THE CITY OF DAWSON

COUNCIL MEETING #C19-16
AGENDA
MONDAY, AUGUST 12, 2019
7:00 p.m.
Council Chambers, City of Dawson Office

1. CALL TO ORDER
- a) Byrun Shandler RE: Turner Street Dig Impacts on Restaurant Business – *Waive Notice Required for Delegations*
- b) Audited Financial Statements for the Year Ended December 31, 2018 – *Time sensitive*

2. ADOPTION OF THE AGENDA
- a) Council Meeting Agenda #C19-16

3. PUBLIC HEARING

4. DELEGATIONS AND GUESTS
- a) Evelyn Pollock RE: Klondike Development Organization RE: Annual Report
- b) Dawn Kisoun, Dawson City Slo-Pitch Association RE: Request for Permanent Fence at Minto Park
- *c) Byrun Shandler RE: Turner Street Dig – Impacts on Restaurant Business – If accepted*

5. BUSINESS ARISING FROM DELEGATIONS

6. ADOPTION OF THE MINUTES
- a) Council Meeting Minutes #C19-15 of July 29, 2019

7. BUSINESS ARISING FROM MINUTES
- a) Council Meeting Minutes #C19-15 of July 29, 2019

8. FINANCIAL AND BUDGET REPORTS
- a) 2019 Accounts Payable Report #19-13 RE: Cheques #53838 – 53983
- b) 2019 Accounts Payable Report #19-14 RE: Cheques #53984 – 54046
- c) Revised Audited Financial Statements for the Year Ended December 31, 2018

9. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS
- a) Request for Decision RE: Public Works Plow Truck Award
- b) Request for Decision RE: Climate Change Integrated Strategy

10. BYLAWS AND POLICIES

11. CORRESPONDENCE
- a) Debbie Nagano and Art Webster, Dawson Regional Planning Commission RE: Dawson Regional Land Use Planning Process Resumes
- b) Dredge Pond Subdivision Residents RE: Tax Rate Bylaw and Rural Services
- c) Heritage Advisory Committee Minutes #HAC19-09 & HAC19-10
- d) Committee of the Whole Minutes #CW19-17, CW19-18, CW19-19 & CW19-20

12. PUBLIC QUESTIONS

13. INCAMERA

14. ADJOURNMENT

Klondike Development Organization

Project Report:
Heritage Building Reclamation Feasibility

Summary:

Investigate options and conduct early stage feasibility for Heritage Buildings with potential for adaptive reuse. Buildings could include the Caley Building, the Sawmill building, the old Gas Station, and Ruby's Place, and others. Explore mixed use (housing and other) redevelopment, the potential for revenue generation of different uses (i.e. residential, commercial, community use). Investigate feasibility of the Sawmill Building for a community use such as a makerspace. Business planning will be done for a project whose initial feasibility looks strong. Explore collaboration with College carpentry program. Explore live/work spaces.

Work Completed:

- KDO staff conducted a scan of empty heritage buildings in the downtown area and gathered available information on each such as owner, if for sale, asking price, condition, etc.
- Costs to renovate were estimated, for a couple of potential/most likely projects and then Across the River Consulting and KDO staff ran first stage financial feasibilities for properties with enough available information.
- Various use options and community space needs were identified, and revenue and grant funding associated with different uses compared.
- More detailed work took place for the Caley building which was for sale up until it was purchased by Northern Vision Development/Chief Isaac Inc. in May, 2019. The Caley had been prioritized by KDO because its high heritage value, location and ability to contribute to downtown revitalization, and suitability for use as housing all contributed to making it an excellent adaptive re-use candidate. The community was and remains keen to see this building rescued, and while KDO was not in a position to make the project work, it seems the right proponent with sufficient investment capacity has stepped forward. Plans for the building currently indicate seasonal use only, however if it is as reported to be used for staff accommodations, this will go a long way to helping alleviate summer worker housing pressure.
- KDO staff participated in meetings hosted by Parks Canada, discussions and information sharing as part of their adaptive re-use pilot project (looking at possibilities of making use of 5 selected downtown Parks-owned heritage assets). Discussions with the consultant leading this project for Parks indicated it would be useful to illustrate how KDO would approach a project in a Parks Canada building, and a brief paper was prepared for this purpose, and shared with Parks representatives. See '**Early stage consideration of the feasibility of adaptive re-use of a Parks Canada heritage building',** below.

Initial financial feasibility testing were completed for the following, in summary:

Caley Building as 8 apartments

Result: Project not feasible for KDO unless hazardous materials either are demonstrated to not be present, or if present, abatement paid for by government funding (none was available).
UPDATE: the Caley building was part of a purchase by NVD/Chief Isaac of the Midnight Sun Complex (May 2019) and is currently under renovation to become seasonal staff housing for the Downtown Hotel.

Harrington's for 1 commercial space (downstairs) and 1 apartment (upstairs)

Parks Canada owned and one of their pilot buildings targeted for adaptive re-use.
Result: Project would be feasible under lease or ownership, but significant differences result from tenure, and a first critical step would be for Parks Canada to decide how (if at all) they wish to make some of their heritage buildings available for adaptive re-use by other organizations, under what terms and via what process.

Old log cabin & shack

Low purchase price and small building footprint would enable combination of housing and other use, possibly a larger new construction as part of the development.
UPDATE: Purchased by NVD/Chief Isaac as part of Midnight Sun complex. Historic cabin will remain empty but shack will be renovated for seasonal staff housing.

Old federal building on 5th ave.

While this building is technically a heritage building, and is an eyesore on a key street, it is in good structural condition. Already stripped down to the studs on the interior, it could be renovated at little additional cost over a new build. Preliminary costing was prepared for an 11-unit apartment complex based on a pre-existing design provided by Oro Enterprises for reference, and square footage costs based on recent new construction pricing. A commercial/residential combination would also be possible. Efforts to gather information from the property owner in the past have been difficult, so while estimates indicate this project would be feasible (pending realistic/fair market purchase price for the property), KDO will not proceed with further steps regarding this site until the organization decides it is ready to take on another housing development and weighs options at that time. KDO is aware that the school is in need of additional classroom and/or library space and has suggested this building to Yukon officials as a possible location, however there is no indication this is under consideration.

Identified community space needs include:

- Commercial rental spaces (various sizes) for new businesses
- Daycare
- Library or additional classroom space for Robert Service School
- Rental housing (Tr'ondëk Hwëch'in and Yukon Government also have specific needs)
- Makerspace
- Studios and workshops
- Larger gathering spaces
- Affordable housing (diverse age and income spectrum)
- Yukon staff housing
- Seniors housing
- Indoor recreation and gathering spaces

Identified barriers to adaptive re-use of Dawson heritage buildings include:

- Market barriers
  - Tenure: a majority of vacant and semi-vacant heritage buildings are under private or government ownership that is either disinterested, unable or unwilling to sell or otherwise make the property available for use (see tables below: the biggest challenge to adaptive re-use of a heritage building is gaining access to it, either via lease or purchase).
  - Price: discrepancies between the perceived and community value of heritage buildings versus the cost these require to remediate/re-use, especially for year-round use.

- Development cost barriers
  - Specialized building materials and labour,
  - presence of hazardous materials, unknown materials content and risk of hazardous materials
  - Many buildings require moving the building off of the lot to re-do groundwork for solid foundation and/or require significant other structural improvements

- Financing barriers involving sources of capital, lending practices, and configuration of financial incentives and grant funds.

- Technical barriers related to building location and site conditions such as permafrost and substandard construction by today's standards.
- Regulatory barriers such as zoning and development and heritage standards, building codes, and other review processes.

A scan of vacant and semi-vacant heritage buildings in the town core identified a number of structures with potential for adaptive reuse. We have divided the opportunities into those that are actively for sale and those that are not, since the buildings for sale pose a significant advantage inherent in being *available*. Buildings recently sold (i.e. Midnight Sun complex) have been removed. Some non-heritage buildings have been included for comparative purposes and because they represent real opportunities for development and downtown revitalization. This is not an exhaustive list.

Actively For Sale:

Building	Age	Extent of reno for year round use	Square Feet	Listed Price	Former → potential use
'Spell of the Yukon' on King at 3rd	1901	Medium (TBD use)	2400 s.f. 2 storeys + 'hostel'	$250,000	Has served many uses both commercial and residential → Multi-res, multi-use.
Monte Carlo on Front Street	1996	Low	3100, 1 storey	$749,900	Large retail space, stock + utility room + Bach.→ multiple possibilities
Transport & Trading Co.	Early 1900s	High	Aprx 800 2 storeys	$350,000 (4 lots)	Trading Co office/storage→ commerc./res mix

Empty but Not Actively For Sale

Building	Age	Extent of reno for year round use	Square Feet	TENURE	Former → potential use
Canadian Bank of Commerce	Early 1900s	High	2726 2 stories (+)	City: Lease	Bank → commercial or community use
Former Pan of Gold (3rd ave.)	1930s	High: to framing plus foundation	Aprx. 800	Private: Lease or purchase	Pizza takeout → commercial
Old Territorial Building 5th ave.	1960s	Med-high: already strip to frame	6400 2 storeys	Private: Purchase	Post office → commercial or mixed
Former Youth Centre (5th ave)	1960s	High: to framing	4000 1 storey	Private: purchase	Commercial/residential
Old Gas Station 3rd ave.	1940s	High: to framing plus foundation	Aprx 1000 1 storey	Private: Not available	Gas Station → commercial possibilities
Guns 'n Ammo Building	Early 1900s	High: re-build/replica	TBD 50x100' lot	KVA: Uncertain	Retail → multiple possibilities, mixed use
Old Sawmill Building	Early 1900s	Med-low: YG compl. major work	Aprx 3200 2 storeys	Yukon: Lease	Sawmill → multiple possibilities. RFP garnered private business proposals.
Harrington's	1902	High	1134 2 storeys	Parks: Lease	Store/apartment → same
Ruby's Place	1903	High	Aprx. 1100 2 storeys	Parks: Lease	Brothel/rooming house→ commercial down/apt. up
Old Territorial Building (Front st)	Early 1900s	High	8000 +(?)	Parks: Lease	Territorial admin, hospital → seeking gov't tenant
OTHER PARKS CANADA BUILDINGS	Early 1900s	High	Various	Parks: Lease	Multiple possibilities if Parks willing. Awaiting completion of Parks-led adaptive re-use pilot and realty assessment

Numerous possibilities exist for almost any of the above buildings. A complicated challenge of adaptive re-use is finding that perfect combination of timing, need, available space and willing proponent and/or developer and/or partner with sufficient capital and financing capability to make the project happen. None of the heritage spaces identified above are 'turn-key' or ready to use as they are: all require significant investment. A secondary challenge is that revenues generated from the end-user must be sufficient to cover whatever the final operating costs are (including ongoing financing costs). The following adaptive re-use financials for a generic commercial space project highlight some of these factors.

Commercial Spaces & Adaptive Re-use

Most of the buildings in Dawson City eligible for adaptive reuse are in the downtown area, and therefore suitable to include some commercial space. Since this use type comes with different building code requirements than housing, and is eligible for significantly less funding than housing, KDO prepared financial projections for an adaptive re-use development based on a generic estimated building cost, so that this could be applied as a starting estimate for almost any building or part thereof should an opportunity for such a development arise.

Sample Commercial Space Budget (2019)
(based on a 4000 s.f. total building size)

Capital Budget			**100% Capital Grant Alternative**	
Costs				
Land	$90,000		$90,000	
Lot Development	$85,000		$85,000	
Construction	$1,600,000	$400/sq.ft.	$1,600,000	
Soft Costs	$160,000	10%	$160,000	
Total	$1,935,000		$1,935,000	
Financing				
Grant Funding	$1,154,966	60%	$1,935,000	100%
Mortgage	$780,034	40%	$0	0%
Total	$1,935,000		$1,935,000	

O&M Budget				
Revenue				
Rent	$160,000	$40/sq.ft./year	$86,000	$21.50/sq.ft./year
Expenses				
Long-Term Debt Service	$74,000	15-years, 5%	$0	
Property Taxes	$21,500		$21,500	
City Utilities (Residential)	$3,600		$3,600	
Building & Liability Insurance	$7,200		$7,200	
Heat	$6,000		$6,000	
Electric incl. Hot Water	$2,000		$2,000	
Snow removal and landscape	$2,500		$2,500	
Maintenance	$8,000		$8,000	
Property Management	$8,000		$8,000	
Administration	$8,000		$8,000	
Replacement Reserve	$19,200		$19,200	
Total	$160,000		$86,000	

Commercial Space Development and Operations Cost Relationship

As soon as you introduce a non-residential use into a building, code and engineering requirements increase, and generally a full architectural team is needed. For that reason, we are using a $400/s.f. construction cost estimate whereas for a housing development we would be a little under $300/s.f.

A higher construction and overall project cost results in a larger mortgage and therefore higher financing charges, affecting the operations budget and the necessary target revenues to be generated from rents. In the example above, rent rates required to cover expenses and a replacement reserve put us above market rates for commercial space in Dawson City.

KDO conducted a survey of local businesses and governments (October 2018) to get a sense of commercial rent rates and although our sample size is very small and certainly not statistically significant, a reasonable range of rates can be discerned. There is a high degree of variety in terms of what a given rent price will get you in this town, but:

- For spaces that are between 750 and 1000 square feet in the private sector, the range seems to be between $20 and $30 per square foot per year (around $1450 to $2125 per month in rent, with variations on whether heating is included in that or not). Most of the survey responses received were in the $20 to $26/s.f. range. These were public offices, retail or food service spaces.

- For smaller spaces under 500 square feet (small office spaces) the rent started at $18/s.f/yr for some and the higher end was around $35/sf/yr for a basic office.

- Yukon Government HPW reportedly charges between $29 and $35.35 per square foot on a year lease for their spaces, mostly including utilities. Their spaces tend to be on the larger side, and price depends on what it comes with (example kitchenettes, other add-ons), condition and location.

In the sample commercial space budget above, the developer would be looking to charge $40/s.f./year, which is $5 to $10 over market for small spaces, and as much as $15 over for larger spaces. If commercial space cannot be built/renovated for a price that enables fair market rent rates, then Dawson will continue to see very little new development of this kind, either in adaptive re-use or new build.

However, in a circumstance where a government department were keenly motivated to develop a commercial or institutional space to meet a specific community need (for example additional classrooms, daycares, etc.) such that they were willing to grant or finance the construction cost, a completed building could then charge tenants market rate rents and still operate on a cost-recovery basis without creating ongoing financial obligations to the government (see right hand column in sample above, showing 100% capital grant alternative).

Early stage consideration of the feasibility of adaptive re-use of a Parks Canada heritage building
Prepared May 2019

In 2018 Klondike National Historic Sites began a pilot project aimed at a management plan objective to:

> "Identify opportunities for alternative use and adaptive reuse of buildings, asset enhancement and reduction of operating costs, while increasing realty revenue for reinvestment in historic structure maintenance."

Within the pilot project, Parks has identified the following buildings to be considered in an Assessment & Re-use Options Analysis:

- Post Office
- Harrington's Store
- Ruby's Place
- Billy Biggs' Blacksmith Shop
- Klondike Thawing Machine Co. Building

As a community economic development organization and an affordable housing developer, KDO has been participating in the process led by Parks Canada, including attending Advisory Committee meetings when possible. Coincidentally, KDO is undertaking its own project to investigate heritage building renovation feasibility and has looked at a Parks building as part of that.

Using Harrington's Store as an example, KDO developed budgets for construction and operations/maintenance for two scenarios:

1- KDO obtains ownership of the building, finances and manages its renovation
2- Parks retains ownership of Harrington's, completes the financing and renovation themselves, and then offers KDO (or another group) a long-term lease on the building

For purposes of budgeting, the renovation imagined for Harrington's involves a simple commercial space of some kind on the bottom level (for example a public office or small retail store) and a 2-bedroom residential space upstairs, both rentals. Initial projections indicate that this adaptive re-use of the building would be possible for KDO or a similar proponent in either an ownership or lease scenario, however there are some significant differences.

