



THE CITY OF DAWSON

COUNCIL MEETING #C19-14

AGENDA

MONDAY, JULY 15, 2019

7:00 p.m.

Council Chambers, City of Dawson Office

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

- a) Council Meeting Agenda #C19-14

3. PUBLIC HEARING

- a) Subdivision Application #19-048: Lot 33 Dome Road
- b) Consolidation Application #19-027 & Zoning Bylaw Amendment #19-011: Lot 1047-2 N.Klondike Highway

4. DELEGATIONS AND GUESTS

- a)

5. BUSINESS ARISING FROM DELEGATIONS

6. ADOPTION OF THE MINUTES

- a) Council Meeting Minutes #C19-13 of June 24, 2019

7. BUSINESS ARISING FROM MINUTES

- a) Council Meeting Minutes #C19-13 of June 24, 2019

8. FINANCIAL AND BUDGET REPORTS

- a) 2019 Accounts Payable Report #19-10 RE: Cheques #53708 - 53757
- b) 2019 Accounts Payable Report #19-11 RE: Cheques #53758 - 53789
- c) 2019 Accounts Payable Report #19-12 RE: Cheques #53790 - 53837

9. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

- a) Request for Decision RE: Subdivision Application #19-048: Lot 33, Dome Road
- b) Request for Decision RE: Zoning Bylaw Amendment 19-073 & Subdivision Application #19-081: Sidhu Trucking

10. BYLAWS AND POLICIES

- a) *Zoning Bylaw Amendment No. 1 Bylaw #2018-06 – Second and Third Reading*
- b) *Zoning Bylaw Amendment No. 2 Bylaw #2018-07 – First Reading*

11. CORRESPONDENCE

- a) RCMP, Dawson Detachment, "M" Division – May 2019 Policing Report
- b) Pauline Frost RE Climate Change Strategy

12. PUBLIC QUESTIONS

13. INCAMERA

- a) Land Related Matter

14. ADJOURNMENT



THE CITY OF DAWSON

P.O BOX 308, DAWSON CITY, YUKON Y0B 1G0
PH: (867) 993-7400, FAX: (867) 993-7434



NOTICE OF PUBLIC HEARING: SUBDIVISION APPLICATION

Subdivision Application: #19-048

Subject Property: Lot 33 Dome Road Subdivision

Date: July 15, 2019

Time: 7:00pm

Location: Council Chambers, Town Hall



As per the *Municipal Act*, S. 319.4, upon receiving an application for subdivision, council must give public notice of the application.

Therefore, the City of Dawson is now requesting input from the public regarding dividing Lot 33 Dome Road Subdivision into two lots.

For more information, to view the application details, or to provide your input prior to the public meeting, please contact the Community Development Officer using the following contact information:

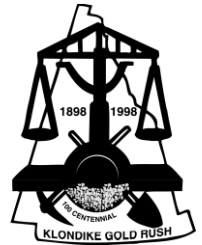
Clarissa Huffman
Community Development Officer
Box 308, Dawson City YT Y0B1G0
cdo@cityofdawson.ca
867-993-7400 ext. 414

DAWSON CITY — HEART OF THE KLONDIKE



THE CITY OF DAWSON

P.O BOX 308, DAWSON CITY, YUKON Y0B 1G0
PH: (867) 993-7400, FAX: (867) 993-7434



NOTICE OF PUBLIC MEETING: CONSOLIDATION APPLICATION AND ZONING BYLAW AMENDMENT

Consolidation Application: #19-027
Zoning Bylaw Amendment: #19-011

Subject Property: 1047-2 N. Klondike Highway

Date: July 15, 2019

Time: 7:00 pm

Location: Council Chambers, Town Hall



As per the *Municipal Act*, S. 319.4, upon receiving an application for subdivision/consolidation, council must give public notice of the application.

And as per the *Municipal Act*, S. 294.1, upon receiving an application for a Zoning By-Law Amendment, council must give public notice of the application.

Therefore, the City of Dawson is now requesting input from the public regarding a lot extension and a zoning bylaw amendment from FP: Future Planning to C2: Commercial Mixed Use as the applicant is proposing to build an addition onto the existing business.

For more information, to view the application details, or to provide your input prior to the public meeting, please contact the Community Development Officer using the following contact information:

Clarissa Huffman

Community Development Officer

Box 308, Dawson City YT Y0B1G0

cdo@cityofdawson.ca

867-993-7400 ext. 414

MINUTES OF COUNCIL MEETING #C19-13 of the council of the City of Dawson held on Monday, June 10, 2019 at 7:00 PM in the City of Dawson Council Chambers.

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

ALSO PRESENT:	CAO	Cory Bellmore
	A/EA	Amanda King
	CDO	Clarissa Huffman

Agenda Item: Call to Order

The Chair, Mayor Potoroka called council meeting #C19-13 to order at 7:00 PM.

Agenda Item: Agenda

Council removed 7.d) from the agenda.

C19-13-01 Moved by Mayor Potoroka, seconded by Councillor Shore that the proclamation of LGBTQ2SIA+ Day be added to the agenda as a time sensitive item pursuant to bylaw #11-12 being the Council Proceedings Bylaw; and adds this item to the agenda as item 8(c).
Motion Carried 5-0

C19-13-02 Moved by Councilor Johnson, seconded by Councillor Ayoub that a land related matter be added to the agenda as an in camera item.
Motion Carried 5-0

C19-13-03 Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for council meeting # C19-13 of June 24, 2019 be adopted as amended.
Motion Carried 5-0

Agenda Item: Adoption of the Minutes

Council noted that Councilor Johnson was absent from Council Meeting #C19-12.

a) Council Meeting Minutes #C19-12 of June 10, 2019

C19-13-04 Moved by Mayor Potoroka, seconded by Councillor Shore that the minutes of council meeting #C19-10 of May 13, 2019 be approved as amended.
Motion Carried 5-0

Agenda Item: Financial and Budget Reports

a) 2019 Accounts Payable Report #19-07 RE: Cheque Run #53620 - 53628

Further information	Cheque #	Vendor Name
Promotional material for Protective Services	53627	Trillium Sales Group Inc

C19-13-05 Moved by Councillor Kendrick, seconded by Mayor Potoroka that council acknowledge receipt of the Accounts Payable Report #19-07 RE: Cheques #53620 - 53628; provided for informational purposes.
Motion Carried 5-0

b) 2019 Accounts Payable Report #19-08 RE: Cheque Run #53629 – 53655

Further information	Cheque #	Vendor Name
Consulting service for the review of the Heritage Bylaw.	53647	Northern Outlooks

C19-13-06 Moved by Mayor Potoroka, seconded by Councillor Johnson that council acknowledge receipt of the Accounts Payable Report #19-08 RE: Cheques #53629 – 53655; provided for informational purposes.

C19-13-07 Moved by Councillor Johnson, seconded by Councillor Shore that council move into Committee of the Whole for the purposes of holding a discussion.
Motion Carried 5-0

The Community Development Officer provided council with an overview of the process of the consultant's review of the Heritage Bylaw and would be presenting council with an opportunity to provide input once the report has been drafted.

C19-13-08 Moved by Councillor Johnson, seconded by Councillor Shore that that committee of the whole revert to council to proceed with the agenda
Motion Carried 5-0
Main Motion Carried 5-0

c) 2019 Accounts Payable Report #19-09 RE: Cheque Run #53656 - 53707

The CAO provided council with missing information that was not included in the report presented.

Further information	Cheque #	Vendor Name
Catering for 'Seedy Saturday'	53660	Auntie's Catering
Asset Management Program	53672	Egov Solutions Inc.
Catering for 'Seedy Saturday'. Council requested confirmation and how many attended.	53679	Klondike Valley Creamery
OHS requirement regarding an HR related matter	53692	Joy Vall Occ Therapy Consulting
Noted that 'building lights' should say 'building electrical'	53694	Yukon Energy
CAO to provide further information	53702	Mueller Electric Divll Ltd.
Council enquired as to what was being instructed	53704-53706	

Final debenture interest payment	53707	Yukon Govt-Finance
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- C19-13-09** Moved by Councillor Johnson, seconded by Mayor Potoroka that council acknowledge receipt of the Accounts Payable Report #19-09 RE: Cheques #53656 - 53707; provided for informational purposes.
Motion Carried 5-0

Agenda Item: Delegations and Guests

- C19-13-10** Moved by Mayor Potoroka, seconded by Councillor Kendrick that Council move into the committee of the whole for the purposes of hearing delegations.
Motion Carried 5-0

a) Katie English, Conservation Klondike Society RE: Ban of Retail Plastic Bags

Katie English was in attendance on behalf of Conservation Klondike Society to present council with a petition to ban single use retail plastic bags in Dawson City. She provided council the following information:

100 billion plastic bags a year are used in Canada which requires 12 million barrels of oil to manufacture

The average family takes home 1500 plastic bags a year, the individual between 350-500.

Only 1% of those bags are returned for recycling which means 15 out of the 1500 get recycled and the rest get landfilled.

80% of plastic pollution enters the ocean from inland via rivers.

100,000 marine animals are killed annually from plastic bags alone.

A plastic bag is used for an average of 12 minutes

It takes 500 years for a plastic bag to degrade. They do not break down completely but instead photo degrade into micro plastics that absorb toxins and continue to pollute the environment.

We received over 500 signatures in our petition, of which we can confirm 200 are locals.

Plastic bags are not being recycled in most places throughout Canada because they are a difficult item to recycle and often cause jamming issues in the machinery at the larger processing facilities.

Council enquired if there had been a positive response from businesses in town and were informed that most preferred a total ban versus fee for usage. There has been a good amount of businesses in town no longer using single use plastic bags, and some that are only exhausting their remaining stock.

