy
Battle River—Crowfoot

Jacques Gourde, M.P.
Deputy Shadow Minister for Rural Economic
Development and Rural Broadband Strategy
Lévis—Lotbinière