Transferring ownership to a local not-for profit organization prior to renovation offers some distinct advantages:

- A community organization can access funding programs that are unavailable to Klondike National Historic Site (KNHS)
- The building could be renovated for adaptive re-use without any capital expenditure on the part of Parks Canada, representing a minimum of approximately $420,000 investment in the property from sources other than the KNHS budget (leaving more to be spent on other KNHS buildings, and also increasing the overall investment in Dawson City's built heritage).
- The building would not create any O&M costs for Parks over time. The responsibility for O&M rests with a community group whose budget (below) includes investment on an annual basis in 'replacement costs', i.e. a maintenance reserve.

Disadvantages of divestment:

- Parks Canada would no longer own the building or directly control its renovation or maintenance (although conditions of sale or further agreements between the organization and KNHS could ensure heritage values are protected).
- Divestment is a somewhat complicated federal government process and may not yield the desired result because other federal departments and other governments would have priority.

Comparative project development and financing scenarios in an ownership versus lease:

Capital Budget	Ownership		Lease
Costs			
Land	$0		$0
Lot Development	$99,000		$99,000
Construction	$340,200	$300/sq.ft.	$340,200
Soft Costs	$34,020	10%	$34,020
Total	$473,220		$473,220
Financing			
Federal Heritage Grant Funding	$144,278		$0
Yukon HPA Funding	$40,000		$0
YHC Housing Grant	$50,000		$50,000
YHC Municipal Matching	$26,264		$0
Mortgage	$212,678		$0
Parks Canada Investment	$0		$423,220
Total	$473,220		$473,220

Notes:

1. KDO cannot speculate on what the cost would be for Parks to undertake this construction; the above is simplified to highlight changes in funding input depending on tenure.
2. Construction costing does not include a property purchase price, again for simplicity purposes.
3. Yukon Housing indicates the Funding for New Housing Initiatives program could be applied to a project under a long-term lease agreement (at $50,000 per housing unit) but unless Parks Canada became eligible for City of Dawson development incentives, the Municipal Matching program could not.
4. Federal and Yukon Heritage grants could not be used for a Parks-owned project.
5. A commercial mortgage has been a key financing component for each of KDO's previous housing developments.
6. Other of the heritage buildings identified in the pilot project (such as Ruby's or KTM co.) could be similarly feasible, applying an estimated average $300/square foot construction cost, and adjusting expenses and revenues based on configuration and use of the space (housing or other) plus other salient factors/differences.

In a scenario where KDO owned the building and completed construction, annual operations would break down as follows:

O&M Budget

Revenue		
Rent	$36,645	$40/sq.ft./year
Expenses		
Long-Term Debt Service	$16,914	20-years, 5%
Property Taxes	$2,626	
City Utilities (Residential)	$3,315	
Building & Liability Insurance	$1,701	
Heat	$1,375	
Electric inc. Hot Water	$1,100	
Snow removal and landscape	$750	
Maintenance	$1,500	
Property Management	$1,500	
Administration	$1,466	
Replacement Reserve	$4,398	
Total	$36,645	

Notes:

1. Rents are set to a rate that would enable cost-recovery as well as an annual replacement reserve to ensure an ability to pay for larger repairs over the long term.
2. O&M figures are based on real expenses at KDO properties. Heating is estimated assuming an electrical heat source and building renovations achieving insulation/energy efficiency to at least current standards for year-round occupancy in the north.
3. We looked at operational costs for a long-term lease situation, however there are too many unknowns re: what kind of lease agreement or terms KNHS would wish have in place to report estimates here.

It is understandable that KNHS may not be comfortable with relinquishing ownership of important assets, however if Parks Canada is moving towards a heritage conservation philosophy that focuses more on adaptive reuse rather than conserving buildings as they are, then community-based proponents might be considered as partners in achieving this goal. Buildings with the highest FHBRO heritage classifications

A local not-for-profit organization would undertake an adaptive re-use project for reasons of community betterment and could offer Parks some assurances of partnership and shared respect for heritage outcomes. Agreements that outline commitments to preserving character-defining elements could be explored, for example.

This simple financial exercise illustrates how tenure would affect what resources can be brought to a project and may help inform constructive discussions of partnership between Parks Canada and community-based groups. Regardless of the approach that is eventually taken, KDO hopes that governments, non-profits and private sector interests working together may support further revitalization and preservation of Dawson City's heritage structures.

Klondike Development Organization

Project Report:
Social Enterprise Feasibility

Summary:

Investigate local problems that might be solved via a social enterprise model and conduct early feasibility work for these. Examples might include a solar power pilot project, laundromat or other, possibly in partnership with other organizations. Include exploration of ways that the newly formed investment cooperative might assist some of these enterprises.

Work Completed:

Discussions with the KDO board indicated strong interest in pursuing a solar power project in Dawson for reasons including a desire to create green energy options for the Klondike, increased power independence for the local economy, and the potential for increased long-term financial self-sufficiency of KDO. Time was prioritized to furthering feasibility work for this subject rather than other social enterprise opportunities that could as easily be initiated by private sector (such as laundromats or other needed, but small businesses). Whereas smaller projects could equally offer opportunity for entrepreneurs, the complexity of initiating an independent power production project is such that KDO can offer unique capacity to make progress.

KDO staff along with the contracted assistance of Across the River Consulting conducted research and initial feasibility of setting up a solar energy farm in Dawson as a social enterprise.

RENEWABLE ENERGY AS A SOCIAL ENTERPRISE: AN EARLY SCOPING

Prepared June 2019

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APPENDICES 9

A1. IPP APPROVAL PROCESS FLOWCHART 9

1. Opportunity

1.1 Independent Power Production

In January 2019, Government of Yukon implemented its Independent Power Production Policy (IPP) that for the first time enables the private sector to sell power to the grid. Yukon Energy has since issued a Standing Offer to purchase up to 20,000 megawatt hours/year across its system on a first-come first-served basis. The power must be renewable, which includes solar, and would be priced at $0.1584/kilowatt hour (plus CPI adjustments) and the agreement could last up to 25 years.

1.2 Solar Energy Potential

The Yukon Energy 2016 Resource Plan assessed solar potential across the Yukon and Dawson is the best location for energy yield. 250 KW of installed capacity could produce up to 300 megawatt hours/year of clean energy, worth almost $50,000 in revenues.

Municipality	Solar Potential (kWh/kW)
Whitehorse	985±158.0
Teslin	964±154.0
Tagish	981±157.0
Stewart Crossing	1011±162.0
Ross River	962±154.
Pelly Crossing	1016±163.0
Mayo	991±159.0
Marsh Lake	981±157.0
Keno Hill	961±154.0
Haines Junction	1038±166.0
Faro	966±155.0
Dawson	1043±167.0
Carmacks	1013±162.0
Carcross	978±157.0

1.3 Community Benefits

A solar power project of this nature offers outstanding environmental and economic benefits to the community.

From an environmental standpoint, a tiny and relatively remote town in the north has a large carbon footprint, but we can reduce this significantly by generating our own renewable energy. Yukon enjoys substantial 'clean' hydro-electric power these days, however the local diesel-powered generators are turned on more than desirable in order to meet demand. By moving to increased use of renewables, we can reduce our carbon emissions immediately and over the long-term for a growing community.

Economic benefits to Dawson from the development and operation of a solar renewable energy social enterprise by a community group such as KDO would include:

- Import replacement: money that currently 'leaks' out of Dawson through power bills is retained to recirculate in the community
- Over the long term, the project's ability to provide KDO with a revenue stream means that this organization can continue to pursue projects that provide community economic development and social value with reduced reliance on grants (meaning for example that limited municipal funds are freed up for other uses)
- Demonstrating that Dawson is a progressive, environmentally responsible community that pursues self-reliance offers positive branding opportunities to assist in attracting and

retaining businesses, residents, and visitors

- Skills and capacity building for local businesses and workers in a growing sector

2 A Pilot Project

Up to 7 MW of solar capacity would be needed to target meeting all of Dawson residential energy demand from locally produced clean energy. However, given the land and capital investment requirements and the complexity of the new IPP process, a small pilot project of 250 KW (0.25 MW) is recommended to validate the business model before a long-term plan is developed to expand.

3 Location

Sites on the Dome are considered suitable for a solar energy project because they are:

- Generally south-facing,
- Open and above the fog that can close in the Klondike Valley and the Historic Townsite in the winter months
- In close proximity to existing power lines (which is critical as the cost of new transmission lines and power losses via them must be borne by the new business).

Possible options for the exact project site include both Yukon Government and City of Dawson lands, and require further exploration and negotiation of permissions and leases. We'll use the City land option to illustrate the opportunity in this report as it offers some advantages.

City of Dawson owns 213 Dome Road (Lot 1029) that is adjacent to the ski hill and within 80m of the main Dome Road power line. The site has direct road access, is 1.8 ha (4.5 acres) in size and is a former waste management site. It is zoned appropriately as M1 (Industrial) and given its environmental history cannot be used for much else. Leasing of this site would have several advantages to simplify and speed a pilot project:

- No land tenure acquisition process
- No YESAB assessment required
- No cost of land purchase or property taxes (included in any negotiated lease rate)

Initial contact has been made with City of Dawson to explore the site history and its implications for sub-surface disturbances. Irrespective of the specific means to be employed for mitigating contaminated soil issues, the project could be built on surface as was done for a recent large-scale project in Old Crow which had permafrost concerns. A formal presentation to City of Dawson to propose the pilot project at this site is a priority next step.

Alternative sites on the Dome include Yukon land further up near the Northwestel tower and on the mined-out Klondike Valley bench sites. There are some advantages to each but could require a lengthy (multi-year) land tenure acquisition process better suited to the larger-scale follow-up developments.

4 IPP Approval Process

The IPP process is new and complex (Appendix A1) which supports the smaller pilot project approach.

The process begins with a simple eligibility assessment then moves to a preliminary feasibility study. This will focus on technical design, site tenure, environmental (if applicable) and other regulatory issues. If these are satisfied, the critical next step is a grid interconnection/system impact study acceptable to the utility. The business could then receive a formal Energy Purchase Agreement (EPA) and proceed to final design, financing and construction. While the process could be intimidating for a larger project, early sourcing of an experienced solar industry partner would offset this for such a small development. Numerous solar systems of up to 50 KW have already been tied to the grid across the Yukon without issue under the existing micro-generation program. In fact, over 3 MW of solar capacity has now been installed to the grid over the last several years, significantly reducing diesel and LNG use and GHG emissions.

The approval process should not be seen as a barrier to an innovative organization such as KDO with a history of overcoming perceived challenges to community success in multi-million dollar projects.

5 Financial

5.1 Operations

The business would be owned and operated by KDO on leased land.

Management

Once built, there are very few operational needs or uncertainties other than a limited amount of property management related to snow clearing from panels and preventative maintenance. There will be some administration of revenues and expenses that could be covered by existing employee capacity.

Operating Expenses

Facility & Liability Insurance	$5,725
Maintenance incl. Snow Removal	$3,000
Administration (KDO Employee)	$1,500
Cash Funded Replacement Reserve	$2,500
Total Operating Expenses	**$12,725**

Revenues

Applying the Dawson solar yield projections of the Yukon Energy 2016 Resource Plan, a 250 KW system can generate 300,000 KWh of energy for gross revenues of **$47,520** at the current price of $0.1584/KWh.

Net revenues after operating expenses would therefore be **$34,795** before financing charges.

5.2 Capital Budget

Government and industry sources indicate an estimated all-in total capital development cost of $2.50 per watt installed plus an allowance of 8% for design, project management and other soft costs. Under the City of Dawson lease model there would be no land costs.

Construction (@ $2.50/watt)	$625,000
Soft Costs (Design, etc. @ 8%)	$50,000
Total Capital Cost	**$675,00**

5.3 Financing

As with KDO's affordable housing developments, some public equity investment will be required here, reflecting the value of the public good outcomes to be achieved by the business in expanded clean energy production, remote community economic development, brownfield redevelopment and GHG emissions reductions.
The project would be financed by 70% equity and 30% debt.

Equity	
Yukon Development Corporation	$37,500
Government of Yukon	$12,500
Government of Canada	$270,000
FCM	$155,000
Total Public Equity Investment	$475,000
Debt (10-year amortization @ 5%)	$200,000
Total Financing	**$675,00**

5.4 Sources of Equity Funding

- Yukon Development Corporation – Innovative Renewable Energy Initiative (IREI)
  This program is a source of funds for the costs of planning, design, administration during the IPP approval process and project management up to the start of construction and subsequent operation. The fund will pay 75% of such eligible costs.

- Government of Yukon – Regional Economic Development Fund (REDF)
  KDO uses this fund regularly for its annual community economic development work plan and the 25% contribution to align with the IREI funding could be sourced from REDF, being allocated to the business planning, investment attraction and maximization of local benefits elements of the planning phases.

- Government of Canada – Clean Energy for Rural and Remote Communities (CERRC)
  This fund will contribute up to 40% of the capital costs for deployment of proven clean energy systems in communities such as Dawson. There is an annual intake.
- Federation of Canadian Municipalities – Green Municipal Fund
  FCM offers a brownfield redevelopment fund for which the City of Dawson site would qualify as a former waste management site being rehabilitated for positive environmental use. These funds could be used towards capital costs.

5.5 Debt Finance - Dawson Community Investment Co-Operative (DCIC)

It may prove challenging to access traditional commercial bank financing for an innovative enterprise such as this in the Yukon with uncertain asset values as security of the loan.
An alternative exists however with community investment. Further to the success of the first business capital raising achieved by the DCIC, this social enterprise would be an excellent candidate for the first medium-scale community investment by DCIC. An additional economic development benefit to financing via this co-operative is that it keeps even debt interest revenues ($55,000 over 10 years) within the community.

A capital raise of $200,000 at an interest rate of 5%, amortized over 10 years would be required.

5.6 Net Positive Cash Flow

During the 10-year period of debt financing the business generates net positive cash flow of **$9,295** that could be contributed to KDO community economic development work

Gross Revenues	$47,520
Less Operating Expenses	$12,725
Net Revenues	$34,795
Less Debt Financing Payments	$25,500
Net Positive Cash Flow	**$9,295**

Once the debt to DCIC has been repaid, this net cash flow rises to **$34,295** for the minimum remaining projected project life of a further 15 years.

In effect, this small pilot project alone has the potential to replace the current annual funding of $35,000 from City of Dawson with own-source revenues, a considerable incentive for City of Dawson to lease the land to KDO.