- C19-13-11** Moved by Councillor Johnson, seconded by Mayor Potoroka that committee of the whole revert to council to proceed with the agenda.
Motion Carried 5-0

Agenda Item: Business Arising from Delegations

- C19-13-12** Moved by Councillor Shore, seconded by Councillor Kendrick that council direct administration to develop a single use plastic bag ban bylaw for consideration of committee of the whole.
Moved by Councillor Ayoub, seconded by Councillor Johnson that single use plastic straws be added to the resolution.
Moved by Councillor Shore, seconded by Councillor Kendrick that council direct administration to develop a single use plastic bag and single use plastic straws ban bylaw for consideration of committee of the whole.
Motion Carried 5-0

Agenda Item: Special Meeting, Committee, and Departmental Reports

- a) Request for Decision RE: Subdivision Application #19-027 – Lot 1047-2, Klondike Highway

- C19-13-13** Moved by Councillor Shore, seconded by Mayor Potoroka that Council That council grant subdivision authority to consolidate a portion of Disposition 2018-3280 as outlined in Figures 4 and 5 with Lot 1047-2, subject to the conditions as presented in the Request for Decision RE: Subdivision Application #19-027: Lot 1047-2 Klondike Highway.
Motion Carried 5-0

- b) Request for Decision RE: Dawson Daily News Alley Encroachment

- C19-13-14** Moved by Councillor Johnson, seconded by Councillor Shore that direct administration to enter into a Licence of Occupation for the portion of alley adjacent to Lot 5, Block L, Ladue Estate for the purposes of remedying an encroachment, subject to Parks Canada submitting an information package confirming the status of the building and the addition, including a detailed site plan to the satisfaction of the CDO.
Motion Carried 5-0

Agenda Item: Bylaws and Policies

- a) Zoning Bylaw Amendment No.1 Bylaw #2018-06 – First Reading

- C19-13-15** Moved by Councillor Shore, seconded by Councillor Johnson that Council that #2019-06 being the *Zoning Bylaw Amendment No. 1 Bylaw* be given first reading.
Motion Carried 5-0

- b) DRAFT Development Incentive Policy and Development Cost Charge Program Design

- C19-13-16** Moved by Mayor Potoroka, seconded by Councillor Ayoub that council acknowledges receipt of the Draft Development Incentive Policy and Development Cost Charge Program Design.
Motion Carried 5-0

Agenda Item: Correspondence

- C19-13-17** Moved by Mayor Potoroka, seconded by Councillor Shore that council acknowledge receipt of the following correspondence:
- Jaime Mellott RE: Effective Date of Expanded Federal Leave Benefits
 - RCMP, Dawson Detachment, "M" Division – April 2019 Policing Report
 - Committee of the Whole Meeting Minutes #CW19-15
 - Heritage Advisory Meeting Minutes HAC 19-07 & HAC 19-08
- For informational purposes.
Motion Carried 5-0

Agenda Item: Public Questions

- C19-13-18** Moved by Mayor Potoroka, seconded by Councillor Johnson that council move to committee of the whole for the purposes of hearing public questions.
Motion Carried 5-0

Dan Davidson asked if the CBC article was correct in stating the water metering would happen this summer and if it was initiated because of the new Water Treatment Plant being built. Council informed him that the design phase would happen this summer, but the program wouldn't be ready to implement and although the WTP would see increased costs the program was already in the works. With water and sewer rates currently high, Council see water metering as a fairer way to pursue.

Dan Davidson asked if the CBC building was going to be painted this summer. Council responded that the tender for the paint job would be out this year.

Dan Davidson asked council for an update regarding the pool. The Recreation Department has been posting updates and will continue to keep the public informed.

- C19-13-17** Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole revert to council to proceed with agenda.
Motion Carried 5-0

Agenda Item: Proclamation RE: LGBTQ2SIA+ Day

- C19-13-19** Moved by Councillor MacArthur, seconded by Councillor Johnson that Council proclaims July 14, 2019 to be LGBTQ2SIA+ Day in the City of Dawson.
Motion Carried 5-0

Agenda Item: In Camera

- C19-13-20** Moved by Mayor Potoroka, seconded by Councillor Shore that council move into a closed session of committee of the whole, as authorized by Section 213(3) of the Municipal Act, for the purposes of discussing a land related matter.
Motion Carried 5-0
- C19-13-21** Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole revert to an open session of council to proceed with the agenda.
Motion Carried 5-0

Agenda Item: Adjournment

C19-13-22 Moved by Mayor Potoroka, seconded by Councillor Johnson that council meeting #C19-13 be adjourned at 9:42 p.m. with the next regular meeting of council being July 15, 2019.
Motion Carried 5-0

THE MINUTES OF COUNCIL MEETING C19-13 WERE APPROVED BY COUNCIL RESOLUTION #C19-14-__ AT COUNCIL MEETING #C19-14 OF JULY 15, 2019.

Wayne Potoroka, Mayor

Cory Bellmore, CAO

Cheque #	Vendor Name	Chq Amount	Distribution	Dept.	Detail
The City of Dawson					
Cheque Run 19-10					
May 16/19					
53708	VOID				Mis-print
53709	Advance North Mechanical	\$ 86.89		PW	Vehicle R&M
53710	Air North	\$ 327.23		PW	Freight
53711	Arctic Inland Resources Ltd.	\$ 659.11		PW	OpSupplies
53712	Assoc. of Yukon Communities	\$ 2,400.00		ADM-M&C	Membership Fees
53713	Aurora Office	\$ 52.50		ADM-M&C	Notary Service
53714	BHB Storage	\$ 105.00		ADM	Archive Storage Unit
53715	Black Press Group Ltd.	\$ 1,234.78		ADM	Advertising
53716	Bonanza Market	\$ 427.16		ALL	OpSupplies
53717	Chief Isaac Incorporated	\$ 1,829.11		ALL	Janitorial Svs
53718	Dancing Moose	\$ 293.89		M&C	Promo Matl
53719	DC General Store	\$ 484.44	\$ 115.91	REC	ProgSupplies
			\$ 19.02	REC	ProgSupplies
			\$ 90.64	REC	ProgSupplies
			\$ 233.88	REC	OpSupplies
			\$ 24.99	ADM	OpSupplies
			\$ 484.44		
53720	Dawson Firefighters Assoc.	\$ 11,705.00		PS	Fire Call outs 1Q
53721	Jamie Mann	\$ 137.50		ADM	Pro Fees
53722	Manitoulin Transport	\$ 598.22	\$ 519.54	PW	Freight-Chlorine
			\$ 78.68	ADM	Freight-Staples
			\$ 598.22		
53723	MacPhail, ME	\$ 537.94		ADM	Flight & Freight
53724	Klondike Sun Newspaper	\$ 1,480.50	\$ 315.00	CABLE	Advertising
			\$ 1,165.50	ADM	Advertising
			\$ 1,480.50		
53725	Klondike Business Solutions	\$ 119.46		ADM	Photocopier-Meter Count Chg
53726	Johnson, S	\$ 975.23		M&C	Reimbursements - Travel
53727	Husky Bus	\$ 123.90		M&C	Transportation
53728	Huffman, C	\$ 609.27		ADM	Accommodations
53729	High Coast Country Inn-WH	\$ 396.90		PS	Accommodations
53730	Ed Repair & Service	\$ 24,570.00		PW	Garbage PU-April
53731	Downtown Hotel	\$ 516.00		REC	Accommodations
53732	Dire Wolf Media	\$ 400.00		PW	Media Svs
53733	Master Pools Alta Ltd.	\$ 272,160.00		REC	Progress Billing #2
53734	Mazzam Analytics	\$ 173.78		PW	Wtr Sampling
53735	Mayes Enterprises	\$ 8,508.48	\$ 287.25	PS	Vehicle R&M-Install Suction on Portable Tank
			\$ 8,221.23	PW	ContSvs-Bleeder Lines
			\$ 8,508.48		
53736	McMynn, K	\$ 4,559.27		ADM	Pro Svs
53737	Mic Mac Motors	\$ 2,119.57		PS	Vehicle R&M-Tune Up
53738	Nordique Fire Protection	\$ 216.30		PS	Tools
53739	Northern Industrial Sales	\$ 934.58	\$ 433.29	REC	Camera Head Replacement
			\$ 287.24	PW	Batteries
			\$ 111.80	PW	Safety Supplies
			\$ 36.94	PW	Safety Supplies
			\$ 46.81	PW	OpSupplies
			\$ 18.50	ADM	CBC bldg R&M
			\$ 934.58		
53740	Northern Superior Mechanical	\$ 575.10	\$ 351.73	PW	HvyEquip R&M
			\$ 24.76	PW	Safety Supplies
			\$ 166.01	PW	OpSupplies
			\$ 15.32	PW	HvyEquip R&M
			\$ 17.28	PS	Camlock - FireDept
			\$ 575.10		

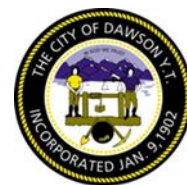
53741 Pitney Works	\$	3,000.00		AMD	Postage Meter & Supplies
53742 Pittman, C	\$	20.00		PW	Training
53743 Raven's Nook	\$	89.25		PW	Safety Supplies
53744 A Ray of Sunshine	\$	31.80		REC	Safety Supplies
53746 Staples-WH	\$	717.79		ALL	Office Supplies
53745 Small Town Automotive Inc.	\$	1,385.33	\$ 853.24	PW	Vehicle R&M
			\$ 383.30	PW	Vehicle R&M
			\$ 148.79	PW	Vehicle R&M
			\$ 1,385.33		
53747 Yukon Govt-Territorial Treasurer	\$	157.50		REC	Marine Svs-Lease
53748 Total North	\$	1,165.50		ADM	IT Network Support-2 months
53749 Trinus Technologies Inc.	\$	1,431.47		ADM	IT Network
53750 Tsunami Solutions	\$	340.20	\$ 170.10	PW-REC	Safety Supplies-Communications
			\$ 170.10	PW-REC	Safety Supplies-Communications
			\$ 340.20		
53751 Yukon Workers Compensation	\$	41,340.00		All	WCB annual - Employees
53752 Yukon Govt-Hwys&PubWks	\$	29,624.59		PW	Calcium
53753 Dawson Hardware	\$	2,363.07	\$ 167.94	REC	30" Slider
			\$ 204.66	ALL	Janitorial Supplies
			\$ 128.51	REC	Shop Vacuum
			\$ 337.82	PW	OpSupp
			\$ 47.23	PW	Safety Supplies-Gloves
			\$ 60.46	REC	Pool-Dremel & Chisel
			\$ 63.30	PW	PW Tools - Flashlight
			\$ 137.84	REC	OpSupp-WFB Car plugs
			\$ 39.01	REC	program supplies
			\$ 240.63	REC	Janitorial Supplies & Carpet
			\$ 37.78	REC	OpSupp-Pool Benches Spruce Up for 2019
			\$ 113.33	PW	Safety Supplies-Gloves
			\$ 3.07	ADM	R&M-6th Ave Rental
			\$ 40.13	REC	OpSupp-Chain & quicklink
			\$ 12.75	PW	OpSupp-Zip Ties
			\$ 128.66	REC	Janitorial Supplies
			\$ 85.10	REC	OpSupp-Paint
			\$ 359.23	REC	OpSupp-toilet & supplies
			\$ 1.41	PW	OpSupp-Coupling
			\$ 16.05	REC	Safety Supplies-Gloves
			\$ 126.49	REC	OpSupp-toilet & supplies
			\$ 11.67	ADM	Interest-Service Charge
			\$ 2,363.07		
53754 Kluane Freight Lines Ltd.	\$	363.91	\$ 117.71	REC	Freight-Fireworks
			\$ 246.20	REC	Freight-Blades
			\$ 363.91		
53755 Northern Industrial Sales	\$	1,897.51		pw	op supplies/safety supplies
53756 Small Town Automotive Inc.	\$	383.30		PW	Vehicle R&M
53757 Stantec	\$	1,002.60		PW	Water Lic. Prof Fees

Cheque #	Vendor Name	Chq Amount	Distribution	Dept.	Detail
The City of Dawson Cheque Run 19-11 May 23 2019					
53758	Arctic Inland Resources Ltd.	\$ 3,951.86	\$1,484.70	ADM	6th Ave Residence R&M
			\$2,467.16	PW	Boardwalk Materials
			\$3,951.86		
53759	Assante in Trust	\$ 1,440.00		ADM	RRSP Contributions ER
53760	VOID				Failed to cancel Abby Bayliss CR#18-36
53761	Bellmore, Cory	\$ 2,210.12		M&C	Travel Reimbursements
53762	Cleland, Abby	\$ 303.75		ADM	Staledated and name change CR#18-36
53763	Cozy Corner Motel&Restaurant	\$ 1,606.50		M&C	Mayor, Council & CAO - Accommodations AYC Haines Junction
53764	DC General Store	\$ 157.39	94.73	REC	ProgSupp-Something's Cooking
			48.08	REC	ProgSupp
			14.58	REC	ProgSupp-Coffee/Cream
			157.39		
53765	Dawson Hardware	\$ 333.49	45.19	ADM	6th Ave Residence R&M
			228.07	ADM	CBC Bldg-Bird Netting & supplies
			40.12	PW	Tools B&M
			11.33	PW	PW Tools
			8.78	PW	Operating Supplies
			333.49		
53766	DC Music Festival	\$ 400.00		REC	Fence Rental
53767	DC Media Co-operative Ltd	\$ 1,180.00		REC	DC Community Grant Fund-Video Readiness Project
53767	Kendrick, W	\$ 1,355.29		M&C	Reimbursements-AYC Haines Junction
53768	Endurance Automotive	\$ 413.74	\$413.74	PW	vehicle R&M
53769	Ezzard, Dave	\$ 243.63		REC	R19.01.03 Grant
53770	Fraser's Edge Painting & Contracting	\$ 6,438.83		ADM	6th Ave Residence R&M-interior painting
53771	Grenon Enterprises Ltd.	\$ 12,829.17	\$693.00	PW	Apr14-20 Grader-Town ditching & blading & Dome for snow
			\$3,339.00	PW	Apr21-27 Grader-Town ditching, Dump Road snow
			\$7,852.17	PW	Apr Water Deliveries
			\$945.00	PS	Water Tanks on Dome
			\$12,829.17		
53772	Groundswell Industries Inc.	\$ 6,720.00		REC	CD Parks&Rec Master Plan
53773	Investors Group Financial Services Inc	\$ 3,300.08		ADM	RRSP Contributions
53774	ivari	\$ 1,900.00		ADM	RRSP Contributions
53775	Klondike Business Supplies	\$ 88.63		REC	Photocopier Lease
53776	Lackowicz & Hoffman LLP	\$ 3,150.00		ADM	Legal Fees
53777	Lawson Lundell LLP	\$ 997.50		ADM	Legal Fees
53778	Manitoulin Transport	\$ 858.01	\$ 826.97	PW	Freight - Pump
			\$ 31.04	PW	Freight EMCO
			\$ 858.01		
53779	Maxxam Analytics	\$ 517.13		PW	Water Sampling
53780	Northern Superior Mechanical	\$ 138.34	\$ 12.98	PW	Vehicle R&M - Landfill
			\$ 175.38	PW	OpSupplies- 3in Ball Valve
			\$ (113.96)	PW	Credit OpSupplies-Return 3", exchange for a 2.0
			\$ 33.95	PW	OpSupplies- 3in Ball Valve
			\$ 29.99	PW	BM tools
			\$ 138.34		
53781	Northwestel	\$ 5,132.53		ALL Depts	Monthly Landline Office Phones
53782	Raven's Nook	\$ 31.50		REC	Safety Gear
53783	Ray of Sunshine	\$ 9.96		PW	OpSupplies
53784	Scotia Securities	\$ 6,129.00		ADM	RRSP Contributions ER
53785	Shore, Molly	\$ 412.67		M&C	Travel Reimbursements
53786	Simplii Financial	\$ 1,360.00		ADM	RRSP Contributions ER
53787	Superior Propane	\$ 3,670.55	\$ 813.66	REC	Propane Supplies for REC & Leasee
			\$ 678.07	REC	Propane Supplies for REC & Leasee
			\$ 137.32	REC	Propane Supplies for REC & Leasee
			\$ 809.29	REC	Propane Supplies for REC & Leasee
			\$ 538.43	REC	Propane Supplies for REC & Leasee
			\$ 693.78	REC	Propane Supplies for REC & Leasee
			\$ 3,670.55		
53788	TNT Small Engine Repair	\$ 141.75		PW	Vehicle R&M
53789	Unbeatable Printing	\$ 241.50	\$ 131.25	REC	Promo-Swimming Pool Recapitalization
			\$ 110.25	REC	Promo-Water Fill Station
			\$ 241.50		

Cheque #	Vendor Name	Chq Amount	Distribution	Dept.	Detail
The City of Dawson Cheque Run 19-12 June 10/19					
53790	CORE Landscape Pro	\$ 3,294.45		PW	Gravel
53791	Advance North Mechanical	\$ 1,060.51		PW	Vehicle R&M
53792	Air North	\$ 205.06		PW	Freight
53793	Arctic Inland Resources Ltd.	\$ 1,537.30	\$ 963.90	PW	BM Tools
			\$ 31.14	PW	Op Supplies
			\$ 70.83	PW	Non-Capital Equip
			\$ 89.73	PW	Boardwalk Matls
			\$ 113.32	PW	Signs
			\$ 268.38	PW	BM Tools
			\$ 1,537.30		
53794	BHB Mini Storage	\$ 105.00		ADM	Archive Storage
53795	Bonanza Market	\$ 31.11		REC	Program Supplies
53796	Canadian Freightways	\$ 1,054.13		PW	Freight
53797	Chief Isaac Incorp.	\$ 879.38	\$ 422.10	REC-ADM	Janitorial Svs
			\$ 157.28	REC	Janitorial Svs
			\$ 579.38		
53798	Chin, C	\$ 115.60		REC	Reimbursements-Accommodations-WH-Pool Training
53799	Crocker, S	\$ 171.05		REC	Reimbursements-Accommodations-WH-Pool Training
53800	DC Chamber of Commerce	\$ 340.00		REC	Security Deposits
53801	DC General Store	\$ 443.12	\$ 72.03	M&C	Promo
			\$ 24.59	PW	Op Supplies
			\$ 111.72	REC	Op Supplies
			\$ 234.78	REC	Program&Op Supplies
			\$ 443.12		
53802	Dawson Hardware Ltd.	\$ 277.70	\$ 108.62	PW	BM Tools
			\$ 48.70	PW	Bldg R&M
			\$ 120.38	PW	BM Tools-6th Ave R&M
			\$ 277.70		
53803	Dobney Foundry Ltd.	\$ 2,868.39		PW	New Install Costs
53804	Emco Corporation	\$ 53.97		PW	Bldg R&M
53805	VOID				Finning - Wrong payment applied
53806	Gammie Trucking Ltd.	\$ 30,969.75		PW	ContrSvs-Landfill
53807	Gold Rush Inn	\$ 743.40	\$ 185.85	REC	Accommodations
			\$ 557.55	REC	Accommodations
			\$ 743.40		
53808	Grenon Enterprises Ltd.	\$ 20,799.74	\$ 252.00	PW	ContrSvs-BladeSvs Apr30-May04
			\$ 2,966.25	PW	ContrSvs
			\$ 89.25	PW	ContrSvs
			\$ 2,609.25	PW	ContrSvs-Roads
			\$ 472.50	PW	ContrSvs-Dump
			\$ 2,538.38	PW	ContrSvs-Water
			\$ 945.00	PW	ContrSvs-Sewer
			\$ 1,848.00	PW	ContrSvs-Roads
			\$ 196.88	PW	ContrSvs-Sewer
			\$ 567.00	PW	ContrSvs-Water
			\$ 196.88	PW	ContrSvs
			\$ 8,118.35	PW	Water Delivery
			\$ 20,799.74		
53809	Groundswell Industries Ltd.	\$ 9,156.00		REC	ProSvs-Pks&Rec Master Plan
53810	Huffman, C	\$ 832.47		PL&D	Reimbursements-Innv 5381 \$659.84 to YTG-Environment
53811	KBL Environmental Ltd.	\$ 2,712.74		PW	ContrSvs
53812	King, A	\$ 78.73		PW	OffSupplies
53813	Klondike Bus. Soln's	\$ 71.82		REC	Click Count-Pcopy
53814	DC Arts Society	\$ 3,000.00		REC	Comm Grants
53815	Klondike Visitor's Assoc.	\$ 1,000.00		REC	Comm Grants
53816	Klondike Sun Newspaper	\$ 635.25	\$ 52.50	CABLE	Advertising
			\$ 582.75	ADM	Advertising
			\$ 635.25		
53817	Kydd, O	\$ 238.59		CABLE	Cable Member Rebate
53818	Locksmith Svs Ltd.	\$ 1,411.04		REC	Bldg R&M
53819	Manitoulin Transport	\$ 1,934.25	\$ 185.85	ADM	Freight-Staples
			\$ 802.25	PW	Freight-Dobney Foundry
			\$ 62.08	ADM	Freight
			\$ 884.07	PW	Freight-Water
			\$ 1,934.25		