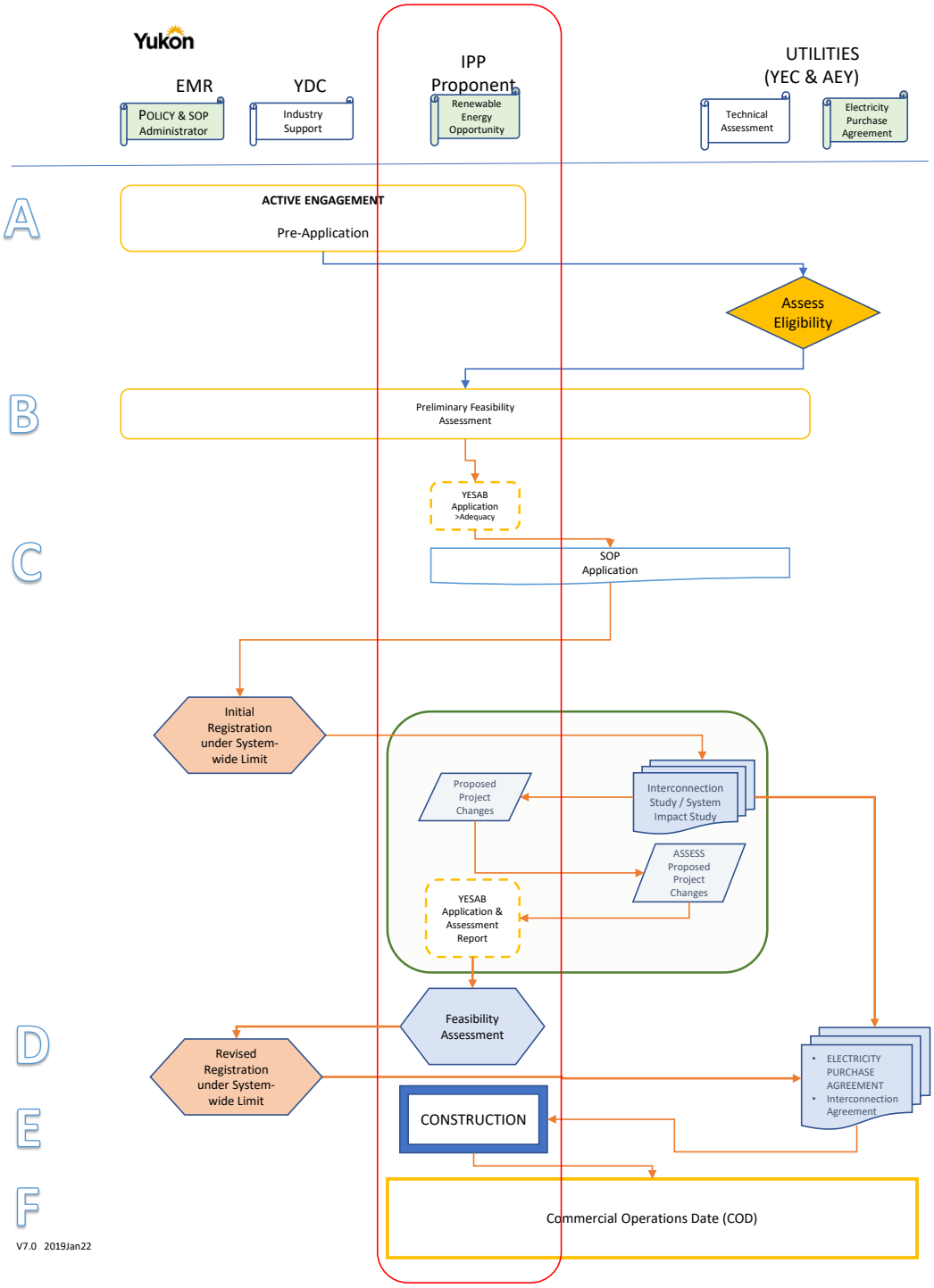
6 Next Steps

Should KDO wish to pursue this recommended opportunity, the necessary next steps of due diligence in planning should include, but not be limited to:

1. Complete the IPP pre-application process with Government of Yukon to prove eligibility
2. Source funding for pre-feasibility planning phase from
    - REDF (est. $15,000 as part of next 2019-20 KDO CED work plan) for financing, funding applications, land use/partnership agreements and preliminary technical and legal work
    - IREI (est. $37,500) for design, budgeting and full technical work (by an energy systems engineering and installation company), legal work as necessary
3. Source an experienced solar industry partner via a Request for Expression of Interest
4. Formalize approach to City of Dawson for land lease
5. Further the IPP approval process as the above steps inform
6. Complete public equity investment applications and DCIC debt capital raising

Appendices

A1. IPP Approval Process Flowchart



Klondike Development Organization

Project Report:
Dawson Community Investment Cooperative Support

Summary:
Provide coordination and facilitation support to fledgling investment cooperative, assist with process of seeking, selecting and preparations for an initial project that would test the model, and provide gap financing to an entrepreneur or enterprise.

Work completed:

KDO staff prepared a 'Next Steps Outline' for the Co-op board to review and facilitated two meetings for them to discuss questions, approaches, and potential pathways forward in developing the co-op structure and identifying a first project.
(See Appendix 1: Investment Co-Op Next Steps Outline)

The board discussed the questions posed in the 'Next Steps Outline', and considered some possible projects, and determined that they needed to seek out entrepreneurs in the community with projects requiring capital.

At the beginning of February, we promoted the investment opportunity as a means of seeing what types of projects, entrepreneurs and organizations would be interested. A notice of opportunity was posted online and on notice boards in Dawson, resulting in serious responses from:

- 1 co-operative business startup in the planning stage, and
- 6 individual entrepreneurs in various stages of business:
    - 2 new entrepreneurs with a new business idea needing capital investment to secure a location or to make large product purchases up-front
    - 3 entrepreneurs with existing businesses looking to start a second, separate business
    - 1 entrepreneur looking to expand their current business (invest in equipment to expand services and client numbers)

The opportunity advertisement also resulted in a handful of people being added to a contact list of potential investors.

KDO staff had email and in-person conversations with each of the entrepreneurs, outlining the investment co-op concept in further detail and hearing about the entrepreneur's projects. Two entrepreneurs who wanted to proceed with applying for investment made presentations to the DCIC board.

The DCIC board along with assistance from KDO staff looked closely at one of the above proposals and considered investing up to $12,000 in the business expansion project in order to support that entrepreneur and also test the investment co-operative model.

The board was keen, but a clear pathway to making the investment happen was lacking. KDO staff researched investment co-operatives operating in BC and Alberta, looking at their policies to inform establishment of our own. We discussed practicalities and considered the implications of language usage, such as 'loans' versus 'investments'. KDO hired the legal services of Morris & Sova to review Yukon's Co-Op law, DCIC's mandate and make recommendations to ensure we act within the law, and to draft agreements both for Investor-DCIC and DCIC to the entrepreneur (see Appendices 2 and 3: blank agreement templates).

With some hired business financial analysis from Across the River Consulting, KDO staff and the entrepreneur worked on refining the financials to more accurately reflect the business, separate out living and non-business expenses and revenues, and figure out how the loan from the co-op would work into the plans. Following this iterative process, the Co-Op board reviewed everything and offered the entrepreneur a loan of $7,000 for a period of 2 years.

This project facilitated the raising $7,000 from 7 individuals from our community who reviewed the proposal and wanted to support the entrepreneur. The business is a firewood supply business, a commodity increasingly in demand locally due to limited/dwindling suppliers. The investment will enable the entrepreneur to purchase equipment that will increase his production and efficiency. The interest rate is low for the entrepreneur, and the return on investment is very marginal, so the motivation for co-op members participating in this has been to create a new way of helping a local business succeed rather than personal gain. For KDO, supporting development of the co-op represents potential for enabling future projects by bridging access gaps and leveraging local capital, as well as reducing spending leakages and re-circulating funds back into our local economy. The financing model may eventually benefit businesses and individuals while also serving some social/community or environmental goals and achieve triple bottom line value.

To date the project has resulted in:

- Learning about the types of projects/businesses that are seeking investment, what their spectrum of needs may be, under what conditions and timelines. This helped the co-operative understand more about how their investments could support business development and the complexities associated with that.
- New understanding of what supports are needed to help entrepreneurs in developing and talking about their business plans:
    - Gaps in financial literacy and understanding of how to prepare business financials were observed across the board, and this has led to the DCIC developing its own templates that can be shared with entrepreneurs. Despite having solid and likely successful business ideas, none of the entrepreneurs engaged with during this project had what could be called complete business plans, or even adequate business financials. A significant amount of work would be required to prepare their proposals for approval of a loan or investment. There is currently no business advisory or related service locally

and so this is a gap that is unclear how to address. Paid services out of Whitehorse would be an option, but many small startups may not be able to afford this or value the service enough to invest in it.

- Furthered understanding of the challenges of the investment co-operative model, identification of additional people resources required, and time the co-op board will need to put into sustaining itself.
- The co-op now has template agreements and policy in place covering the DCIC to lender/investor and DCIC to entrepreneur relationships.
- The Co-op has invested $7,000 of community member money in its first project with a local entrepreneur and is testing the model in the real world.

In order to utilize the Co-Op for larger community projects or bigger loan amounts, additional work of a policy/structure and legal nature will need to be completed. The current investment was raised within the 'friends and close associates' circle of co-op members, and prior to scaling this up for a larger capital project, for example, the group will need to be sure they have all securities and legal issues covered before going to the public for investments.

Sustainability is another concern for the DCIC as member fees, small loans and low interest rates do not generate enough revenue to cover the legal and administrative time that would be needed to continue making these community-based investments in entrepreneurs and projects.

Appendix 1: Next Steps Outline

Dawson Investment Cooperative
Next Steps: Testing the Model + Finding a Project

POINTS TO CONSIDER
Is everyone on the same page about some key questions:

Are you hoping to raise capital for ONE project or SEVERAL?
WHAT TYPES of projects do you want to raise capital for?
WHO IS your target investor?
Is there ANYONE ELSE doing something similar and what needs are they meeting?
IS THERE AN OPPORTUNITY to engage other organizations and institutions?

A COMMUNITY INVESTMENT CO-OP

The goal of the Fund is to raise capital from local residents to invest in local projects that will have community benefit.

Individual investors purchase investment shares in the co-operative and the proceeds of these are used to invest in projects that meet the goals and mandate of the Fund. Investment is open to members of the co-operative.

Roles and responsibilities

DAWSON co-op will have to work on this…
At a minimum you will need **a Board** that is responsible for setting the overall direction and governance of your initiative, and an **Investment Committee** with financial and business expertise that will review all potential investments to ensure they are sound projects. Plus:

- Community engagement and partnership development
- Overall project management and completion of all documentation
- Communications and campaign support
- Financial services
- Administrative services

The Investment

- strong business model
- good, financially viable projects that fit with the mission and goals of the fund.

Points to consider:

- HOW MUCH capital do you need to raise to make a difference to the project?
- HOW MUCH capital is there the potential to raise for this project?
- HOW MUCH capital does the co-operative need to retain to cover its own expenses?
- WHAT IS the financial return you are targeting for the investor?
- WHAT IS the minimum amount someone can invest?
- WHAT IS the minimum time that someone can invest for?

Finding and/or identifying the project(s)

The co-operative looks for potential projects in the community that would be a good fit for the Fund. These projects must be financially viable & fit with the mission and goals of the Fund.

How do we choose or prioritize projects- what criteria are used?

Example from another co-op:

Community Objectives	Risk Assessment	Investor Goals
Renewable Energy	Start-up Businesses	Social and Financial Return
Job Creation	Capital Projects	Term of Investment
Youth Employment	Existing Businesses	Visibility of Project
Business Retention	Growth	Partners
Succession Planning	New Technology	

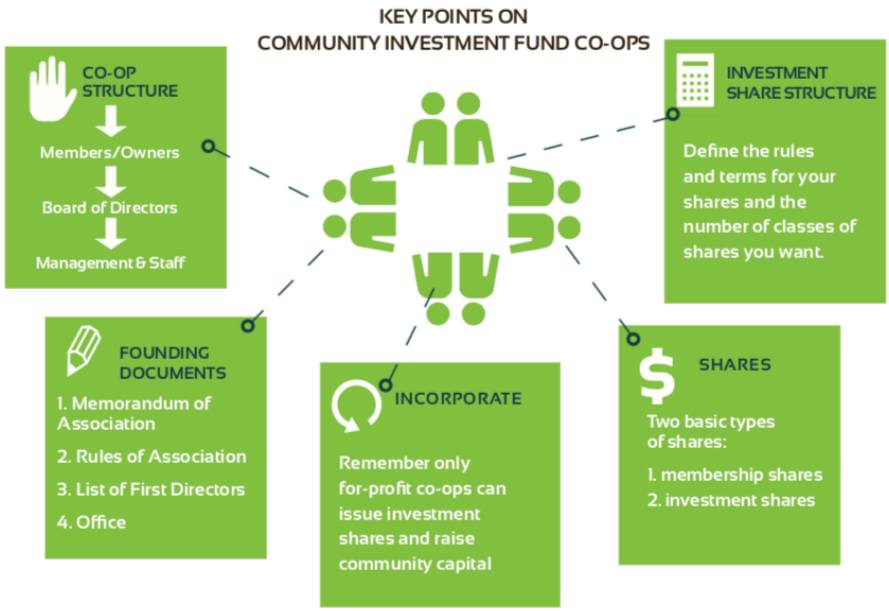
Once the co-op has identified potential projects …

1. Must confirm financial viability/perform due diligence on them.
2. the co-op begins the process of raising capital from the community for the projects.

Consider:

1. **both financial *needs* and the *potential* to raise capital** for this project from the community.
2. ***how much capital*** it will seek to raise for the project, at **what rate** and under **what terms** it will lend or invest in the project. The co-op must figure out **what *return*** it will need to achieve on its investment in order to enable it to cover operating expenses and pay investors a financial return.
3. **How long does someone need to keep their money invested** with the co-op before they can redeem it?

From Community Social Planning Council of Greater Victoria:



Project Ideas that have come up in the last while

Midnight Sun Cabins on 3rd ave. to affordable housing (2 units) with room for expansion later on
$139,000 purchase price

Support Co-op Purchase of Bonanza Market
$1,000,000 purchase price

Solar power generation project (KDO)
$600,000 build price

Land development project
Investment price of $?

Laundromat in downtown- but no identified entrepreneur or proponent

Klondike Kates restaurant or cabins or both – but no identified entrepreneur
Restaurant- now $390,000
Cabins: $920,000

Entrepreneur &/or Businesses
New businesses, expanding or diversifying existing (details unknown at this time- call for proposals required)

Communications from the Co-Op

The Co-Op will need to communicate who it is and what its goals are to potential partners, entrepreneurs, investors, etc.

References & Suggested Reading for Keeners:

Much advice and the above graphic drawn from Community Investment Funds How to Guide prepared by Community Social Planning Council of Greater Victoria:
https://ccednet-rcdec.ca/sites/ccednet-rcdec.ca/files/cspcgv-community-investment-funds-how-to-guide.pdf

Additional information (including sample project assessment criteria) from Alberta Community and Cooperative Association:
https://nadc.ca/media/17627/community-energy-co-op-toolkit.pdf

Lots of good info here too: https://www.bcinvestmentcoop.com

Appendix 2: Dawson Community Investment Co-Operative LTD. Investor Agreement

INVESTOR AGREEMENT

INVESTMENT AMOUNT	TERM OF AGREEMENT	DATE OF AGREEMENT
$1,000.00	June 2019 to June 2021	June 21, 2019

WHEREAS:

A. Section 22(a) of the Cooperative Associations Act authorizes the borrowing of money by cooperative associations from their members.

B. The Co-op wishes to provide financing to the Entrepreneur, for the purposes and on the terms substantially similar to those set out in the draft Loan Agreement attached to this Agreement as Schedule A.

C. The Co-op requires funds with which to provide the Loan to the Entrepreneur.

D. The Investor has agreed to provide funds to the Co-op for the purpose of making the Loan to the Entrepreneur.

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

1. In this Agreement, the following terms shall have the following meanings:

   "Co-op" means Dawson City Community Investment Cooperative Ltd.
   "Investor" means the person making the investment: _____.
   "Investment" means $1,000.00 to be paid by the Investor to the Co-op for loan to the Entrepreneur.
   "Investment Interest Rate" means 4% per annum compounded annually.
   All other special terms have the meanings attributed to them in Schedule A.

2. In consideration for the promises set out in this Agreement the Investor agrees to deliver the amount of the Investment to the Co-op by three business days prior to the start date of the Term of Loan referred to on the Loan Agreement.

3. Subject to clause 4, in consideration for the promises set out in this Agreement, in particular the Investor's delivering the Investment to the Co-op, the Co-op promises to repay the Investment to the Investor, together with interest accrued thereon at the Investment Interest Rate, until the Maturity Date or such earlier date as the Entrepreneur repays the Loan in full to the Co-op.

4. The Co-op's obligation to repay the Investment set out in clause 3 is subject to the Entrepreneur repaying the Loan to the Co-op. If the Investor fails to repay the entire Principal Sum with Interest, then the Co-op's obligation to pay the Investor under clause 3 shall be limited to the proportion of the Principal Sum and Interest that the Entrepreneur did repay. Further, the Co-op shall be entitled to deduct from the amount repaid by the Entrepreneur, any collection expenses incurred by the Co-op to effect such repayment and which the Co-op is unable to recover from the Entrepreneur.

5. In the event that the Entrepreneur fails to repay in full the Loan in full by the Maturity Date, the Co-op will make all reasonable efforts to collect the balance owing, taking into consideration the size of the Loan and the likelihood of recovery. The Co-op will not be required to consult with the Investor prior to deciding whether to extend the term of the Loan or demand that the Entrepreneur immediately repay the Loan in full.

6. The Investor acknowledges that it is a requirement of this Agreement pursuant to Section 22(a) of the Cooperative Associations Act that the Investor be a member of the Co-op. The Investor confirms that they are a member of the Co-op and commits to remaining a member of the Co-op throughout the term of this Agreement.