53820 Master Pools Alta Ltd.	\$	124,387.83	\$	3,806.25	REC	Bldg R&M-Insurance Claim
			\$	101,156.58	REC	Progress Claim #3
			\$	19,425.00	REC	Bldg R&M-PVC Pipe&Matl for Perimeter Piping
			\$	124,387.83		
53821 North 60 Petro	\$	7,859.44			ALL	Fuel-Vehicle & Buildings
53822 Northern Industrial Sales	\$	840.62	\$	181.10	PW	Non-Capital Equip
			\$	9.60	PW	Op Supplies
			\$	35.07	REC	Bldg R&M
			\$	26.66	REC	Non-Capital Equip
			\$	352.75	REC	Janitorial Supplies-Gold Show
			\$	44.18	PW	Op Supplies
			\$	106.41	PW	Safety Supplies
					PW	Safety Supplies
			\$	56.69	PW	Bldg R&M
			\$	28.16	REC	Op Supplies
			\$	840.62		
53823 Northern Superior Mechanical	\$	69.26	\$	5.45	REC	Op Supplies
			\$	53.32	PW	Op Supplies
			\$	10.49	PW	Op Supplies
			\$	69.26		
53824 Northlands Water & Sewer	\$	13,769.70	\$	13,241.55	PW	System R&M
			\$	528.15	PW	Water Op Supplies
			\$	13,769.70		
53825 Panaligan, A	\$	236.25			CABLE	Cable Member Rebate
53826 VOID						
53827 Public Serv Alliance of Canada	\$	5,289.11	\$	2,023.46	ADM	Union Dues - PP07 & 08
			\$	3,265.65	ADM	Union Dues - PP09, 10 & 11
			\$	5,289.11		
53828 Raven's Nook	\$	89.25			PW	Safety Supplies
53829 Staples-WH	\$	1,596.17			ALL	Office Supplies
53830 The Chickweeders	\$	4,623.67			REC	Contr Svs
53831 Total Nolrth Communications Ltd.	\$	582.75			ADM	Contr Svs-Telephones
53832 Trinus Technologies	\$	3,689.70	\$	397.95	ADM	Network Support
			\$	3,291.75	ADM	Network Support
			\$	3,689.70		
53833 Van Every Inc.	\$	5,150.25			PW	Dock Install
53834 Yukon College	\$	4,507.25	\$	157.50	PW	Training-Excel
			\$	195.00	PW	Training-FA
			\$	1,779.75	PW	Training Wtr-WsWtr
			\$	2,375.00	PW	Training - Confined Space
			\$	4,507.25		
53835 Yukon Energy Corporation	\$	2,793.75	\$	79.60	ADM	SvsFees
			\$	2,714.15	ADM	Street Lights
			\$	2,793.75		
53836 Yukon Service Supply Co.	\$	531.93			REC	Janitorial Supplies
53837 Langlois-P	\$	1,738.03			PW	

Report to Council



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

☐ In Camera

SUBJECT:	Subdivision Application #19-048: Lot 33 Dome Road	
PREPARED BY:	Libby Macphail and Clarissa Huffman, Planning and Development Department	ATTACHMENTS: 1. Subdivision Application #19-048 2. Map of Proposed Subdivision
DATE:	July 2, 2019	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Official Community Plan Zoning Bylaw Subdivision Bylaw		

RECOMMENDATION

1. That Council approve authority to subdivide for Subdivision Application #19-048, "Plan A" subject to the following conditions:
 - 1.1. The application successfully passes through a public hearing.
 - 1.2. The applicant submit a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
 - 1.3. The applicant submit an access plan that demonstrates commitment to either driveway configuration A or A1 to the satisfaction of the CDO and Public Works Superintendent.
 - 1.4. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 - 1.5. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

ISSUE

Subdivision Application #19-048 was received on May 27, 2019. The applicant is requesting to subdivide their residential lot into two lots to facilitate the sale of the second lot.

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Comments

Department heads were asked to comment on this application for purposes of assessing operational requirements such as access, lot grading, and slope stability, and no negative comments or concerns were raised. It was noted by Protective Services that from a civic addressing perspective, Plan A would be preferred, as it is complex to assign addresses in a shared driveway scenario. Public Works expressed concerns about the proposed driveway accessing the Dome Road, to be discussed further in the following sections.

The application was also circulated to every property owner in a 1km radius of this property, inviting comments and questions. No comments in opposition to this application were received at the time of writing this report.

Subdivision By-Law

Subdivision Control By-Law S3.01 states that every subdivision of land must be made in accordance with the Municipal Act, the Official Community Plan, the Zoning Bylaw, and the Subdivision Control Bylaw. The Analysis/Discussion section of this report is intended to discuss the proposal's conformity with the provisions outlined in the relevant legislation, policies, and plans.

Municipal Act

The Municipal Act S. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. In this case, "Plan A", the applicant's preferred option, creates direct access to Dome Road. However, this option requires further assessment. PW indicated that prior to approving an access, YG Highways and Public Works should weigh in to confirm the classification of the Dome Road and the standards for sightlines on a curve. Answers to both of these questions will impact the viability of a driveway access on Dome Road. PW suggested an alternate driveway configuration, shown as "Plan A1", where the driveway passes through the buffer to Jack London Lane, which would meet access requirements in the event that the original proposal is not viable.

If Council were to recommend "Plan B", there is no new access, and therefore this section doesn't apply. However, an easement is proposed in order to access the new lot. Therefore, if Plan B is the option chosen by Council, condition 1.3 would need to be updated to require the easement to be registered on title.

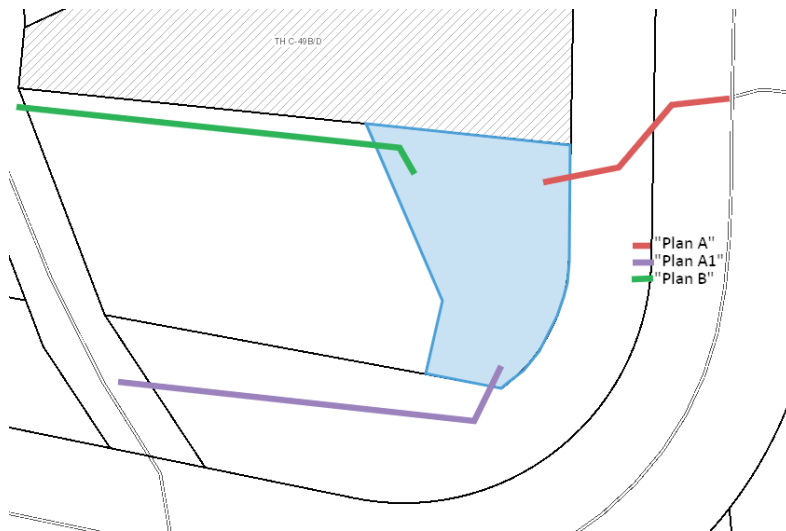


Figure 1. Proposed Driveway Configurations

S. 319 stipulates that an approval may be valid for a period of up to twelve months. If the applicant has not provided proof that the conditions of approval have been met, under the Act approval is void. The applicant can request an extension of a further twelve months, which may be granted in whole or in part, at the discretion of the approval authority.

Official Community Plan

The property is currently designated as R3 – Country Residential. Uses associated with this designation include primarily low density single detached dwellings. Therefore, the two proposed lots would retain the same designation. Any new use or development on the proposed lots would be required to conform to the OCP designation, or else apply for an OCP Amendment.

Zoning By-Law

The property is currently zoned R3 – Country Residential. The Zoning By-Law is intended to implement the goals of the OCP. Therefore, the purpose of the R3 zone as per the Zoning By-Law is to permit low density, privately serviced residential dwellings. A full range of permitted uses and associated provisions are contained in the Zoning By-Law, and any future development of the proposed lots must also conform with the Zoning By-Law. Both lots would also be required to meet the minimum lot size of 1 acre; the two lots are proposed to be approximately 2.64 acres and 1.16 acres respectively.

A preliminary zoning assessment was conducted and no discrepancies were identified, therefore administration is comfortable recommending approval of “Plan A” of this subdivision.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: <i>C. Bellmore</i>

DATE:	July 4, 2019	
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THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7434
www.cityofdawson.ca

32393

OFFICE USE ONLY	
APPLICATION FEE:	210.00 + GST
DATE PAID:	May 27 th /19
PERMIT #:	19-048

SUBDIVISION/CONSOLIDATION APPLICATION

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

PROPOSED DEVELOPMENT

CIVIC ADDRESS: 1 JACKLONDON LANE, DOME ROAD SUBDIVISION VALUE OF DEVELOPMENT: _____

EXISTING USE OF LAND / BUILDINGS: COUNTRY RESIDENTIAL - SINGLE FAMILY DWELLING

PROPOSED DEVELOPMENT: Please provide a brief description of the proposed development, including the legal description (lot, block, estate, plan) of each part to be subdivided/consolidated.

LEGAL DESCRIPTION OF EXISTING LOT - LOT 33, DOME ROAD SUBDIVISION, DAWSON CITY
LTO PLAN 91-92 CLSR 73889
NEW VACANT LOT WILL ALSO BE COUNTRY RESIDENTIAL - SINGLE FAMILY DWELLING

APPLICANT INFORMATION

APPLICANT NAME(S): MELANIE FELLERS

COMPANY NAME: _____

MAILING ADDRESS: BOX 234 DAWSON CITY, YT POSTAL CODE: Y0B 1G0

EMAIL: WMFELLERS@NORTHWESTEL.NET FAX #: _____

PHONE #: 867-993-3444 ALTERNATE PHONE #: 993-6579

OWNER INFORMATION

OWNER NAME(S): SAME AS ABOVE

MAILING ADDRESS: _____ POSTAL CODE: _____

EMAIL: _____ FAX #: _____

PHONE #: _____ ALTERNATE PHONE #: _____

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

FURTHER INFORMATION

ACCESS: Does the proposed development require additional access to any public road or highway? If yes, please name the road and describe the location of the proposed access.

PREFERRED - PLAN "A" - YES - SEE ATTACHED LETTER - DOME ROAD
PLAN "B" - NO

wmfellers@n

WATER: Is the land situated within 0.5 miles of a river, stream, watercourse, lake or other permanent body of water, or a canal or drainage ditch? If yes, please name the body of water and describe the feature.

N/A

TOPOGRAPHY: Describe the nature of the topography of the land (flat, rolling, steep, mixed), the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., & sloughs, creeks, etc.), and the kind of soil on the land (sandy, loam, clay, etc.).

LAND - SLOPED WITH BRUSH + SPRUCE TREES
SOIL - CLAY AND BEDROCK

EXISTING BUILDINGS: Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved:

EXISTING 3500 SQ FT HOME AND 1600 SQ FT SHOP ON ONE
2.7 ACRE PARCEL AND 1.1 ACRE PARCEL^{OF} VACANT LAND
FOR SINGLE FAMILY DWELLING DEVELOPMENT.