7. The Investor acknowledges that:
    a. the Investment involves financial risk;
    b. the Investor may lose some or all of the Investment;
    c. the Co-op does not guarantee the Loan;
    d. the Co-op will not reimburse the Investor for any loss incurred by the Investor as a result of the Investor making the Investment.

8. The Investor acknowledges that:
    a. this Agreement is between the Co-op and the Investor;
    b. the Investor has no legal relationship with the Entrepreneur with respect to the Loan Agreement;
    c. all communication with the Entrepreneur regarding the Loan Agreement shall be between the Co-op and the Entrepreneur.

9. This Agreement is binding on the Investor, their heirs, executors, successors and permitted assigns as the case may be.

10. Time is of the essence in this Agreement.

11. The Investor may not assign any of their rights or obligations under this Agreement without the advance written consent of the Co-Op.

12. This Agreement may be signed in counterparts.

THE PARTIES TO THIS AGREEMENT, BY SIGNING BELOW, AFFIRM THEIR ACCEPTANCE OF THE AGREEMENT'S TERMS AND CONDITIONS AND PROMISE TO FULFILL THEIR OBLIGATIONS UNDER IT.

Signed by _____ (print name) at Dawson City, Yukon this June ____, 2019.

X_____ X_____

Witness Investor

Appendix 3: Dawson Community Investment Co-Operative LTD. Entrepreneur Loan Agreement

LOAN AGREEMENT

LOAN AMOUNT	TERM OF LOAN	DATE OF AGREEMENT
$7,000.00	June 26, 2019 to June 26, 2021	June 26, 2019

1. In this Agreement, the following terms shall have the following meanings:

   "Business" means the Entrepreneur's business, _____.
   "Entrepreneur" means _____.
   "Lender" means Dawson City Community Investment Cooperative Ltd. (DCIC).
   "Interest" means the interest payable on the Principal Sum outstanding, at the Interest Rate.
   "Interest Rate" means 5% per annum compounded annually.
   "Loan" means a Loan to the Entrepreneur by the Lender for the purpose of financing the Entrepreneur's expansion of the Business, in particular by the purchase of machinery and/or equipment for use in the Business.
   "Maturity Date" means June 26, 2021.
   "Principal Sum" means $7,000.

2. In consideration for the Lender making the Loan to the Entrepreneur, the Entrepreneur promises to repay the Principal Sum together with Interest accrued thereon at the Interest Rate until the Maturity Date or such earlier date as the Entrepreneur repays the Loan in full.

3. The Entrepreneur agrees that the Lender may register a security interest against any property purchased with funds loaned to the Entrepreneur under the Loan.

4. In the event that the Entrepreneur fails to repay in full the Loan in full by the Maturity Date, the term of the Loan may be extended, or the Lender may demand that the Entrepreneur immediately repay the Loan in full, at the Lender's sole option.

5. If the Entrepreneur defaults under this Agreement, the Entrepreneur shall be required to reimburse the Lender, on a full indemnification basis, for all costs incurred by the Lender to enforce the terms of this Agreement.

6. Upon either of the following events:
   a. the serious injury or illness of the Entrepreneur rendering them incapable of operating the Business or fulfilling their responsibilities under this Agreement,
   b. the Entrepreneur's making an assignment in bankruptcy;
   c. the Entrepreneur discontinuing their operation of the Business or selling the Business or a majority interest in the Business to a third party,

   then the Lender may demand that the Loan be repaid immediately.

7. If the Entrepreneur is a corporation then the principal shareholder(s) in the Entrepreneur will provide personal guarantee(s) of the Loan in the event that the Entrepreneur defaults on the Loan.

8. This Agreement is binding on the Entrepreneur, their heirs, executors, successors and permitted assigns as the case may be, however in the event of the Entrepreneur's death prior to the Maturity Date, repayment of the Loan shall be accelerated and it shall become due and payable in full within 2 months of the date of death.

9. Time is of the essence in this Agreement.

10. The Entrepreneur may not assign any of their rights or obligations under this Agreement without the advance written consent of the Lender.

11. This Agreement may be signed in counterparts.

THE PARTIES TO THIS AGREEMENT, BY SIGNING BELOW, AFFIRM THEIR ACCEPTANCE OF THE AGREEMENT'S TERMS AND CONDITIONS AND PROMISE TO FULFILL THEIR OBLIGATIONS UNDER IT.

Signed by the Entrepreneur at Dawson City, Yukon this June 26, 2019.

X_____ X_____
Witness Entrepreneur

Signed by the Lender's authorized representative at Dawson City, Yukon this June 26, 2019.

X_____ X_____
Witness (DCIC President)

_____
(DCIC Secretary)

KDO EXPENSES SEPT 1, 2018 TO AUG 1, 2019

Expenses relevant to City of Dawson and Yukon Economic Development Funding

ACTUALS Sept 1 2018 to Aug 1 2019

Project Time & Management			**Subtotals**	
Strategic Planning	KDO costs	500.00		
	Consultants	531.56	**1,031.56**	
Dawson Community Investment Co-opSupport	KDO Employee costs	7,662.50		
	Consultants	744.19		
	Legal	420.00		
	Legal	212.63	**9,039.32**	
Summer Worker Housing Feasibility	KDO Employee costs	1,037.50	**1,037.50**	
Heritage Building Reclamation Feasibility	KDO Employee costs	4,712.00		
	Consultants	1,807.31		
		567.00		
		2,197.13		
		248.06	**9,531.50**	
Social Enterprise Feasibility	KDO Employee costs	3,075.00		
	Consultants	921.38		
		850.50		
		921.38		
		1,346.63	**7,114.89**	
Dome Project (pre-CDF grant)	KDO Employee costs	3,000.00		
	Permits	120.00		
Dome Project Implementation (pos-CDF grant)		500.00	**3,620.00**	
Investment Attraction & Baseline CED	KDO Employee costs	3,530.00	**3,530.00**	
Engagement		2,650.00	**2,650.00**	
General project mgt & office finance & admin.		7,088.00	**6,088.00**	
TOTAL PROFESSIONAL FEES TO DATE			**43,642.77**	
Project related accounting, office & equipment expenses				
	Directors Insurance		900.00	
	TIAY conference		375.00	
	Chamber membership		131.25	
	Electricity		495.00	
	Tel/internet		2,200.00	
	Office Rent		7,911.00	
	YWHCB		554.93	
	Office & printing supplies		1,140.31	
	Meeting expenses		343.27	
	Website		79.38	
	Engagement Review & Bookkeeper		10,000.00	Portion of annual total
TOTAL ACCOUNTING, OFFICE & EQUIPMENT TO DATE			24,130.14	

PROJECTED (relevant) EXPENSES Aug 1, 2018 to Sept 1, 2019	
Dome Enhancement - Landscaping Contract	47,250.00
Dome Enhancement- Proj Mgt, reporting, comm,s etc.	2,800.00
CED Project time: Summer Worker Housing	2,000.00
Office, rent & bookkeeping expenses	1,000.00
TOTAL EXPENSES AUG 1 TO SEPT 1	53,050.00

TOTAL ALL EXPENSES TO SEPT 1, 2019	**120,822.91**

REVENUES	
Government of Yukon REDF	47,625.00
City of Dawson (re: REDF funded CED Projects)	28,000.00
City of Dawson (re: CDF funded Dome Project)	4,000.00
CDF : Dome Enhancement Project (Landscaping)	40,200.00
KDO self-generated revenue	1,000.00
TOTAL REVENUES TO SEPT 1, 2019	**120,825.00**

TOTAL FUNDING AMOUNTS		
Yukon REDF	47,625.00	From Sept 1 2018 to Aug 31 2019
City of Dawson	32,000.00	From Sept 1 2018 to Aug 31 2019
Yukon CDF	40,200.00	CDF: Dome Project Landscaping
	119,825.00	

Klondike Development Organization
Statement of Financial Position

December 31	2018	2017
Assets		
Current		
Cash	$ 242,333	$ 33,079
Accounts receivable (note 2)	28,206	15,000
Prepaid expenses	1,700	1,793
	272,239	49,872
Capital Assets (Note 3)	1,968,385	1,449,154
	$ 2,240,624	$ 1,499,026
Liabilities and Net Assets		
Current		
Accounts payable and accrued liabilities (note 4)	$ 5,714	$ 17,879
Current portion of long-term debt (note 5)	544,233	562,451
Deferred revenue (note 6)	12,945	14,675
Current portion of deferred contribution (note 7)	18,000	18,000
	580,892	613,005
Deferred contributions for capital assets (note 7)	1,566,000	864,000
Net Assets		
Operating Fund	78,732	22,021
Apt #1 Reserve Fund	15,000	-
	93,732	22,021
	$ 2,240,624	$ 1,499,026

On behalf of the Board:

_____ Director

Karen DuBois Director

The accompanying notes are an integral part of these financial statements.

Dawson City Slo-Pitch Association

Box 891

Dawson City, Yukon

Y0B 1G0

August 4, 2019

To whom it may concern:

I would like to bring attention to the current Mayor and Council that we have and on going issue with Minto Park.

First of all Minto Park is not a functional building, and never has been.

I understand that the washrooms have been dealt with, but the problem is that the washrooms are too far from where the ball players sit in dugouts. Every year either with Fastball or Slo-pitch tournaments we have to ask for extra washrooms for the players. I will be once again during the Labour Day weekend tournament again.

The reason I am writing this letter is that we need to resolve some issues regarding Minto Park. So there for I ask that the City of Dawson builds a permanent fence in the Minto park area for beer gardens. The three main user groups would probably agree with the same thing, always having to set up and take down in the area we always have to cordon off for liquor license regulations. Having this permanent fence on the outside of the building where I have given a diagram will help with that situation every year.

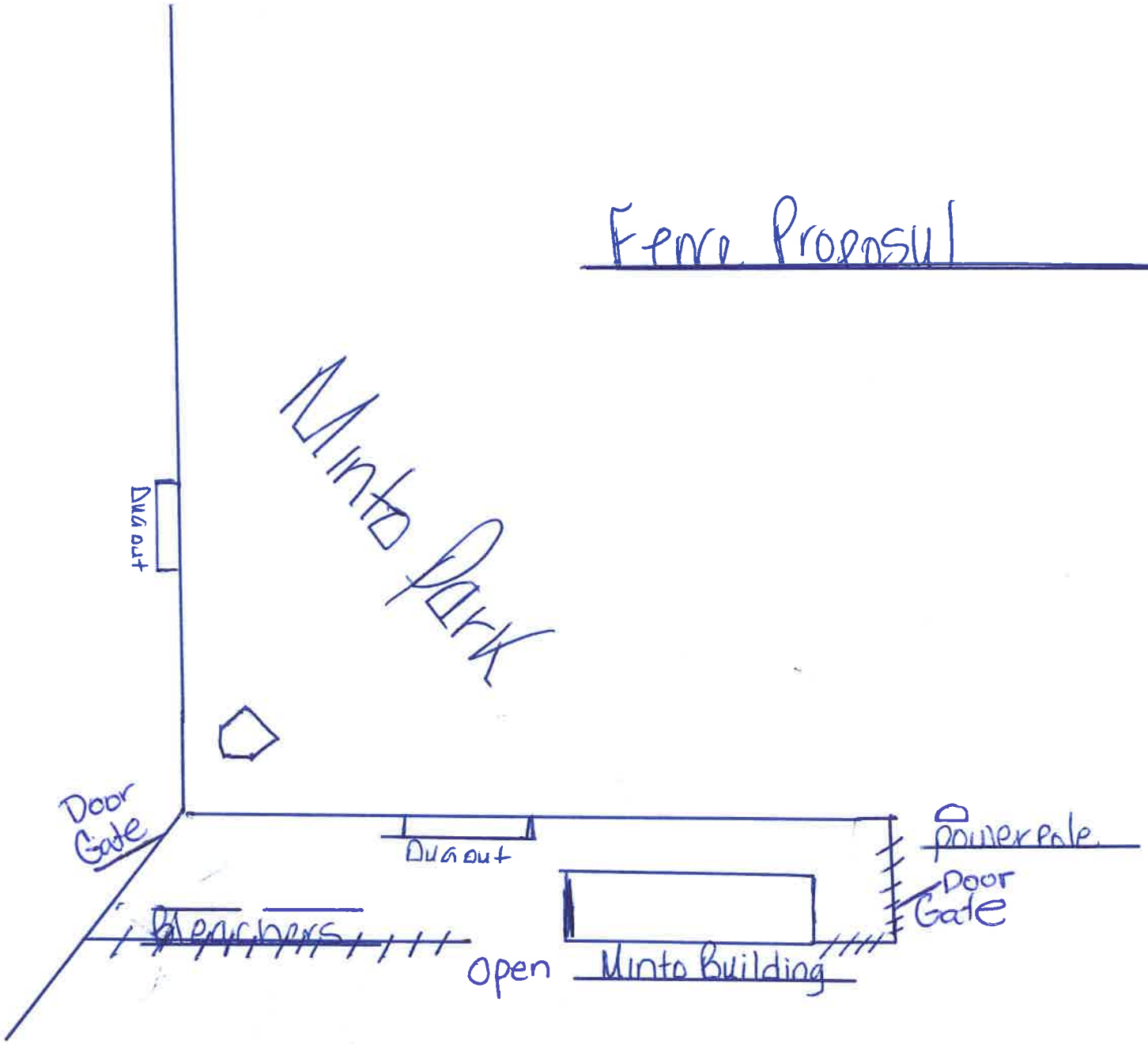
The start of the fence would have a swinging door to the bleachers, and a swinging door where the fountains at the north end of the building. There would be an Open are in between the edge of the building to the closet bleacher where the ball players would access the dugout on the Northside closet to the Minto Building. Please consider this to eliminate continuous setting up and tearing down of beer gardens. As it would be PERMANENT.

Thanks

Dawn Kisoun, President of the DCSPA

CC: Dawson City Men's Fastball and DCMF

Fence Proposal



MINUTES OF COUNCIL MEETING #C19-15 of the council of the City of Dawson held on Monday, July 29, 2019 at 7 p.m. 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
	EA	Heather Favron
	CDO	Clarissa Huffman

Agenda Item: Call to Order

The Chair, Mayor Potoroka called council meeting #C19-15 to order at 7:00 p.m.

Agenda Item: Agenda

Agenda Item 7 (a) amended to Council Meeting Minutes #C19-14 of July 15, 2019.

C19-15-01 Moved by Mayor Potoroka, seconded by Councillor Shore that the agenda for council meeting # C19-15 of July 29, 2019 be adopted as amended.
Motion Carried 5-0

Agenda Item: Public Hearing

C19-15-02 Moved by Mayor Potoroka, seconded by Councillor Johnson that council move into the committee of the whole for the purposes of holding a public hearing and for delegations.
Motion Carried 5-0

a) Subdivision Application #19-068 RE: Lot 13, Callison Industrial Subdivision Ph. II

The Chair called for submissions.
The Chair called for submissions a second time.
The Chair called for submissions a third and final time, and hearing none declared the Public Hearing closed.

Agenda Item: Delegations

a) Phil Dirks, CPA, Metrix Group LLP RE: Presentation of the Draft Audited Financial Statements for the Year Ended December 31, 2018

Phil Dirks, CPA, Metrix Group LLP, was present to provide council with a presentation of the 2018 draft audited financial statements. The presentation included an overview of what is involved in an audit; an overview of the 2018 draft audited financial statements; comparison overview of 2017 to 2018; as well as responding to questions of council. Overall the city is in a good solid financial position.

C19-15-03 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole revert to council to proceed with the agenda.
Motion Carried 5-0

Agenda Item: Adoption of the Minutes

a) Council Meeting Minutes #C19-14 of July 15, 2019

Page 2 RE: Resolution C19-14-04 – Council requested the minutes be amended to change Councillor Shore to Councillor Ayoub.

C19-15-04 Moved by Mayor Potoroka, seconded by Councillor Kendrick that the minutes of council meeting #C19-14 of July 15, 2019 be approved as amended.
Motion Carried 5-0

Agenda Item: Business Arising from Minutes

Council asked if the information requested regarding Seedy Saturday was available. The CAO informed council the information had recently been forwarded to council by email.

Council inquired if the city received written confirmation from YG of the preferred method of disposition. The CAO informed council no confirmation was received. Council asked if a letter needed to be written. RE: YG preferred method of lot disposition? The CAO will follow up on the matter.