DECLARATION

- I/WE hereby make application for a Development Permit under the provisions of the City of Dawson Zoning Bylaw No. 12-27 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/ WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Development Permit and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application for a Development Permit and that any decision made by the City of Dawson on inaccurate information may be rescinded at any time.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

I/WE HAVE CAREFULLY READ THIS DECLARATION BEFORE SIGNING IT.

MAY 25, 2019

DATE SIGNED

M. Fellers

SIGNATURE OF APPLICANT(S)

MAY 25, 2019

DATE SIGNED

M. Fellers

SIGNATURE OF OWNER(S)



THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7434
www.cityofdawson.ca

PERMIT #:

TO BE COMPLETED BY DEVELOPMENT OFFICER

OFFICE USE ONLY

LEGAL DESCRIPTION: LOT(S) _____ BLOCK _____ ESTATE _____ PLAN# _____

ZONING: _____ DATE APPLICATION RECEIVED: _____

TYPE OF APPLICATION: _____ PERMITTED USE: _____

APPLICANT NAME(S): _____

OWNER NAME(S): _____

☐ APPLICATION REJECTED

COMMENTS / REASONS

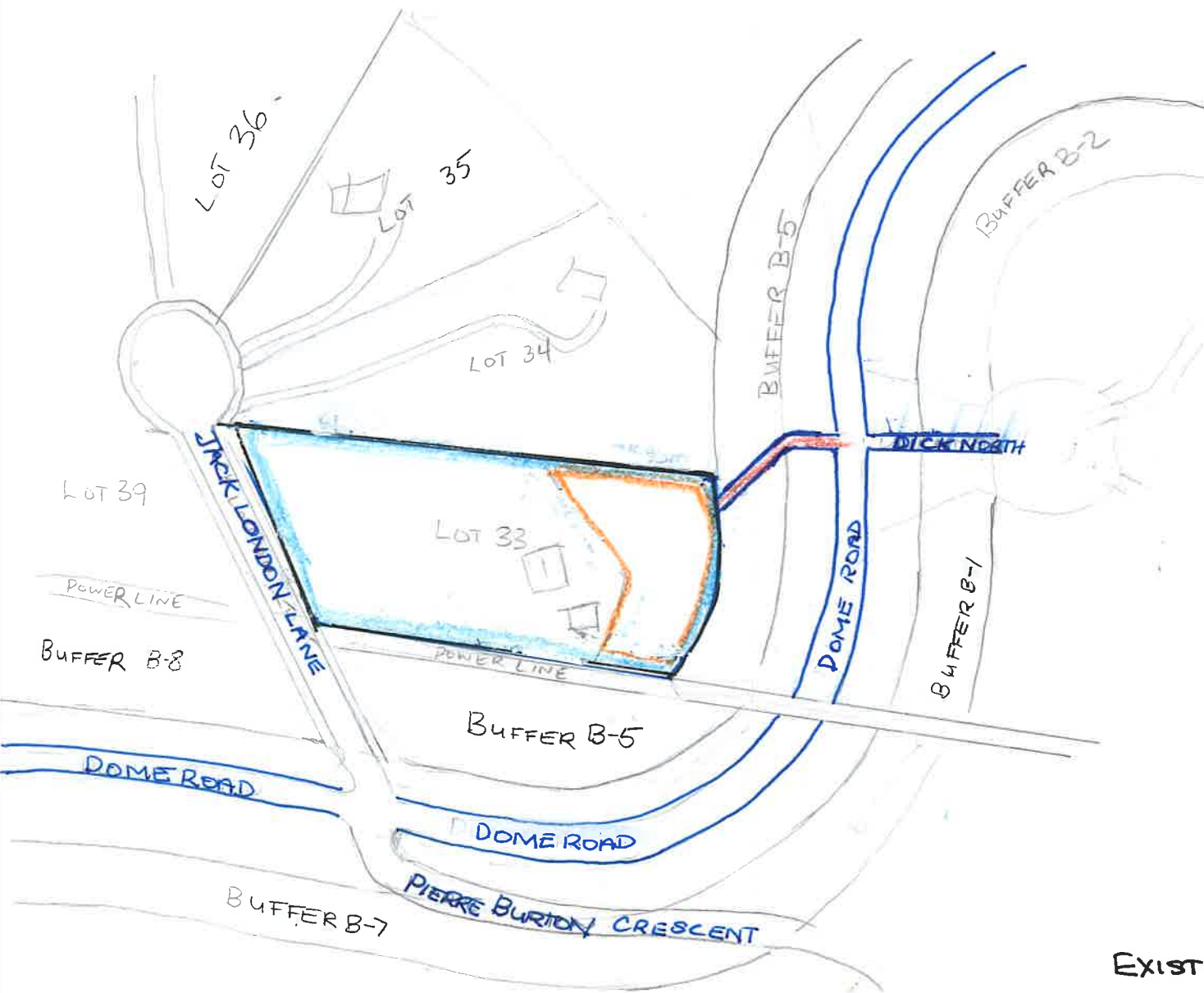
DATE: _____ SIGNATURE: _____

☐ APPLICATION APPROVED / PERMIT ISSUED

PERMIT CONDITIONS

DATE: _____ SIGNATURE: _____

PLAN "A"



PLAN "A"

PROPOSED ACCESS - 
 EXISTING PROPERTY LIMITS - 

PROPOSED ACCESS IS 3.2 KM
 UP THE DOME ROAD FROM
 ITS INTERSECTION OFF THE
 NORTH KLONDIKE HWY.

PROPOSED PROPERTY LIMITS
 USING ACCESS - 



EMR Internal Viewer



Legend

- Lot Numbers
- Surveyed Land Parcels (<80k)
- Surveyed Easements (<80k)
- Lot Numbers
- Surveyed Land Parcels (<80k)
- Surveyed Easements (<80k)

PLAN "A"
Preferred
Option



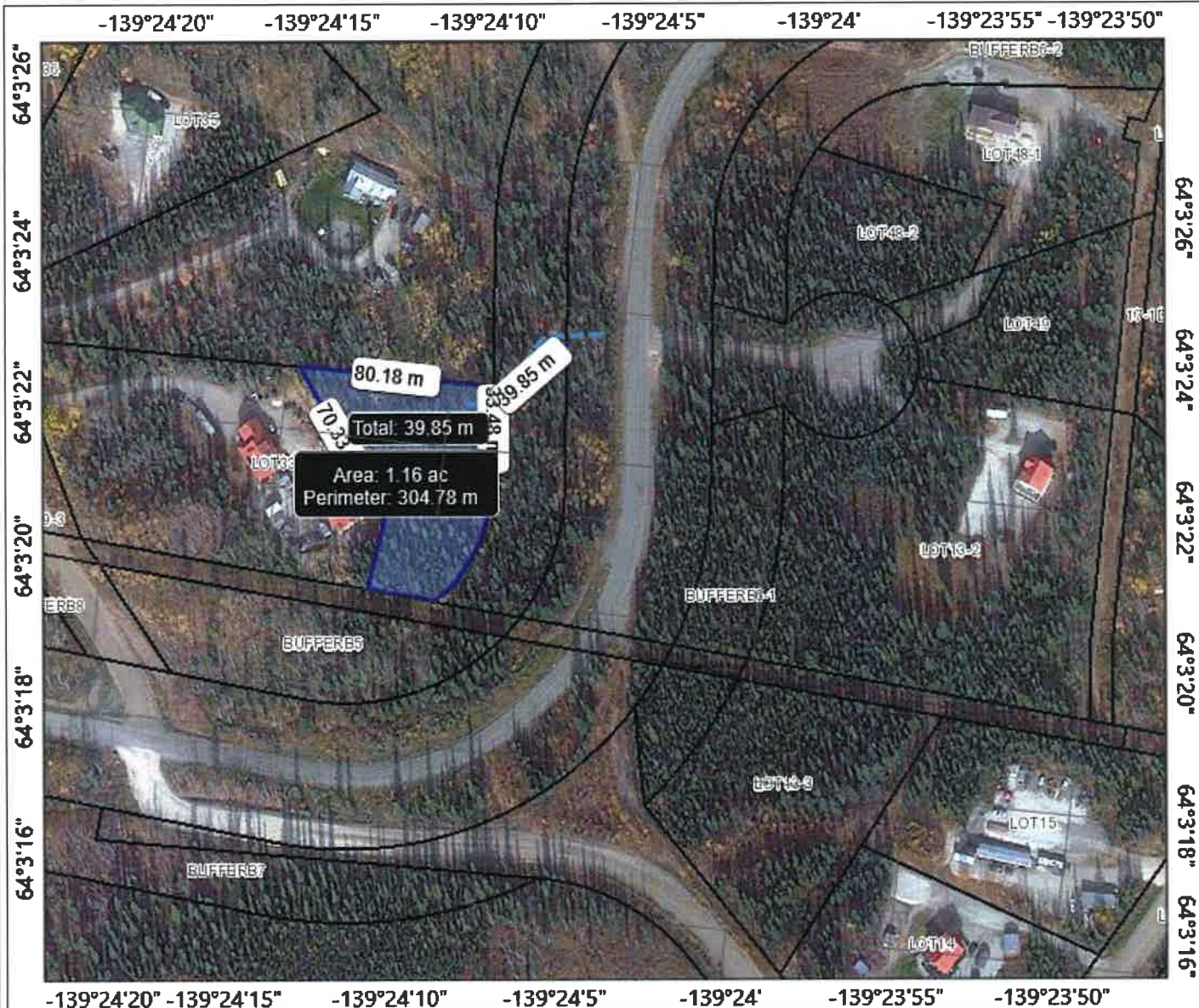
Notes

0.1 0 0.03 0.1 Kilometers

Yukon Albers
Produced from: EMR Internal Viewer

1: 1,280

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
Date Printed: 23-May-2019



Legend

- Lot Numbers
- Surveyed Land Parcels (<80k)
- Surveyed Easements (<80k)
- Lot Numbers
- Surveyed Land Parcels (<80k)
- Surveyed Easements (<80k)