Agenda Item: Financial and Budget Reports

a) Audited Financial Statements for the Year Ended December 31, 2018

The CAO confirmed the financial statements will be published once approved and signed.

Council inquired if a process for billing fire call outs had been set up yet. The CAO informed council the process was not yet set up but the matter was being discussed with the new Protective Services Manager.

C19-15-05 Moved by Councillor Johnson, seconded by Councillor Kendrick that council accepts the Audited Financial Statements for the Year Ended December 31, 2018 as presented.

C19-15-06 Moved by Mayor Potoroka, seconded by Councillor Kendrick that the restricted reserves be amended to be reduced by 104,040 and the unrestricted reserves be increased by the same amount. Carried 5-0
Main Motion Carried 5-0

Agenda Item: Special Meeting, Committee, and Departmental Reports

a) Request for Decision RE: Subdivision Application #19-068: Lot 13, Callison Phase II

C19-15-07 Moved by Councillor Shore, seconded by Councillor Kendrick that Council grant subdivision authority to subdivide Lot 13 Callison Phase II, subject to the conditions as presented in the Request for Decision RE: Subdivision Application #19-068: Lot 13 Callison Phase II.
Motion Carried 5-0

b) Request for Decision RE: Playground Surface Replacement

C19-15-08 Moved by Mayor Potoroka, seconded by Councillor Ayoub that council direct administration to submit an application to Gas Tax for $80,000 to cover a portion of the anticipated funding required to complete the playground surface replacement project. And council approve the use of recreation reserve money to fund the remainder.
Motion Carried 5-0

c) Information Report RE: Lot 13, Block 1, Day's Addition Removal of Caveat Request

C19-15-09 Moved by Councillor Kendrick, seconded by Councillor Ayoub that council acknowledge receipt of the Information Report RE: Lot 13, Block 1, Day's Addition Removal of Caveat Request; provided for informational purposes.
Motion Carried 5-0

d) Request for Decision RE: Industrial Infill and Dome Road Urban Residential Development Boundaries

Council requested the city website, under plans and reports, be updated with the correct version of the Official Community Plan.

Council requested a copy of the Stantec report be forwarded to council.

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, B, C, and D, as shown in Development Boundary Maps 1 and 2.

C19-15-11 Moved by Councillor Shore, seconded by Mayor Potoroka that council move to Committee of Whole to hold discussion with the CDO. Carried 5-0

C19-15-12 Moved by Mayor Potoroka, seconded by Councillor Kendrick that Committee of Whole revert to council to proceed with the agenda. Carried 5-0

C19-15-13 Moved by Councillor Kendrick, seconded by Councillor Ayoub that the area south and west of infill area 3 be added to the study area mixed use / industrial. Carried 5-0

C19-15-14 Moved by Mayor Potoroka, seconded by Councillor Kendrick that exploring Area B as an Urban Residential subdivision opportunity be removed. Carried 4-1

C19-15-15 Moved by Councillor Johnson, seconded by Councillor Ayoub that "industrial" be removed for areas 1 & 2. Carried 4-1
Main Motion Carried 5-0

e) Development Incentives Policy Review & Development Cost Charge Program Design Final Report

C19-15-16 Moved by Mayor Potoroka, seconded by Councillor Shore that council acknowledge receipt of the Development Incentives Policy Review & Development Cost Charge Program Design Final Report; provided for informational purposes.
Motion Carried 5-0

Agenda Item: Bylaws and Policies

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a) *Zoning Bylaw Amendment No. 3* #2019-08 RE: Cannabis Retail Services – First Reading

Council noted they look forward to discussing the bylaw at a future committee meeting.

C19-15-17 Moved by Mayor Potoroka, seconded by Councillor Kendrick that bylaw #2019-08 being the Zoning Bylaw Amendment No. 3 Bylaw be given first reading.
Motion Carried 5-0

b) *Heritage Bylaw* #2019-04 – First Reading

Council noted they look forward to discussing the bylaw at a future committee meeting.

C19-15-18 Moved by Councillor Shore, seconded by Mayor Potoroka that bylaw #2019-04 being the Heritage Bylaw be given first reading.
Motion Carried 5-0

Agenda Item: Correspondence

Council requested the CAO look into who is responsible for maintaining the garbage bins and what is being done to address the concerns.

Council noted their desire to see the meeting with Administration regarding solid waste be rescheduled. Diversion Centre and garbage bins (Dome / C-4 and Dredge Pond) should be included as agenda items.

Council inquired when the new *Liquor Act* is expected to be implemented. The CAO will investigate and report back to council.

Council requested public drinking be an agenda item scheduled for a future discussion of committee.

C19-15-19 Moved by Councillor Kendrick, seconded by Mayor Potoroka That council acknowledge receipt of the following correspondence:
- Paul McConnell, President, Yukon Liquor Corporation RE: Proposed Approach to Yukon's Liquor Act
- Paul McConnell, President, Yukon Liquor Corporation RE: Liquor Act Review and Public Drinking
- Mark Roberts, Director, Infrastructure and Development Branch RE: Diversion Centre Project
- Jackie Olson, Executive Director, KVA RE: KVA Advisor Appointment
- Priska Wettstein RE: Garbage Bins Dome Subdivision
- RCMP, Dawson Detachment, "M" Division – June 2019 Policing Report

For informational purposes.
Motion Carried 5-0

Agenda Item: Public Questions

C19-15-20 Moved by Councillor Johnson, seconded by Councillor Kendrick that council move to committee of the whole for the purposes of hearing public questions.
Motion Carried 5-0

Dan Davidson noted due to the way the RCMP report is set up, year to date totals for 2018 occurrences can't be compared to year to date totals for 2019 occurrences.

C19-15-21 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: Adjournment

C19-15-22 Moved by Councillor Johnson, seconded by Councillor Shore that council meeting #C19-15 be adjourned at 9:29 p.m. with the next regular meeting of council being August 12, 2019.
Motion Carried 5-0

THE MINUTES OF COUNCIL MEETING C19-15 WERE APPROVED BY COUNCIL RESOLUTION #C19-__-__ AT COUNCIL MEETING #C19-__ OF AUGUST 12, 2019.

Wayne Potoroka, Mayor

Cory Bellmore, CAO

The City of Dawson
Cheque Run 19-13
17/06/2019

GP	Cheque #	Vendor Name	Chq Amount	Distribution	Dept.	Detail
	Printed					
53938	53838	Advance North Mechanical	$ 375.43	$ 192.70	REC	Vehicle R&M
				$ 182.73	REC	Vehicle R&M
				$ 375.43		
53939	53839	Air North	$ 297.86	$ 60.29	PW	Freight
				$ 60.29	PW	Freight
				$ 102.29	PW	Freight
				$ 74.09	PW	Freight
				$ 296.96		
53940	53840	Arctic Inland Resources Ltd.	$ 1,127.07	$ 75.43	REC	OpSupplies
				$ 15.04	REC	OpSupplies
				$ 41.41	REC	OpSupplies
				$ 84.63	REC	OpSupplies
				$ 300.00	REC	Gift Certificate - RP
				$ 610.56	ADM	6th Ave R&M
				$ 1,127.07		
53941	53841	Assante in Trust	$ 720.00		ADM	RRSP Program
53942	53842	Big B Contracting	$ 6,825.00	$ 525.00	REC	Pool R&M - Painting Entranceway
				$ 6,300.00	REC	Pool R&M - Painting Int Walls
				$ 6,825.00		
53943	53843	Bonanza Market	$ 454.51	$ 9.96	REC	OpSupplies
				$ 317.06	REC	ProgSupplies
				$ 33.92	REC	OpSupplies
				$ 93.57	REC	ProgSupplies
				$ 454.51		
53944	53844	Boreale Explorers Inc.	$ 4,915.00		REC	Skills Camp
53945	53845	Chief Isaac Incorporated	$ 1,134.26	$ 246.75	ALL	Janitorial Svs
				$ 131.25	REC/PW	SafetyLine - Communications
				$ 756.26	ALL	Janitorial Svs
				$ 1,134.26		
53946	53846	Conservation Klondike Society	$ 23,625.00		ADM	
53947	53847	Crain Ventures	$ 381.94		REC	Bldg R&M
53948	53848	Crocker Equipment	$ 665.74		REC	Equip R&M
53949	53849	Dauphinee, M	$ 1,278.58		PW	Reimbursements for Travel-FCM
53950	53850	Dawson Hardware	$ 2,159.30		ALL	OpSupplies
53951	53851	Downtown Hotel	$ 108.52		PS	Breakfast for Fire Fighters
53952	53852	Dubois, C	$ 3,180.00		REC	RecGrant-Volleyball
53953	53853	Fraser, M	$ 4,847.89		REC	Bldg R&M
53954	53854	Grenon Enterprises Ltd.	$ 1,464.75	$ 1,149.75	PW	GraderSvs-May19-25
				$ 315.00	PW	GraderSvs-May26-31
				$ 1,464.75		
53955	53855	Groundswell Industries Inc.	$ 16,789.50	$ 4,872.00	PL&D	ProSvs-Feb-Mar
				$ 11,917.50	PL&D	ProSvs-Apr-May
				$ 16,789.50		
53956	53856	Humane Society Dawson	$ 500.00		REC	ProSvs-Spring Cleanup
53957	53857	Hurlburt Enterprises Inc.	$ 633.26		PW	Non-Cap Equip
53958	53858	Infosat Communications	$ 359.19	$ 80.80	PS	Communications
				$ 79.25	PS	Communications
				$ 79.25	PS	Communications
				$ 40.64	PS	Communications
				$ 79.25	PS	Communications
				$ 359.19		
53959	53859	inReach Canada	$ 55.60		REC	SafetyProg
53960	53860	Investors Group Financial Svs	$ 1,650.04		ADM	RRSP Program
53961	53861	Klondike Business Solutions	$ 56.97		ADM	Copy Charges
53962	53862	Klondike Sun Newspaper	$ 1,606.50	$ 168.00	CABLE	Advertising
				$ 582.75	ADM	Advertising
				$ 52.50	CABLE	Advertising
				$ 582.75	ADM	Advertising
				$ 52.50	CABLE	Advertising
				$ 168.00	CABLE	Advertising
				$ 1,606.50		
53963	53863	Manitoulin Transport	$ 244.82	$ 182.74	PW	Freight
				$ 31.04	PW	Freight
				$ 31.04	ADM	Freight
				$ 244.82		

53964	53864	Nordique Fire Protection	$	1,827.00			REC	Equip R&M
53965	53865	North 60 Petrol	$	7,990.29			ALL	Fuel
53966	53866	Northern Industrial Sales	$	930.99	$	338.63	REC	OpSupplies
					$	525.29	REC	SafetySupplies
					$	43.71	PW	OpSupplies
					$	23.36	PW	Non-Cap Equip
					$	930.99		
53967	53867	Northern Superior Mechanical	$	49.96			PW	HvyEquip R&M
53968	53868	Pacific Tier Solutions	$	1,899.36			REC	Software
53969	53869	A Ray of Sunshine	$	132.83			REC	ProgSupplies
53970	53870	VOID						$ Exchange American
53971	53871	Scotia Secuities	$	2,864.80			ADM	RRSP Program
53972	53872	Selassie, M	$	228.99			REC	Reimbursements-BBQ
53973	53873	Shore, M	$	3,652.21			M&C	Reimbursements-FCM
53974	53874	Simplii Financial	$	680.00			ADM	RRSP Program
53975	53875	Novsbo, Dr. V	$	170.00			PS	ProSvs-FF Medical
53976	53876	Spectrum Security	$	1,050.00			ADM	RRSP Program
53977	53877	Tennis Yukon	$	998.00			REC	Programs
53978	53878	Total North Communications	$	1,165.50	$	582.75	ADM	Phones/Network
					$	582.75	ADM	Phones/Network
					$	1,165.50		
539789	53879	Tsunami Solutions	$	170.10			REC	Communications
53980	53880	Waterstone Products	$	747.30			REC	OpSupplies
53981	53881	Yukon College	$	157.50			PW	Training-King,A
53982	53882	Yukon Energy	$	14,312.34			ALL	Electrical Bill
53983	53883	VOID						Wrong amount
	53884	VOID						mis print
	53885	VOID						mis print
	53886	VOID						mis print
	53887	Government of Yukon	$	843.00			all	vehicle reg.

53888-53983 - BLANK -

**This cheque run has numbers out of sequence - all cheques have been accounted for and information provided to the auditor

The City of Dawson
Cheque Run 19-14
28/06/2019

Cheque #	Vendor Name	Chq Amount	Distribution	Dept.	Detail
53984	Advance North Mechanical	$308.76		PS	Vehicle R&M
53985	BHB Mini Storage	$105.00		ADM	ContSvs-Archive Storage
53986	Bubble Up Marketing	$141.74		ADM	ContSvs-IT
53987	Diamond Software Inc.	$3,225.64	$1,813.15	ADM	ProSvs
			$1,412.49	ADM	ProSvs
			$3,225.64		
53988	Johnson, S	$2,636.51		M&C	Reimbursements AYC AGM
53989	Northern Industrial Sales	$40.27		PS	OpSupplies
53990	Potoroka, W	$809.18		M&C	Reimbursements AYC AGM
53991	Ajax Steel Ltd	$16.72		PW	OpSupplies
53992	Bureau Veritas	$1,083.29	$175.04	PW	Water Sampling
			$908.25	PW	Water Sampling
			$1,083.29		
53993	Chief Isaac Mechanical	$3,047.63	$2,794.50	PW	HvyEquip R&M
			$253.13	PW	Vehicle R&M
			$3,047.63		
53994	Conuma Cable Systems Ltd.	$7,261.80		Cable	OpSupplies
53995	Gold Rush Inn-WH	$185.85		PW	Accommodations-MD
53996	Grenon Enterprisesw	$6,956.26		PW	ContSvs
53997	Klondike Spirit Tours	$1,335.60		PW	Install of City Dock
53998	Manitoulin Transport	$476.65		PW	Freight
53999	Margo Supplies	$856.11		PW	NonCapEquip
54000	Northern Industrial Sales	$659.70	$56.77	PW	HvyEquip R&M
			$5.61	PW	SafetySupp
			$410.67	PW	HvyEquip R&M
			$8.79	PW	HvyEquip R&M
			$177.86	PW	OpSupplies
			$659.70		
54001	Northern Superior Mechanical	$392.77	$5.48	PW	OpSupplies
			$260.25	PW	HvyEquip R&M
			$35.32	PW	HvyEquip R&M
			$3.80	PW	HvyEquip R&M
			$87.92	PW	NonCapEquip
			$392.77		
54002	Raven's Nook	$207.90	$89.25	PW	Safety Supplies
			$89.25	PW	Safety Supplies
			$29.40	PW	Safety Supplies
			$207.90		
54003	Sunnydale Landscaping	$1,270.50		REC	Landscaping Svs
54004	Trinus Technologies	$1,583.72		ADM	ContSvs
54005	VOID	$0.00			Wrong Vendor
54006	Yukon College	$125.00		PW	Training
54007	Total North Communicatdions	$582.75		ADM	July Svs
54008	Total Fire Protect Svs	$1,468.60		PW	ProSvs
54009	Boreale Explorers Inc.	$245.75		REC	GST I forgot
54010	Canadian Red Cross	$50.00		REC	WS Annual Renewal
54011	Chandindu Contracting	$1,077.93		REC	ProSvs
54012	Chief Isaac Incorporated	$606.78		ALL	Janitorial Svs
54013	CnD Landscapes	$1,680.00		REC	Landscaping Svs
54014	Chamber of Commerce	$620.00		ADM	PromoMatl
54015	Dawson Trading Post	$155.87		REC	ProgSupplies
54016	Green, T	$241.50		REC	Reimbursement-SafetySupp

54017	Grenon Entreprises Ltd.	$17,324.23		PW	ContSvs
54018	Hylton, A	$340.00		Rec	Deposit Return
54019	ivari	$950.00		ADM	RRSP Prg
54020	KG Wardstrom Ind Gas	$1,626.92		REC	OpSupp
54021	Klondike Dev Organization	$9,421.50		ADM	Incentive Grant for 8plex
54022	Klondike Sun Newspaper	$803.25	$52.50	CABLE	Advertising
			$582.75	ADM	Advertising
			$168.00	CABLE	Advertising
			$803.25		
54023	Lockhart, s	$40.00		REC	Deposit Return
54024	Manitoulin Transport	$62.08		ADM	Freight
54025	Master Pools Alta. Ltd	$30,130.38		REC	Progresss Billing #4-Final
54026	Metrix Group LLP	$20,163.47		ADM	ProSvs-Auditors
54027	North 60 Petrol	$1,759.37	$316.01	ALL	Vehicle Fuel
			$847.64	ALL	Htg Fuel
			$354.23	ALL	Htg Fuel
			$1,759.37	ALL	Vehicle Fuel
			$3,277.25		
54028	Northern Industrial Sales	$667.29	$91.08	ADM	8thAve Bldg R&M
			$12.10	REC	ProgSupp
			$28.11	REC	OpSupp
			$528.57	REC	OpSupp
			$7.43	REC	Pool-OpSupp
			$667.29		
54029	Northern Superior Mechanical	$4.35		ADM	Bldg R&M
54030	Pitney Works	$3,000.00		ADM	Postage
54031	A Ray of Sunshine	$60.43		REC	ProgSupp
54032	Selectcom Supply	$1,053.94		CABLE	OpSupp
54033	Stantec Architecture	$11,007.00		REC	ProSvs
54034	Staples-WH	$498.50		ALL	OpSupp
54035	The Chickweeders	$4,623.67		REC	Landscaping
54036	Total Fire Protection Svs	$1,118.25		ADM-PS	ProSvs
54037	Trinus Technologies	$266.44		ADM	ContSvs
54038	Triple J Hotel	$156.45		REC	Accommodations
54039	Waterstone Products	$200.71		REC	OpSupp
54040	Williams Construction	$10,500.00		ADM	CBC Stair Repair
54041	Air North	$283.68	$94.37	PW	Freight-Wtr Samples
			$87.02	PW	Freight-Wtr Samples
			$102.29	PW	Freight-Wtr Samples
			$283.68		
54042	DC General Store	$212.73	$61.62	REC	OpSupp
			$87.53	ADM	OpSupp
			$63.58	REC	OpSupp
			$212.73		
54043	Finning Canada	$328.67	$8.40	PW	OpSupp
			$320.27	PW	HvyEquip R&M
			$328.67		
54044	Dawson Hardware Ltd.	$5,000.00		ADM	Reimbursement-DevPermit
54045	Yukon Govt	$105,000.00		ADM	WWTP
54046	Yukon Energy	$42,620.83	$2,675.63	ALL	Energy - Street Lights
			$39,945.20	ALL	Energy May & June
			$42,620.83		

CITY OF DAWSON

Financial Statements

For The Year Ended December 31, 2018

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INDEPENDENT AUDITORS' REPORT

To the Mayor and Council of City of Dawson

Opinion

We have audited the financial statements of City of Dawson (the City), which comprise the statement of financial position as at December 31, 2018, and the statements of operations and accumulated surplus, changes in net financial assets, and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2018, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with those requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

(continues)

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- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

METRIX GROUP LLP

Chartered Professional Accountants

Edmonton, Alberta
July 29, 2019

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MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

To the Mayor and Members of Council of City of Dawson

The integrity, relevance and comparability of the data in the accompanying financial statements are the responsibility of management.

The financial statements are prepared by management in accordance with Canadian public sector accounting standards. They necessarily include some amounts that are based on the best estimates and judgements of management.

To assist in its responsibility, management maintains accounting, budget and other controls to provide reasonable assurance that transactions are appropriately authorized, that assets are properly accounted for and safeguarded, and that financial records are reliable for preparation of financial statements.

Metrix Group LLP, Chartered Professional Accountants, have been appointed by the City Council to express an opinion on the City's financial statements.

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Cory Bellmore
Chief Administrative Officer

CITY OF DAWSON
Statement of Financial Position
As At December 31, 2018

	2018	2017 *(Restated) (Note 12)*
FINANCIAL ASSETS		
Cash and cash equivalents *(Note 2)*	**$ 5,673,619**	$ 6,966,471
Receivables *(Note 3)*	**1,403,625**	935,727
	7,077,244	7,902,198
LIABILITIES		
Accounts payable and accrued liabilities *(Note 4)*	**839,580**	1,072,857
Deferred revenue	**109,950**	92,239
Obligations under capital lease *(Note 5)*	**54,551**	85,553
Long term debt	**-**	926,989
	1,004,081	2,177,638
NET FINANCIAL ASSETS	**6,073,163**	5,724,560
NON-FINANCIAL ASSETS		
Tangible capital assets *(Note 6)*	**20,629,150**	20,748,302
Inventory for consumption	**81,734**	101,482
Prepaid expenses	**1,977**	6,845
	20,712,861	20,856,629
ACCUMULATED SURPLUS *(Note 7)*	**$ 26,786,024**	$ 26,581,189

Contingencies *(Note 9)*

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ON BEHALF OF COUNCIL:

_____

_____

The accompanying notes are an integral part of these financial statements.

CITY OF DAWSON

Statement of Operations and Accumulated Surplus

For the Year Ended December 31, 2018

	2018 (Budget) *(Note 14)*	**2018 (Actual)**	2017 (Actual) *(Restated)* *(Note 12)*
REVENUE			
Taxes and grants in lieu of taxes	$ 2,975,852	**$ 3,026,736**	$ 2,925,584
Government transfers for operating	2,509,359	**2,675,410**	2,287,176
Sales and user charges	2,305,318	**2,237,439**	2,232,329
Licenses and permits	53,020	**65,588**	50,089
Return on investments	50,000	**46,915**	36,832
Other	40,788	**31,142**	39,076
Penalties and costs on taxes	29,100	**27,538**	30,347
Fines	3,000	**2,080**	1,450
	7,966,437	**8,112,848**	7,602,883
EXPENSES			
Parks and recreation	1,911,060	**1,769,234**	1,535,346
General administration	1,416,071	**1,133,740**	1,054,978
Water supply and distribution	1,256,046	**996,707**	943,218
Transportation services	926,252	**967,532**	1,016,711
Waste management	677,399	**654,388**	645,096
Wastewater treatment and disposal	523,499	**484,266**	280,400
Fire	477,183	**384,605**	331,231
Land use planning, zoning and development	340,521	**291,446**	136,151
Cable television	274,197	**203,817**	259,360
Council and other legislative	180,378	**165,759**	121,300
Bylaws enforcement and emergency measures	153,588	**138,140**	121,645
Cemeteries	15,000	**1,020**	1,175
Amortization	-	**1,245,153**	1,279,211
	8,151,194	**8,435,807**	7,725,822
ANNUAL SURPLUS (DEFECIT) BEFORE OTHER REVENUE	(184,757)	**(322,959)**	(122,939)
OTHER REVENUE			
Government transfers for capital	8,840,700	**546,426**	1,421,631
Insurance proceeds for capital	42,964	**-**	69,095
Gain (loss) on disposal of tangible capital assets	-	**(18,632)**	23,875
	8,883,664	**527,794**	1,514,601
ANNUAL SURPLUS	8,698,907	**204,835**	1,391,662
ACCUMULATED SURPLUS, BEGINNING OF YEAR	26,581,189	**26,581,189**	25,189,527
ACCUMULATED SURPLUS, END OF YEAR *(NOTE 7)*	$ 35,280,096	**$ 26,786,024**	$ 26,581,189

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The accompanying notes are an integral part of these financial statements.

CITY OF DAWSON

Statement of Changes in Net Financial Assets

For the Year Ended December 31, 2018

	2018 (Budget) *(Note 14)*	**2018 (Actual)**	2017 (Actual) *(Restated)*
ANNUAL SURPLUS	$ 8,698,907	**$ 204,835**	$ 1,391,662
Acquisition of tangible capital assets	(9,457,335)	**(1,158,443)**	(1,972,124)
Amortization of tangible capital assets	-	**1,245,153**	1,279,211
Proceeds on disposal of tangible capital assets	-	**13,810**	26,875
Loss (gain) on disposal of tangible capital assets	-	**18,632**	(23,875)
	(758,428)	**323,987**	701,749
(Acquisition) use of inventory for consumption	-	**19,748**	(12,945)
(Acquisition) use of prepaid expenses	-	**4,868**	37,387
INCREASE (DECREASE) IN NET FINANCIAL ASSETS	(758,428)	**348,603**	726,191
NET FINANCIAL ASSETS, BEGINNING OF YEAR	5,724,560	**5,724,560**	4,998,369
NET FINANCIAL ASSETS, END OF YEAR	$ 4,966,132	**$ 6,073,163**	$ 5,724,560

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The accompanying notes are an integral part of these financial statements.

CITY OF DAWSON

Statement of Cash Flows

For The Year Ended December 31, 2018

	2018	2017 *(Restated)*
OPERATING ACTIVITIES		
Annual surplus	**$ 204,835**	$ 1,391,662
Non-cash items not included in annual surplus (deficit):		
Amortization of tangible capital assets	**1,245,153**	1,279,211
Loss (gain) on disposal of tangible capital assets	**18,632**	(23,875)
	1,468,620	2,646,998
Changes in non-cash working capital balances related to operations:		
Receivables	**(467,898)**	(159,691)
Accounts payable and accrued liabilities	**(233,277)**	(10,798)
Deferred revenue	**17,711**	(10,458)
Inventory for consumption	**19,748**	(12,945)
Prepaid expenses	**4,868**	37,387
	(658,848)	(156,505)
Cash flow from operating activities	**809,772**	2,490,493
CAPITAL ACTIVITIES		
Purchase of tangible capital assets	**(1,158,443)**	(1,972,124)
Proceeds on sale of tangible capital assets	**13,810**	26,875
Cash flow used by capital activities	**(1,144,633)**	(1,945,249)
FINANCING ACTIVITIES		
Repayment of long term debt	**(926,989)**	(53,606)
Repayment of obligations under capital lease	**(31,002)**	(41,692)
Cash flow used by financing activities	**(957,991)**	(95,298)
CHANGE IN CASH AND CASH EQUIVALENTS	**(1,292,852)**	449,946
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	**6,966,471**	6,516,525
CASH AND CASH EQUIVALENTS, END OF YEAR *(NOTE 2)*	**$ 5,673,619**	$ 6,966,471

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The accompanying notes are an integral part of these financial statements.

CITY OF DAWSON

Schedule of Equity in Tangible Capital Assets ***(Schedule 1)***

For the Year Ended December 31, 2018

	2018	2017
BALANCE, BEGINNING OF YEAR	**$ 19,735,760**	$ 18,950,549
Acquisition of tangible capital assets	**1,158,443**	1,972,124
Amortization of tangible capital assets	**(1,245,153)**	(1,279,211)
Repayment of capital long-term debt	**926,989**	53,606
Repayment of obligations under capital lease	**31,002**	41,692
Net book value of disposed tangible capital assets	**(32,442)**	(3,000)
BALANCE, END OF YEAR	**$ 20,574,599**	$ 19,735,760
Equity in tangible capital assets is comprised of the following:		
Tangible capital assets (net book value)	**$ 20,629,150**	$ 20,748,302
Long-term debt	**-**	(926,989)
Obligations under capital lease	**(54,551)**	(85,553)
	$ 20,574,599	$ 19,735,760

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The accompanying notes are an integral part of these financial statements.

CITY OF DAWSON
Schedule of Segmented Information ***(Schedule 2)***
For the Year Ended December 31, 2018

	General Administration	Parks and Recreation	Protective Services	Transportation Services	Utilities and Cable TV	All Other	Total
REVENUE							
Taxes and grants in lieu of taxes	$ 635,615	$ 908,021	$ 317,807	$ 635,615	$ 423,743	$ 105,935	$ 3,026,736
Government transfers	514,328	727,032	253,622	514,328	346,620	319,480	2,675,410
Sales and user charges	51,842	195,550	19,055	9,450	1,957,080	4,462	2,237,439
All other	143,645	-	2,080	-	10,340	17,198	173,263
	1,345,430	1,830,603	592,564	1,159,393	2,737,783	447,075	8,112,848
EXPENSES							
Salaries, wages and benefits	624,758	819,822	316,848	409,084	701,009	375,521	3,247,042
Contracted and general services	282,157	92,872	95,328	348,188	1,123,569	17,798	1,959,912
Materials and supplies	117,352	151,686	50,914	181,395	155,389	64,094	720,830
Utilities	30,148	284,748	12,890	18,219	306,129	-	652,134
Repairs and maintenance	42,009	294,083	2,906	7,129	30,605	-	376,732
Insurance	37,316	50,526	40,605	3,518	22,476	812	155,253
Interest on capital lease and long-term debt	-	37,080	3,254	-	-	-	40,334
Grants to individuals and organizations	-	38,417	-	-	-	-	38,417
	$ 1,133,740	$ 1,769,234	$ 522,745	$ 967,533	$ 2,339,177	$ 458,225	$ 7,190,654
NET REVENUE (DEFICIT) BEFORE AMORTIZATION	211,690	61,369	69,819	191,860	398,606	(11,150)	922,194
Amortization	79,424	658,001	77,395	107,732	322,601	-	1,245,153
NET REVENUE (DEFICIT)	$ 132,266	$ (596,632)	$ (7,576)	$ 84,128	$ 76,005	$ (11,150)	$ (322,959)

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The accompanying notes are an integral part of these financial statements.

CITY OF DAWSON

Schedule of Segmented Information ***(Schedule 3)***

For the Year Ended December 31, 2017

	General Administration	Parks and Recreation	Protective Services	Transportation Services	Utilities and Cable TV	All Other	Total
REVENUE							
Taxes and grants in lieu of taxes	$ 614,373	$ 877,675	$ 307,186	$ 614,373	$ 409,582	$ 102,395	$ 2,925,584
Government transfers	510,307	686,153	240,153	480,307	320,205	50,051	2,287,176
Sales and user charges	29,420	170,597	20,015	9,450	2,001,697	1,150	2,232,329
All other	125,997	-	1,450	-	15,589	14,758	157,794
	1,280,097	1,734,425	568,804	1,104,130	2,747,073	168,354	7,602,883
EXPENSES							
Salaries, wages and benefits	$ 539,623	$ 785,424	$ 264,717	$ 400,183	$ 698,927	$ 237,504	$ 2,926,378
Contracted and general services	329,438	99,600	50,800	416,555	965,357	10,533	1,872,283
Materials and supplies	99,010	106,442	74,310	165,689	189,343	9,799	644,593
Utilities	30,071	315,395	11,287	20,277	207,266	-	584,296
Repairs and maintenance	25,318	105,932	5,259	9,429	48,027	-	193,965
Insurance	31,518	49,201	42,232	4,578	19,154	790	147,473
Interest on capital lease and long-term debt	-	38,331	4,271	-	-	-	42,602
Grants to individuals and organizations	-	35,021	-	-	-	-	35,021
	1,054,978	1,535,346	452,876	1,016,711	2,128,074	258,626	6,446,611
NET REVENUE (DEFICIT) BEFORE AMORTIZATION	225,119	199,079	115,928	87,419	618,999	(90,272)	1,156,272
Amortization	145,756	618,573	75,778	95,984	343,120	-	1,279,211
NET REVENUE (DEFICIT)	$ 79,363	$ (419,494)	$ 40,150	$ (8,565)	$ 275,879	$ (90,272)	$ (122,939)

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The accompanying notes are an integral part of these financial statements.

1. SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Dawson (the "City") are the representations of management, prepared in accordance with Canadian public sector accounting standards. Significant aspects of the accounting policies adopted by the City are as follows:

(a) Reporting Entity

The financial statements reflect the assets, liabilities, revenues and expenses, changes in financial position of the reporting entity. The entity is comprised of all the organizations that are owned or controlled by the City and are, therefore, accountable to the Mayor and Council for the administration of their financial affairs and resources.

The statements exclude trust assets that are administered for the benefit of external parties.

(b) Basis of Accounting

Revenues are accounted for in the period in which the transactions or events occurred that gave rise to the revenues.

Funds from external parties and earnings thereon restricted by agreement or legislation are accounted for as deferred revenue until used for the purpose specified.

Government transfers, are recognized in the financial statements as revenues in the period that the events giving rise to the transfer occurred, providing the transfers are authorized, the City has met any eligibility criteria, and reasonable estimates of the amounts can be made.