Notes

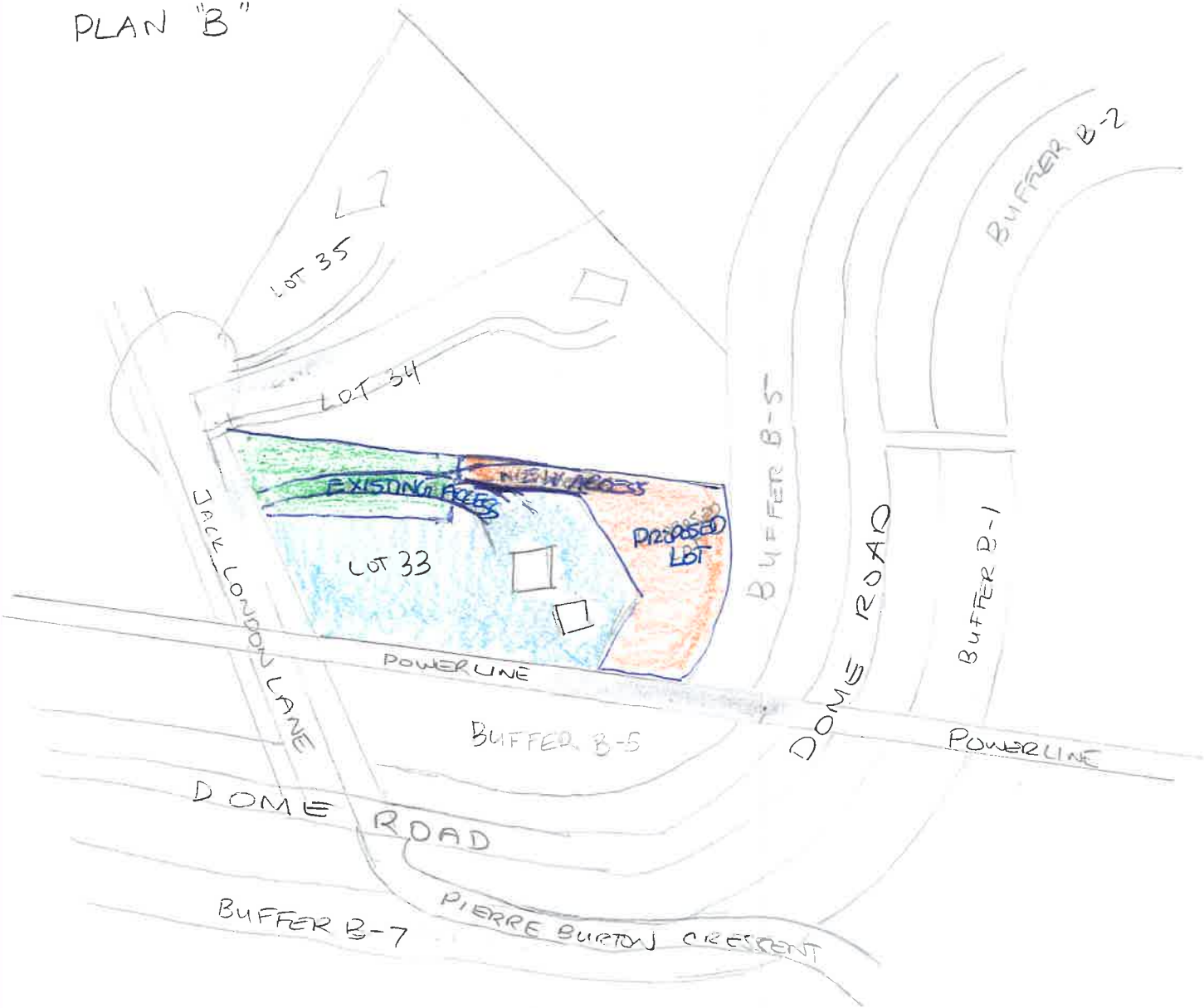


Yukon Albers
Produced from: EMR Internal Viewer

1: 2,500

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
Date Printed: 23-May-2019

PLAN "B"



PLAN "B"



Legend

- Lot Numbers
- ☐ Surveyed Land Parcels (<90%)
 - ☐ Surveyed Easements (<20%)
 - Lot Numbers
 - ☐ Surveyed Land Parcels (<90%)
 - ☐ Surveyed Easements (<20%)

PLAN "B"



Notes



0.1 0 0.03 0.1 Kilometers

Yukon Albers
Produced from: EMR Internal Viewer

1: 1,280

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
Date Printed: 21-May-2019

ACCESS:

PLAN "A" - (PREFERRED OPTION) - SEE MAP.

IDEALLY, EVERY LOT WOULD ITS OWN PRIVATE ACCESS. TO BEST ACCOMPLISH THIS I AM ASKING THE CITY OF DAWSON TO CONSIDER PERMITTING ACCESS TO THE PROPOSED LOT VIA AN EASEMENT THROUGH BUFFER B⁵, COMING OFF THE DOME ROAD DIRECTLY ACROSS FROM DICK NORTH ROAD TO THE TOP END OF THE LOT.

THIS WOULD NEGATE THE NEED FOR A SHARED ACCESS OR CONGESTED DRIVEWAYS OFF OF JACK LONDON LANE, AS WELL AS PROVIDING COMPLETE PRIVACY.

PLAN "B" - ALTERNATIVELY, THIS PLAN ALLOWS SHARED ACCESS USING THE EXISTING DRIVEWAY. THE "SHARED" ACCESS WOULD BEST BE "SURVEYED OUT" AS IN THE ONE COMING OFF OF DICK NORTH ROAD BETWEEN LOTS 48-2, 48-1, + 49.

THANK YOU FOR YOUR CONSIDERATION,

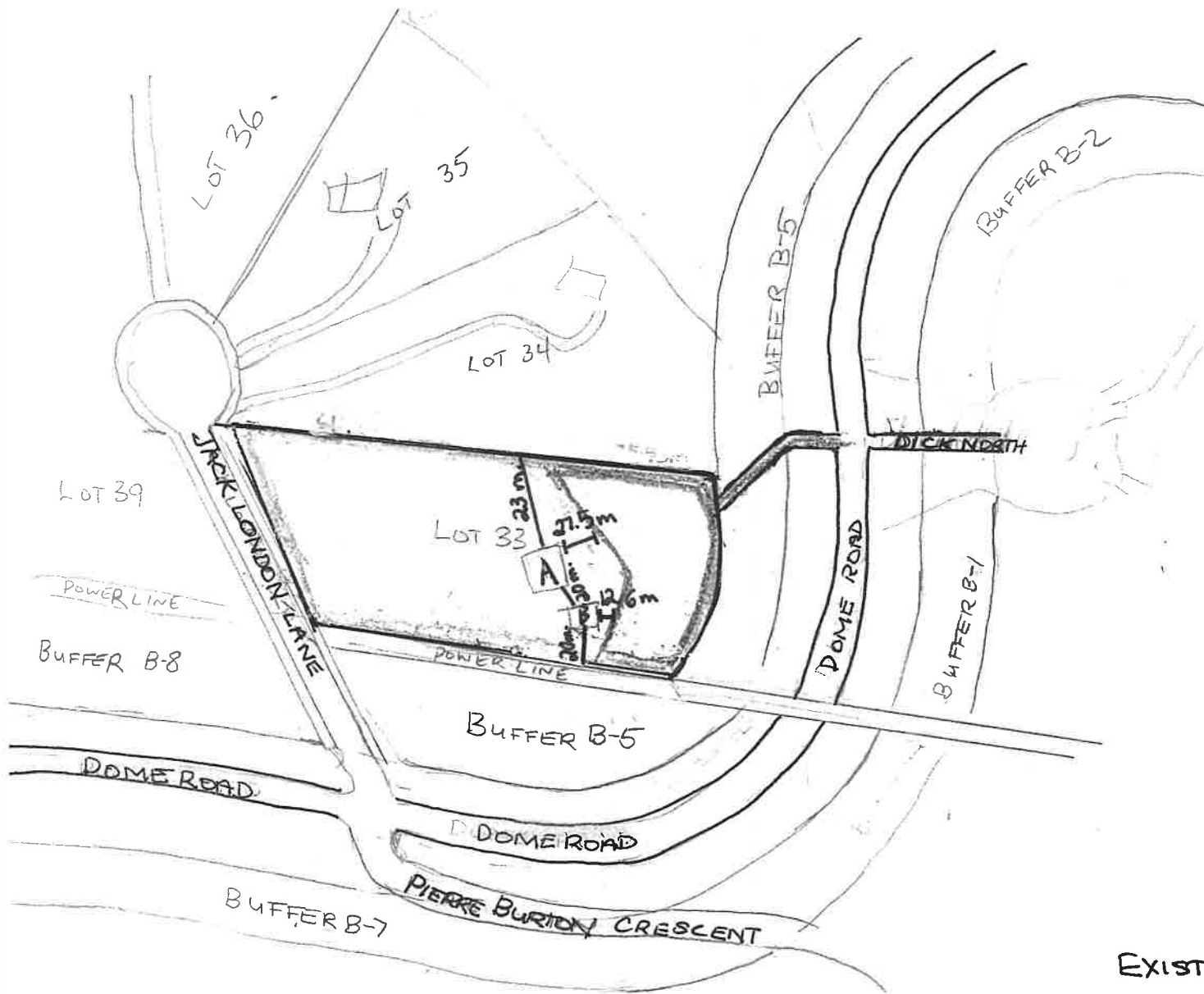
Melanie Fellers
May 24, 2019

PS. I HAVE SPOKEN WITH KATE FRASER AT YESAB AND SHE BELIEVES THIS PLAN "A" WOULD NOT REQUIRE A PERMIT FROM THEM AS IT DOES NOT INVOLVE VACANT CROWN LAND.

I SUBMITTED AN APPLICATION ^{FOR ACCESS PERMIT} INTO THE TRANSPORTATION AND ENGINEERING BRANCH AT H&PW AND WAS TOLD BY JOHN MACDOUGALL THAT "DOME ROAD IS UNDER MUNICIPAL JURISDICTION DEBATE

WHAT IT SAYS IN THE HIGHWAY REG'S FORMERD #701 - SEE ATTACHED EMAILS.

PLAN "A"



Dimensions of Structures
 A: L= 28' W= 46' H= 25'
 B: L= 40' W= 40' H= 25'

PLAN "A"

PROPOSED ACCESS -

EXISTING PROPERTY LIMITS -

PROPOSED ACCESS IS 3.2 KM
 UP THE DOME ROAD FROM
 ITS INTERSECTION OFF THE
 NORTH KLONDIKE HWY.