Expensess are recognized in the period the goods and services are acquired and a liability is incurred or transfers are due.

(c) Use of Estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the period. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Actual results could differ from those estimates.

The City has used estimates to determine accrued liabilities, tangible capital asset useful lives as well as provisions made for allowances for amounts receivable or any provision for impairment.

(d) Cash and cash equivalents

Cash and cash equivalents is comprised of items that are readily convertible to known amount of cash, are subject to an insignificant risk of change in value, and have a maturity of one year or less at acquisition.

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1. SIGNIFICANT ACCOUNTING POLICIES *(continued)*

(e) Land Held for Resale

Land held for resale is recorded at the lower of cost or net realizable value. Cost includes costs for land acquisition and improvements required to prepare the land for servicing such as clearing, stripping and leveling charges. Related development costs incurred to provide infrastructure such as water and wastewater services, roads, sidewalks and street lighting are recorded as physical assets under the respective function.

(f) Inventory for consumption

Inventories are valued at the lower of cost and net realizable value with cost determined by the first in, first out method.

(g) Tangible Capital Assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets is amortized on a straight-line basis over the estimated useful life as follows:

Buildings	7 - 40 years
Engineered structures:	
Cable TV	10 - 25 years
Water and wastewater	15 - 50 years
Other	7 - 20 years
Roads	30 years
Machinery and equipment	7 - 20 years
Land improvements	7 - 25 years

Tangible capital assets received as contributions are recorded at fair value at the date of receipt and also are recorded as revenue.

Works of art for display are not recorded as tangible capital assets but are disclosed.

(h) Tax Revenue

Property tax revenue is based on market value assessments determined in accordance with the Municipal Act. Tax rates are established annually. Taxation revenues are recorded at the time tax billings are issued. Assessments are subject to appeal.

(i) *Contaminated Sites*

Contaminated sites are defined as a result of contamination being introduced in air, soil, water or sediment of a chemical, organic, or radioactive material or live organism that exceeds an environmental standard. A liability for remediation on contaminated sites is recognized, net of any recoveries, when an environmental standard exists, contamination exceeds the environmental standard, the City is directly responsible for or accepts responsibility for the liability, future economic benefits will be given up, and a reasonable estimate of the liability can be made.

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1. SIGNIFICANT ACCOUNTING POLICIES *(continued)*

(j) Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations. The change in non-financial assets during the year, together with the excess of revenues over expenses, provides the consolidated change in net financial assets (debt) for the year.

2. CASH AND CASH EQUIVALENTS

	2018	2017
Bank accounts and petty cash on hand	**$ 1,438,595**	$ 2,017,207
Guaranteed Investment Certificates	**4,235,024**	4,949,264
	$ 5,673,619	$ 6,966,471

Guaranteed Investment Certificates bear interest at rates ranging from 1.30% to 1.85% and maturing between April and November 2019.

3. RECEIVABLES

	2018	2017
Receivable from other governments	**$ 1,151,835**	$ 733,319
Trade and other	**104,857**	114,803
Goods and Services Tax rebate	**93,225**	65,252
Taxes and grants in place of taxes	**54,796**	23,441
	1,404,713	936,815
Less: allowance for doubtful accounts	**(1,088)**	(1,088)
	$ 1,403,625	$ 935,727

4. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	2018	2017
Trade accounts payable and accrued liabilities	**$ 534,933**	$ 792,956
Accrued vacation, overtime and sick time	**289,206**	264,460
Accrued interest on long-term debt	**15,441**	15,441
	$ 839,580	$ 1,072,857

The vacation and overtime liability is comprised of the vacation and overtime that employees are deferring to future years. Employees have either earned the benefits (and are vested) or are entitled to these benefits within the next budgetary year. Sick time is recorded at 50% of total time incurred.

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5. OBLIGATIONS UNDER CAPITAL LEASE

	2018	2017
Lease agreement with Roynant Inc. repayable in equal monthly installments of $1,879, including implied interest at 5.00%, due August 1, 2021, secured by machinery and equipment.	**$ 54,551**	$ 73,846
Lease agreement with Roynant Inc. repayable in equal monthly installments of $2,052, including implied interest at 5.25%, due February 28, 2018, secured by machinery and equipment.	**-**	11,707
	$ 54,551	$ 85,553

The future minimum lease payments over the next four years are as follows:

2019	$ 22,550
2020	22,550
2021	13,164
Less amount representing interest:	3,713
	$ 54,551

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6. TANGIBLE CAPITAL ASSETS

	2018 Net Book Value	2017 Net Book Value
Engineered structures		
Water and wastewater	**$ 3,688,373**	$ 3,854,628
Other	**804,983**	889,276
Cable television	**393,188**	454,896
Roads	**582,068**	603,626
	5,468,612	5,802,426
Buildings	**10,351,431**	6,745,606
Work in progress	**906,665**	4,657,263
Land	**1,630,285**	1,469,401
Machinery, equipment, and furnishings	**1,087,561**	1,010,504
Land improvements	**1,184,596**	1,063,102
	$ 20,629,150	$ 20,748,302

Machinery, equipment, and furnishings cost includes $235,413 (2017 - $235,413) of assets under capital lease.

	Cost Beginning of Year	Additions	Disposals	Transfers	Cost End of Year
Engineered structures					
Cable television	$ 1,542,682	$ -	$ -	$ -	$ 1,542,682
Water and wastewater	14,334,914	-	-	-	14,334,914
Other	1,574,076	-	-	-	1,574,076
Roads	646,742	-	-	-	646,742
	18,098,414	-	-	-	18,098,414
Buildings	17,957,500	-	-	4,293,328	22,250,828
Machinery, equipment, and furnishings	3,058,209	236,844	(28,814)	-	3,266,239
Land	1,469,401	160,884	-	-	1,630,285
Land improvements	1,575,781	119,350	-	66,194	1,761,325
Work in progress	4,657,263	641,365	(32,442)	(4,359,522)	906,664
	$ 46,816,568	$ 1,158,443	$ (61,256)	$ -	$ 47,913,755

	Accumulated Amortization Beginning of Year	Current Amortization	Disposals	Transfers	Accumulated Amortization End of Year
Engineered structures					
Cable television	$ 1,087,786	$ 61,707	$ -	$ -	$ 1,149,493
Water and wastewater	10,480,283	239,128	-	-	10,719,411
Other	684,801	11,421	-	-	696,222
Roads	43,116	21,558	-	-	64,674
	12,295,986	333,814	-	-	12,629,800
Buildings	11,211,893	687,503	-	-	11,899,396
Machinery, equipment, and furnishings	2,047,707	159,786	(28,814)	-	2,178,679
Land improvements	512,680	64,050	-	-	576,730
	$ 26,068,266	$ 1,245,153	$ (28,814)	$ -	$ 27,284,605

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7. ACCUMULATED SURPLUS

	2018	2017
Unrestricted surplus	**$ 2,083,518**	$ 2,979,883
Restricted surplus:		
Reserves *(Note 8)*	**4,127,907**	3,865,546
Equity in tangible capital assets *(Schedule 1)*	**20,574,599**	19,735,760
	$ 26,786,024	$ 26,581,189

8. RESERVES

	2018	2017
Recreation - facility	**$ 1,022,593**	$ 910,177
Sewer services	**724,035**	667,889
Administration	**453,842**	449,703
Water services	**314,263**	286,625
Equipment replacement	**193,279**	220,383
Load capacity	**179,028**	157,578
Heritage	**174,482**	141,679
Road maintenance	**170,044**	150,657
Waste management	**149,558**	128,377
Road replacement	**149,291**	142,976
Recreation - capital	**119,730**	118,638
Cable	**118,732**	117,649
Recreation - operating	**103,232**	131,631
Administration equipment replacement	**75,186**	45,765
Protective services	**67,251**	98,356
Council equipment replacement	**31,591**	16,439
Future land development	**28,570**	28,309
Parking	**27,357**	27,107
Downtown Revitalization	**25,843**	25,608
	$ 4,127,907	$ 3,865,546

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9. CONTINGENCIES

a) The City and the Yukon Government are in discussions over whose responsibility the closure and post-closure costs of the Quigley Waste Management Facility will be. City management anticipates the City will be responsible for a portion of the costs but currently the City's share, if any, has not yet been determined. Since the amount cannot be reasonably estimated at this time no amount has been included in the financial statements.

10. FINANCIAL INSTRUMENTS

The City's financial instruments consist of cash and cash equivalents, receivables, accounts payable and accrued liabilities and obligations under capital lease. It is management's opinion that the City is not exposed to significant interest or currency risk arising from these financial instruments. Unless otherwise noted, the fair values of these financial instruments approximate their carrying values.

The City is exposed to credit risk with respect to receivables. Credit risk arises from the possibility that customers may experience financial difficulty and be unable to fulfill their obligations. The large number and diversity of customers minimizes the City's credit risk.

11. SEGMENTED DISCLOSURES

The City provides a range of services to its citizens. Segment disclosures are intended to enable users to better understand the government reporting entity and the major expense and revenue activities of the City. For each reported segment, revenues and expenses represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis.

The segments have been selected based on a presentation similar to that adopted for the municipal financial planning and budget processes. Segments include:

(a) General Administration consists of corporate administration and general municipal services.

(b) Parks and Recreation develops initiatives to provide opportunities and support in the areas of arts heritage and culture, and in recreation, sport and leisure.

(c) Protective Services is comprised of fire, bylaws enforcement and emergency measures.

(d) Transportation Services is comprised of roads, streets, walks and lighting.

(e) Utilities and Cable TV is comprised of water supply and distribution, wastewater treatment and disposal, waste management and cable television.

(f) All other is comprised of council and other legislative, land use planning, zoning, development and cemeteries.

The accounting policies used in the segment disclosures are consistent with those followed in the preparation of the financial statements (Note 1). For additional information see the Schedule of Segmented Disclosure (Schedule 2).

12. RESTATEMENT

Subsequent to the City's 2017 financial statements being issued, it was discovered that government transfers for the Recreation Centre in the amount of $203,652 were incorrectly not recorded in 2017.

Comparative figures have been restated to correct for this.

The effect on the financial statements has been to increase 2017 receivables, net financial assets, accumulated surplus, government transfers for capital revenue, and annual surplus by $203,652.

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13. BUDGET

The budget figures presented in these financial statements are based upon the 2018 operating and capital budgets approved by Council on April 10, 2018.

The 2018 budget, prepared by the City, reflects all municipal activities including capital projects, debt repayments, and reserves for future use. The reconciliation below is provided to encompass these items and is provided for information purposes only.

	2018 (Budget)	**2018**	2017 (Actual)
Annual surplus	$ 8,698,907	**$ 204,835**	$ 1,391,662
Add:			
Amortization expense	-	**1,245,153**	1,279,210
Transfers from reserves	2,267,057	**217,752**	87,007
	2,267,057	**1,462,905**	1,366,217
Deduct:			
Transfers to reserves	(581,640)	**(480,114)**	(795,251)
Acquisition of tangible capital assets	(9,457,335)	**(1,158,443)**	(1,972,124)
Long term debt repayment	(926,989)	**(926,989)**	(53,606)
Obligations under capital lease repayment	-	**(31,002)**	(41,692)
	(10,965,964)	**(2,596,548)**	(2,862,673)
	$ -	**$ (928,808)**	$ (104,794)

14. APPROVAL OF FINANCIAL STATEMENTS

These financial statements were approved by Council and management.

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Report to Council

[x] For Council Decision [ ] For Council Direction [ ] For Council Information

SUBJECT:	Public Works Plow Truck Award	
PREPARED BY:	Amanda King, Public Works Administrative Officer	**ATTACHMENTS:**
DATE:	July 29, 2019	
RELEVANT BYLAWS / POLICY / LEGISLATION:		

RECOMMENDATION

That Council award the purchase of a 2019 Ford F350 4X4 to Whitehorse Motors for $43,779.00 (plus GST) as per their submitted bid.

ISSUE

To award the purchase of a 2019 Ford F350 4X4 to replace the 2009 Ford F350 4X4 , as per the Public Works 2019 Equipment Replacement Plan.

BACKGROUND SUMMARY

As per the City of Dawson 10 Year Equipment Replacement Plan, the 2009 Ford F350 4X4 is due for replacement - replaced every 10 years. There is $70,000 allocated for the purchase of a replacement vehicle.

The new vehicle will serve as the replacement plow truck for Public Works. The current pick-up truck will not remain in the Public Works fleet and will be disposed of via a public bidding process or as directed by Council as per the Procurement Policy.

ANALYSIS / DISCUSSION

The City of Dawson released a Request for Quotes with a focus on fuel economy, efficiency and specific requirements needed for the plow work. One quote was received during the tender process. The bid met the minimum requirements as stipulated in the bid documents:

- 4-wheel drive
- 1 ton
- Gas V8
- Heavy-duty transmission
- Recovery hooks, front, frame-mounted
- Snow Plow Prep Package
- Rear axle differential 3.73
- Minimum towing capacity of 14000lbs
- Must include trailering package
- Must include block heater, oil pan heater, and battery blanket to winterize
- Vendors to supply warranty details – time period and coverage
- Delivery date and availability
- Bids must include fuel efficiency ratings
- Bids must include CO2 yearly estimated emissions

Administration is not able to effectively apply the evaluation criteria for the Vehicle Purchase Evaluation Procedure's spreadsheet as manufacturers of vehicles with a 3.75 ton or higher rating are not obligated to publish their CO2 emissions and fuel efficiency rating. Internet searches did not render reliable information.

As the Ford F350 quote fits within the $70,000 budget, Administration recommends the purchase of the 2019 Ford F350 4X4 to Whitehorse Motors for $43,779.00 + GST.

1. That Council award the purchase of a 2019 Ford F350 4X4 to Whitehorse Motors for $43,779.00 (plus GST) as per their submitted bid.
2. That Council not award the purchase of a Public Works Plow Truck.

ALIGNMENT TO OFFICIAL COMMUNITY PLAN & STRATEGIC PRIORITIES

APPROVAL		
NAME:	Cory Bellmore, CAO	**SIGNATURE:** CBellmore
DATE:	July 31, 2019	

Report to Council

[X] For Council Decision [ ] For Council Direction [ ] For Council Information

[ ] In Camera

SUBJECT:	Climate Change Integrated Strategy	
PREPARED BY:	Clarissa Huffman, CDO	**ATTACHMENTS:** none
DATE:	August 6, 2019	
RELEVANT BYLAWS / POLICY / LEGISLATION:		

RECOMMENDATION

It is respectfully recommended that Council direct administration to share the contents of this report with the Integrated Strategy project team indicating a preliminary list of action items Council is interested in seeing presented in the strategy.

ISSUE

Yukon Government (YG) is looking for feedback on the action items that the City of Dawson wishes to see included in the new Climate Change, Energy, and Green Economy Integrated Strategy that is currently being developed. The strategy is being developed by a project team consisting of YG, municipal government, and First Nation government representatives.

BACKGROUND SUMMARY

As we continue to learn more about how our actions impact our environment, it is important to continue to find ways, as individuals, as a municipality and in partnership with the territorial government, to reduce our impact on the planet. Council has had many discussions about finding ways to go further for the environment; recent examples include contemplating the fuel efficiency of fleet purchases and passing a resolution to draft a bylaw banning single-use plastics.

Many partners are already observing and responding to the impacts of climate change in their communities and are interested in opportunities for sustainable community development. Additionally, many partner representatives feel encouraged by the partnership approach being taken for this strategy and see an opportunity for Yukon to be a role model for the rest of Canada in terms of a bold action strategy.

This strategy recognizes the importance of working together to align efforts and thus is intended to be a partnership between YG, municipalities, and FNs across the Yukon. The strategy's main aim is to find a way to develop Yukon's capacity to thrive in, and respond to, rapidly changing physical, economic, and social environments.

To date, the project team and partner representatives have collaboratively developed a draft strategic direction which includes background context, core values of the strategy, high-level goals, and six action areas which will be developed with specific, measurable action items to help Yukon meet the goals outlined in the strategy. This work has been based on both scientific information collected through research and through public engagement in each community to understand how this topic resonates with Yukon residents. The draft strategic direction will be circulated in another round of public consultation, scheduled for summer/fall 2019. Council will have a chance to review the draft strategic direction at that time.