PROPOSED PROPERTY LIMITS

Report to Council



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

☐ In Camera

SUBJECT:	Zoning Bylaw Amendment 19-073 & Subdivision Application #19-081: Vacant Land Between Lots 19 and 20, Guggieville Industrial Subdivision	
PREPARED BY:	Clarissa Huffman, CDO	ATTACHMENTS: 1. Applications & Supporting Documentation
DATE:	July 11, 2019	
RELEVANT BYLAWS / POLICY / LEGISLATION:	Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw	

RECOMMENDATION

It is respectfully recommended that Council:

1. Grant subdivision authority to create 'Parcel A' as shown in Figure 2, subject to the following conditions:
 - 1.1. Final authority is not granted until third and final reading of the Zoning Bylaw amendment.
 - 1.2. Application successfully passes through a public hearing.
 - 1.3. The applicant submits a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
 - 1.4. The applicant submits access location details to the satisfaction of the CDO and Public Works Superintendent.
 - 1.5. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 - 1.6. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

ISSUE

The applicant has submitted applications for a Zoning Bylaw amendment (ZBA) and a subdivision in order to facilitate a spot land application to purchase land in between Lots 19 and 20, Guggieville Industrial Subdivision. The ZBA has been forwarded for first reading by Council.

BACKGROUND SUMMARY

The applicant submitted applications in June 2019 to facilitate a spot land application. It is common practice to submit this application once conditional approval of a spot land application has been issued by Yukon Government Lands Branch, however the applicant has requested to proceed with both applications concurrently in an attempt to have the project requirements associated with a spot land application completed this season. This is reflected in the recommended condition that the ZBA is not finalized until the conditional approval is received.

Guggieville Industrial Subdivision was surveyed in 2011, and the decision was made to leave out the subject property from the subdivision due to the cost of filling the large tailings pond that occupies the majority of the lot.

Municipal Act

S. 288(2) states that council must not adopt a zoning bylaw, or an amendment to a zoning bylaw, that is not consistent with an official community plan, and s. 288(3) goes on to state that “any part of a zoning bylaw that is inconsistent with an official community plan is of no force and effect to the extent of the inconsistency”.

The Municipal Act s. 314 also details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. Given that new access would be required, it is a condition of subdivision approval that the access location is approved by administration.

S. 319 stipulates that a subdivision approval may be valid for a period of up to twelve months. If the applicant has not provided proof that the conditions of approval have been met, under the Act approval is void. The applicant can request an extension of a further twelve months, which may be granted in whole or in part, at the discretion of the approval authority.

Subdivision Bylaw

Subdivision Control By-Law S3.01 states that every subdivision of land must be made in accordance with the Municipal Act, the Official Community Plan, the Zoning Bylaw, and the Subdivision Control Bylaw. The Analysis/Discussion section of this report is intended to discuss the proposal's conformity with the provisions outlined in the relevant legislation, policies, and plans.

Official Community Plan

The existing titled property is currently designated as MU – Mixed Use. Uses associated with this designation primarily include a range of commercial and industrial structures. Therefore, the consolidated lot would be required to retain the same designation. Any new use or development on the proposed lots would be required to conform to the OCP designation.

Zoning Bylaw

The subject property is currently designated as Future Planning (FP). The FP designation is not incompatible with an MU OCP designation, as it simply implies that future research is needed before determining the specific zone provisions of the area. The future zone assigned to an FP designated area would need to comply with the provisions of the MU OCP designation. The applicant is proposing to rezone the subject property from FP to M1. This is compatible with an MU OCP designation and is compatible with the adjacent M1 uses. Administration supports the proposed zone designation. It is best practice to expect that an applicant applying for a rezoning provide details of the proposed development in order to assess compatibility, therefore this development information expected to be provided as a condition of approval.

However, s. 5.1.2 states that “spot land applications and parcel enlargements can be approved at the sole discretion of Council and will not be approved by Council unless the application conforms to the long-term plan for those lands, as described in the OCP or other applicable approved plans”. Therefore, this application needs to be assessed based on the current planning work being completed regarding industrial lot development. This area was identified as outside of the “Industrial Bonanza” area as designated in a recent priority setting brainstorming session completed with Council and Yukon Government, as seen in Figure 1 (subject property outlined in red).



Figure 1. Industrial Bonanza Area

The applicant has indicated that the subject property was not included in the Guggieville Industrial lot planning due to the increased cost of filling the large tailings pond. Administration does not have access to project files from this development, however the rationale seems likely. Yukon Government Rural Land Development (RLD) was asked to provide comments on this application to confirm that the rationale for not including this land in the previous subdivision is as presented. Their comments confirm that this lot is not being considered in future YG industrial lot development due to grading and fill requirements.

Specifically regarding access, this lot would not likely be required or preferred as an access point to a future phase of the subdivision, as access to Industrial Bonanza would be from Bonanza Creek Road and through the reserved allowance beside Lot 12 on the eastern edge of Guggieville.

A final consideration is the fisheries study completed during subdivision planning for Guggieville. S26, the pond located on the subject property, is not identified to be fish habitat, nor was it identified as a pond with connectivity to the Klondike River. Therefore, it would appear that the risk of negative impact on fish due to filling the pond would be low.

In short, it appears that approving this spot land application would not restrict the ability to plan Industrial Bonanza. Additionally, approving this application brings the potential for net positive economic impact to the municipality through increased tax revenue and providing a new ownership situation for a business that does not currently own property in Dawson. Many arguments against lot enlargements have stemmed around the potential unfair impact of allowing existing lot owners to expand their lots in an inefficient way, as opposed to allowing that land to be developed by a new owner. Based on that argument, this project could be seen as a more positive outcome.

Therefore, Council could approve this rezoning and spot land request, acknowledging that this land is not likely to be included in a future municipal lot development due to cost, or could request specifically that this lot be included in the Industrial Bonanza planning area, acknowledging that inclusion of this lot is likely to substantially increase the overall project costs when Industrial Bonanza is developed.

Based on all of the above information, approval is recommended. Approving this application would create a new lot to be zoned M1, as seen in Figure 2.

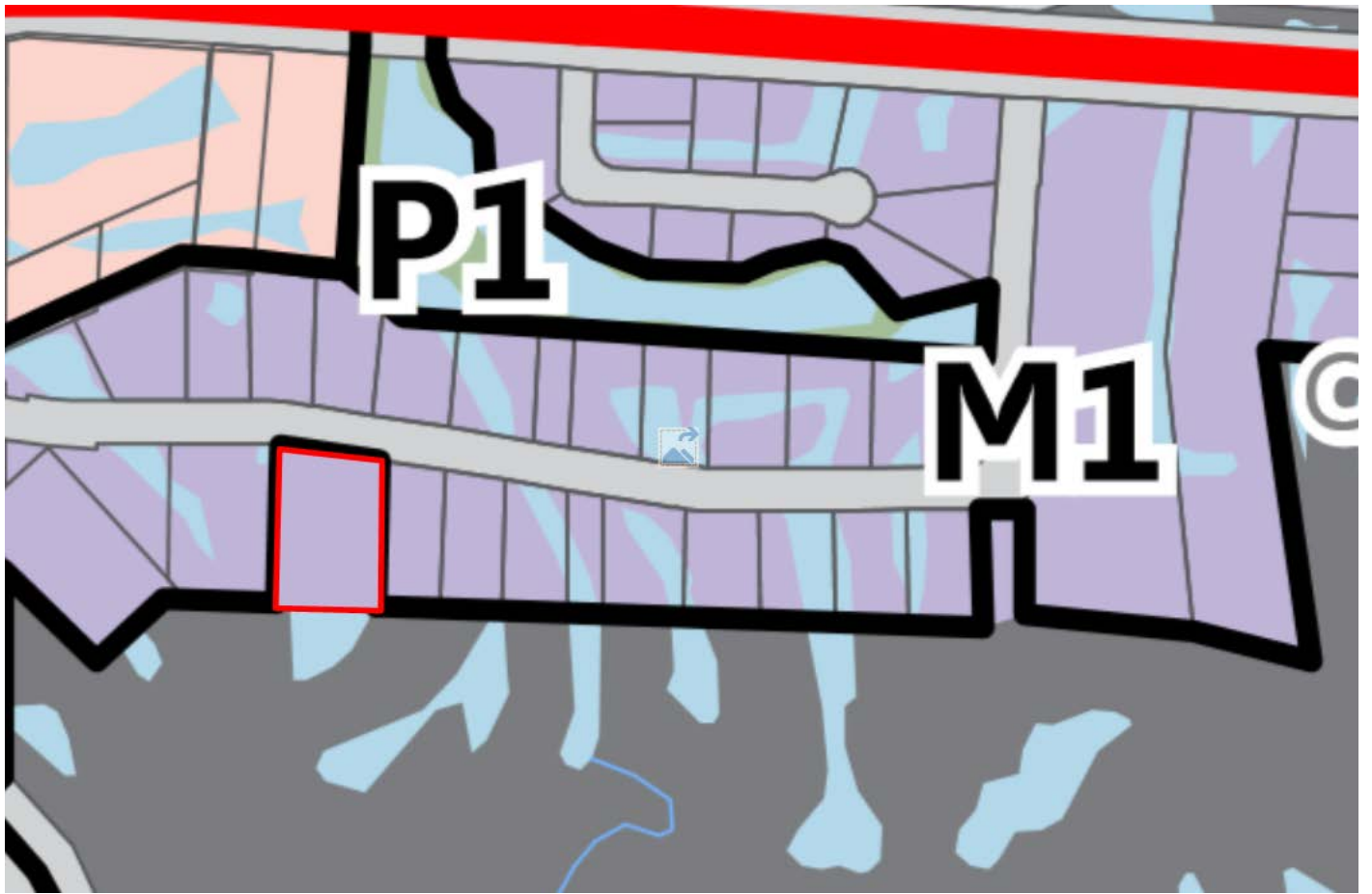


Figure 2. Proposed new lot with Industrial zoning

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: <i>C. Bellmore</i>
DATE:	July 4, 2019	



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 1 Bylaw

Bylaw No. 2019-06

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 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council, within two years after the adoption of an official community plan, or as soon as is practicable after the adoption of an amendment to an official community plan, a council must adopt a zoning bylaw.

WHEREAS section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that no person shall carry out any development that is contrary to or at variance with a 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

1.01 This bylaw may be cited as the ***Zoning Bylaw Amendment No. 1 Bylaw***.

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) An amendment to the Zoning Bylaw from FP: Future Planning to C2: Service Commercial.
- (b) An amendment to the Zoning Bylaw from P1: Parks and Natural Space to C2: Service Commercial.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 1 Bylaw

Bylaw No. 2019-06

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THE CITY OF DAWSON

Zoning Bylaw Amendment No. 1 Bylaw

Bylaw No. 2019-06

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 amends a portion of land adjacent to Lot 1047-2 Klondike Highway from FP: Future Planning to C2: Service Commercial in the Zoning Bylaw Schedule B: Valley, Confluence and Bowl, as shown in Appendix A of this bylaw.
- 4.02 This bylaw amends a portion of land adjacent to Lot 1047-2 Klondike Highway from P1: Parks and Natural Space to C2: Service Commercial in the Zoning Bylaw Schedule B: Valley, Confluence and Bowl, as shown in Appendix A of this bylaw.

PART III – FORCE AND EFFECT

5.00 Severability

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



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 1 Bylaw

Bylaw No. 2019-06

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	June 24, 2019
PUBLIC HEARING	
SECOND	
THIRD and FINAL	

Original signed by

Name of Presiding Officer, Title

Presiding Officer

Name of CAO (or designate), Title

Chief Administrative Officer

PART IV – APPENDIX (APPENDICES)

Appendix 1.



Figure 1. Location Map



Figure 2. Amended area



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 2 Bylaw

Bylaw No. 2019-07

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

WHEREAS section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council, within two years after the adoption of an official community plan, or as soon as is practicable after the adoption of an amendment to an official community plan, a council must adopt a zoning bylaw.

WHEREAS section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that no person shall carry out any development that is contrary to or at variance with a 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

1.01 This bylaw may be cited as the **Zoning Bylaw Amendment No. 2 Bylaw**.

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

(a) An amendment to the Zoning Bylaw from FP: Future Planning to M1: Industrial.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 2 Bylaw

Bylaw No. 2019-07

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THE CITY OF DAWSON

Zoning Bylaw Amendment No. 2 Bylaw

Bylaw No. 2019-07

3.00 Definitions

3.01 In this Bylaw:

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

PART II – APPLICATION

4.00 Amendment

- 4.01 This bylaw amends a portion of vacant land adjacent to Lots 19 and 20 Guggieville Industrial Subdivision from FP: Future Planning to M1: Industrial in the Zoning Bylaw Schedule B: Valley, Confluence and Bowl, as shown in Appendix A of this bylaw.

PART III – FORCE AND EFFECT

5.00 Severability

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



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 2 Bylaw

Bylaw No. 2019-07

6.00 Enactment

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

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	
PUBLIC HEARING	
SECOND	
THIRD and FINAL	

Original signed by

Name of Presiding Officer, Title

Presiding Officer

Name of CAO (or designate), Title

Chief Administrative Officer

PART IV – APPENDIX (APPENDICES)

Appendix A.



Figure 1. Location Map



Figure 2. Amended Area



**MONTHLY
MAYOR'S / CHIEF'S
POLICING REPORT
May, 2019**

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



The Dawson City RCMP Detachment responded to a total of 119 calls for service during the month of May, 2019.

OCCURRENCES	<u>May/2019</u>	<u>Year to Date 2019</u>	<u>May/2018</u>	<u>Year Total 2018</u>
Assaults (including common assault, assault with a weapon, assault causing bodily harm etc.)	4	17	13	69
Sexualized Assaults	0	1	0	5
Break and Enters	4	7	0	16
Thefts (all categories)	8	20	4	43
Drugs (all categories)	0	0	1	19
Cause Disturbance	13	17	9	51
Mischief	0	33	17	119
Impaired Driving	3	8	5	49
Vehicle Collisions	4	24	1	73
False Alarms	0	5	3	19
Mental Health Act	0	7	4	25
Assistance to General Public	3	12	6	43
Missing Persons (including SAR)/Requests to Locate/Well Being Checks	5	34	1	57
Other Calls for Service	75	185	64	618
Total Calls for Service	119	334	122	1264
Total Criminal Code Charges laid	0	18	4	84
Total Territorial Act Charges ie: Liquor Act/Motor Vehicle Act	6 Motor Vehicle Act	1 Liquor Act 9 Motor Vehicle Act	1 Motor Vehicle Act	1 Liquor Act 19 Motor Vehicle Act

	May/ 2019	Year to Date 2019	May/2018	Year Total 2018
Prisoners held locally	5	14	10	80
Prisoners remanded	0	1	0	3
Total Prisoners	5	15	10	83

Justice Reports	May/2019	Year to Date 2019	May/2018	Year Total 2018
Victim Services Referrals Offered	4	9	8	45
Youth Diversions	0	2	n/a	n/a
Adult Diversions	0	1	n/a	n/a

Annual Performance Plan (A.P.P.'S) Community Priorities

Community approved priorities are:

- (1) Substance Abuse
- (2) Traffic Enforcement
- (3) Youth Initiatives
- (4) Attendance at THFN and Community Events

(1)Substance Abuse

With the warm weather continuing on and an influx of tourists the local establishments and water front have been very busy. The members of Dawson City Detachment have recognized this and continued with foot patrols in both areas. Members have been walking around downtown throughout the nights and stopping in at the local bars to speak with staff and patrons. These patrols have had a positive effect by building partnerships with the local establishments and will help to deter alcohol related offences.

During the patrols of the waterfront, members have addressed open liquor offences and educated people about the Liquor Act. Members have also given people drives back home or to safe places if they were found to be in an intoxicated state to prevent them from driving or getting injured. These patrols will be continued throughout the summer to keep the community and its members safe.

(2) Traffic Enforcement

For the last month, there were two focuses to the traffic enforcement. First off, members continued their efforts with patrols of the school zones both before and after school to monitor children being dropped off by their parents in the morning to reduce children from running out across the street as well, as cars passing school buses while they were loading. There were no tickets issued this month for cars passing the bus so it appears that people have learned that this was not acceptable behavior.

The second traffic enforcement focus was directed at the new traffic coming into Dawson City from the highway. For this enforcement, stationary radar was run to monitor vehicle speeds as well as patrols of the highway itself. Several vehicles were stopped and educated about reducing their speed while entering the City of Dawson. Summary conviction offence tickets were issued for various offences such as invalid registration and driving while suspended.

(3) Youth Initiatives

In the past month members continued to be involved with the youth by stopping in at events such as the quilting night, open gym night and the making of bannock on a stick at the community fire pit located by the gazebo.

Cst PERRY attended Robert Service School and presented a high school student with the RCMP award which is given annually to a student exemplifying positive prosocial values and attitudes in the school and community. This year the winner was Lochlan HNETKA.

Cst TOWER conducted a safety talk for the kindergarten class from Robert Service School and focused on bike safety and how to deal with strangers. After the safety talk was complete, the class was given a tour of the detachment and everyone had their chance for a Dawson City prisoner photograph.

(4) Attendance at THFN and Community Events

All detachment members continue to take part in Bannock Thursdays whenever possible and look forward to the conversation and delicious snacks. Cst TOWER called Elder's Birthday BINGO and welcomed several new people to the event.

Cst PERRY and Cst TOWER conducted talks at the Westmark and Diamond Tooth Gerties for their staff as part of orientation with regards to expectations while in Dawson City. The local bylaws and the Liquor Act were also discussed.

Cpl GRANT, Cst TREMBLAY and Cst POPESCU made patrols of the Dawson City Gold Show events. Cpl Grant was welcomed to the community by being announced as the winner of an original painting by John LODDER while at the Gold Show.



Other notes:

The Dawson City Detachment hosted the annual Police Week BBQ that was a huge success with 270 hamburgers, smokies and hot dogs served. The members of the detachment and their wives were all in attendance and had a great time socializing with the community. Thank you to Andrea MAGEE for taking the time to coordinate the food for the event and set up.

In the month of May the Dawson City RCMP Detachment also welcomed two new members to the team. Cpl Dustin GRANT and Cst Marc TREMBLAY both arrived and have been valuable assets to the detachment. Please say hello to them when you are out and about.

Fun Fact:

On May 9, 1900, J.T. STRUTHERS was arrested for accepting a bribe, he being a government official.

On June 13, 1900 STRUTHERS was fined \$500 by Justice DUGAS.

Regards,

Cst Josh TOWER

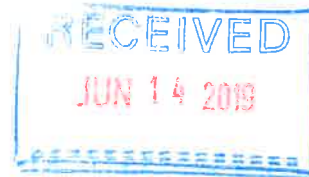
for

Sgt. Rob MORIN
N. C. O. In Charge
Dawson City RCMP-GRC
Box 159
Dawson City, Yukon
Y0B 1G0



June 11, 2019

His Worship Wayne Potoroka
Mayor
1336 Front Street
Box 308
Dawson City, YT Y0B 1G0



Dear Mayor Potoroka:

Climate change is a shared priority of governments across Yukon. This was recently affirmed at the Yukon Forum and we look forward to working with our colleagues across the territory to take action to tackle this important challenge.

In August 2017, the Government of Yukon invited all Yukon First Nations, transboundary Indigenous groups and Yukon municipalities to partner in developing a new climate change, energy and green economy strategy for Yukon. Since then, representatives from each of our governments have been working hard to set out a path to a better future for ourselves and those to come. This work has been supported through four in-person partner meetings hosted by the Government of Yukon, numerous phone calls and emails between staff, and the co-development of material.

We are happy to announce that we are making strong progress on the new climate change, energy and green economy strategy. In fall 2018, we worked together to gather input from the public on the types of things they would like to see the new strategy address. With that information, we collaboratively developed a set of criteria to prioritize what the strategy should focus on. Building on this progress, your staff recently received a working version of a strategic direction for the new strategy, which lays out draft goals and collective priorities of our governments over the next ten years. We look forward to the input that your staff will provide on the strategic direction to ensure the new strategy is truly a Yukon-wide initiative.

The strategic direction we are creating together will be supplemented by specific actions. The Yukon government will articulate actions in the strategy to support our collective goals and objectives. As this is intended to be a Yukon-wide strategy, Yukon First Nations and municipalities are invited, in the spirit of partnership, to include their own actions to achieve our collective goals and objectives. Yukon government staff are available to offer any technical support as desired. The strategic direction and Yukon government actions will be released for

Page 2

public engagement in the fall. Partner actions can be included at any point, including after the public engagement so that they are not subject to the same scrutiny that Yukon government protocol dictates for our own actions.

If your staff have not received the working version of the strategic direction, please contact the Senior Project Manager, Aletta Leitch, at aletta.leitch@gov.yk.ca, toll free at 1-800-661-0408, extension 5794 or 867-667-5794.

Thank you for all of the hard work your staff have put into this project so far, and thank you in advance for the hard work yet to come to ensure the new climate change, energy and green economy strategy will set us on a path to stronger future.

Mashi,

A handwritten signature in dark ink, appearing to read 'Pauline Frost', with a stylized, cursive script.

Pauline Frost
Minister of Environment