The project team has stated that the intent of the objectives set out in the strategic direction is to reflect the priorities of governments across Yukon. Aligned with this, the intent would be that both Yukon government and partners will put forward actions to be included in the strategy. There are two ways this could occur. The preferred option would be that partners put forward action items that they would like to implement, which would be included in the strategy. Alternatively, partners could report on activities that they have implemented or update on projects in progress for inclusion during the annual reporting on the strategy. It is likely that the reality will fall somewhere in the middle of these two ends of the spectrum.

In order to facilitate this, partner representatives asked the project team to share the list of partner action ideas that was developed in the working sessions. This list is now being shared with decision makers in each partner government for feedback.

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

The goal of sharing the list of potential action items with decision makers at this time is to obtain knowledge on where the City of Dawson sees themselves fitting into this strategy. The potential action items are grouped into the same six action areas where the Yukon Government hopes that partners can work together to create a resilient, sustainable future. The goal of the strategy is to outline both action items that would be relevant to any community, as well as context-specific action items that are relevant to specific communities, to acknowledge that there is no one-size-fits-all solution, and that each community will likely take a slightly different implementation approach based on their specific needs.

Based on the feedback received to date, administration has compiled the following information with respect to Council's ideas about a successful strategy.

1. How do you envision the City of Dawson taking bold action with respect to climate change, energy, and green economy?

The City of Dawson should be 'leading the pack' with respect to climate change adaptation and mitigation policies and programming at the municipal level, including educational campaigns and programming to assist residents in a low carbon transition. Climate change should be integrated into decision making and infrastructure planning. This is something that we are doing now but could and should be making more of a priority.

2. Are there any Yukon-wide action items that should be included in the strategy for Yukon Government to implement?

There are several action items that the City of Dawson feels should be included in the strategy. It is possible that some of these action items would benefit from intergovernmental partnerships, but largely these particular action items would be most effective if managed at a Yukon Government level. Items in this category include the following:

a. Support for local producers and entrepreneurs (including but not limited to local food producers and farmers) that could help offset the costs of doing business in the Yukon, with the goal of enhancing opportunities and incentivizing local procurement of goods and services.

b. Improve YG-funded energy programs such as energy retrofits and renewable energy installations. Improvement is needed in the following areas:

i. Educational campaigns about why energy-saving programs are better than alternatives (from a cost and environment perspective), as well as how it can save consumers money in the long run;

ii. Accessibility of the program, including ensuring that the programming is a sufficient and desirable incentive in order to encourage a behavioural shift;

iii. Ensuring that the program has sufficient funding so as to not be over-subscribed; and

iv. Review and updating of policies and programs that directly or indirectly incentivize fossil fuel use, including but not limited to committing to the installation of more electric vehicle charging stations in communities.

c. Mandatory energy efficiency standards for public/government buildings at all levels.

d. Development of consumer guides to help facilitate informed purchasing decisions.

e. Investments in quality teleconferencing equipment to reduce the need for travel for meetings, training, or medical consultations.

f. More research into the unique challenges of climate change in a northern environment, including but not limited to impacts of permafrost degradation.

g. Ensure the efficient use of existing infrastructure (such as the chip boiler in Dawson).

h. Implementation of more efficient waste management programming, including but not limited to waste oil, household hazardous waste, composting, using compost locally, and using waste products for energy or repurposed goods.

3. Are there any action items that Council would like to prioritize and/or explore for inclusion in the strategy at the municipal level?

a. Municipal incentives for green buildings, businesses, and business practices.

b. Improved service standards with respect to things like waste pickup, plowing, and bleeders.

c. Challenge-based campaigns to encourage behavioural shifts on topics such as vehicle use, energy use, and waste.

d. Explore and implement a comprehensive composting program to encourage and/or incentivize increased diversion of food waste.

e. Commitment to putting the municipal carbon tax rebate into a reserve fund for projects related to climate change, energy, and green economy.

f. Develop a policy for municipal operations and events, including with respect to resource use, waste, energy efficiency.

g. Develop a program and educational campaign for reducing winter idling, which may include things like installing public plug ins and incentives for residential plug timers.

h. Implement a water metering and bleeder reduction program.

4. What would a successful YG/City of Dawson partnership look like for this strategy? What resources and support would Council need from Yukon Government in order to provide continued support for participation in the strategy and implementation of these action items at the municipal level?

The strategy is a Yukon Government-led strategy, therefore hopefully YG will be providing continued support and assistance (financial, technical, etc) to other levels of government to aid with implementation of action items in the strategy. It is also critical that the specific actions are measurable and time-bound, and that there is accountability with respect to implemented. Finally, it is critical that local and regional planning initiative are implemented using sustainable community development principles – this is something that should underlay all decision making at all levels of government. With these three factors maintained through the life of the strategy, the City of Dawson looks forward to participation in the strategy and implementation of the action items outlined within the strategy.

APPROVAL		
NAME:	Cory Bellmore, CAO	**SIGNATURE:**
DATE:		

Dawson Regional Planning Commission
Moving Forward • Nän käk ndä tr'ädäl

RECEIVED
JUL 18 2019

July 12, 2019

Mayor Wayne Potoroka
City of Dawson
1336 Front Street
PO Box 308
Dawson City YT Y0B 1G0

Re: Dawson Regional Land Use Planning Process Resumes

As you may be aware, the Government of Yukon and Tr'ondëk Hwëch'in formed the new Dawson Regional Land Use Planning Commission in March 2019. The two governments each nominated three people to the Commission in accordance with the Tr'ondëk Hwëch'in Final Agreement. The new members of this Commission are: Debbie Nagano (Interim Chair), Art Webster (Interim Vice Chair), Alice McCulley, Angie Joseph-Rear, Dan Reynolds and John Flynn.

Our Commission will be developing a plan for future land use in the region with assistance from the Yukon Land Use Planning Council. The Commission's work will be guided by the Terms of Reference prepared by the Tr'ondëk Hwëch'in and Yukon governments and agreed to by the Commission.

We have been busy these past few months gaining a better appreciation of the challenge that lies ahead. Our first task consists of updating the Dawson Planning Region Resource Assessment Report and Issues & Interests Report. We plan on updating these reports as soon as possible in order to provide you with an opportunity to provide feedback on the documents in the fall of 2019. For further information on the planning process, please review the Terms of Reference available on our website.

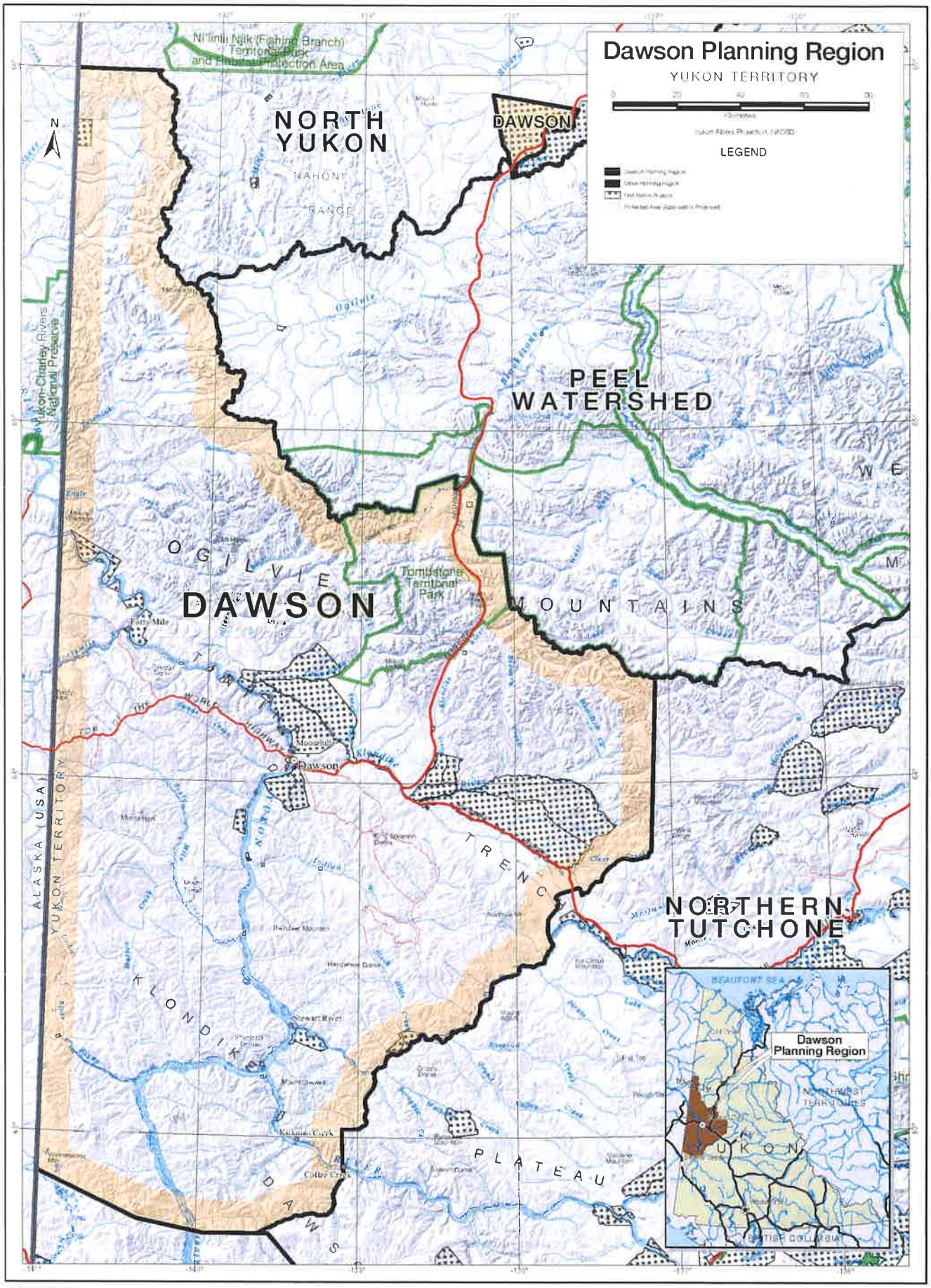
We need your help – planning initiatives are successful when different perspectives are included in the development of a land use plan. We are committed to meaningful engagement and look forward to working with you as our planning work progresses. Please stay tuned for opportunities to get involved by visiting our website at www.dawson.planyukon.ca. In the meantime, should you have any questions or wish to appear as a delegation at an upcoming meeting, please contact our Senior Planner, Tim Van Hinte at (867) 667-7397 or tim@planyukon.ca.

On behalf of the new Dawson Regional Planning Commission, we are excited to begin our work towards recommending a plan that promotes sustainable development and respects heritage and culture. We look forward to hearing from you.

Sincerely,

Debbie Nagano
Interim Chair

Art Webster
Interim Vice Chair



Data sources:
Base data: 1:1M transporation, watercourses and toponomy,1:250,000 parks/protected areas, 90m shaded relief (Yukon Government); 1:2M provincial boundaries (Department of Natural Resources Canada)
Thematic data: 1:250,000 planning regions 2018(YLUPC); 1:250,000 First Nations settlement lands (Yukon Government, recompiled by YLUPC)
Data disclaimer:
This map is a graphical representation, which depicts the approximate size, configuration and spatial relationship of known geographic features. While great care has been taken to ensure the best possible quality, this document is not intended for legal descriptions and/or to calculate precise areas, dimensions or distances. We do not accept any responsibility for errors, omissions or inaccuracies in this data.
Digital copies of this map may eventually be obtained from the Dawson Regional Planning Commission and the Yukon Land Use Planning Council websites at: drpc.planyukon.ca and www.planyukon.ca

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BACKGROUND

2011 The first Dawson Commission was formed and the planning process started in the Dawson Region.

2014 The Parties suspended the planning process and dissolved the Commission pending resolution of legal proceedings concerning the Peel Watershed planning process.

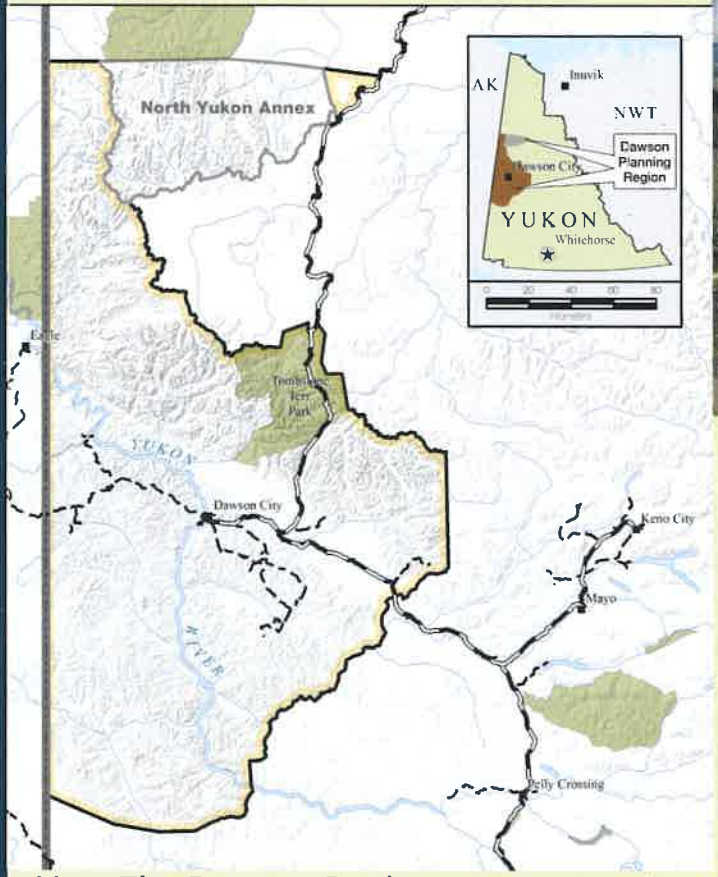
The valuable work completed prior to 2014 was preserved to serve as relevant information for future use.

2018 The Yukon and Tr'ondëk Hwëch'in Governments resume the planning process and sign a revised Terms of Reference that will guide a new Commission through the planning process.

2019 The Parties announce the new Commission to resume the Dawson regional planning process.

WHAT IS THE PURPOSE OF THE PLAN?

The purpose of the regional plan is to make recommendations for the use of land and water in the Dawson planning region.



Map: The Dawson Region

WHAT IS NEXT?

The Commission will be out in the community to hear about what is important to you in the planning region. We will strive to make decisions by consensus through an open, transparent and inclusive public engagement process.

WE WANT TO HEAR FROM YOU

Look for upcoming announcements about how you can get involved.

867-667-7397
dawson@planyukon.ca
http://dawson.planyukon.ca

WHAT DOES THE COMMISSION DO?

The Commission will work with Yukon Government and Tr'ondëk Hwëch'in (the Parties), and the Public to create a Recommended Land Use Plan for the Dawson Region that will achieve the objectives of Chapter 11 of the Tr'ondëk Hwëch'in Final Agreement.

MEET THE NEW COMMISSION

Angie Joseph-Rear

Debbie Nagano

Alice McCulley

Dan Reynolds

John Flynn

Art Webster

(Pictured below from left to right)

Dawson Regional Planning Commission

Moving Forward ◦ Nän käk ndä tr'ädäl

DAWSON REGIONAL PLANNING COMMISSION

MOVING FORWARD TOGETHER

Dredge Pond Subdivision
Box 194
Dawson City, YT
Y0B1G0
Jackie.olson7@icloud.com

RECEIVED
AUG 02 2019

July 15, 2019

Mayor & Council
City of Dawson
Box 375
Dawson City, YT
Y0B 1G0

RE: Tax Rate Bylaw and Rural services

Dear Mayor & Council;

Please accept this letter on behalf of the residents of Dredge Pond Subdivision who are concerned about the current tax rate in equation to the level of service the subdivision recieves. We are requesting a review of the currents rates be done and a public meeting for all residence to be able to express their thoughts.

Upto 2011 the tax rate for rural was set at 1.3, this included the industrial lots in Callison. In 2012 the tax rate jumped to 1.56 for all properties in municipality. Dawson core was at 1.46 in 2011. We don't recall a community engagement to discuss the reasoning behind this increase (town increased .10 and rural .26) and you continue to pass the same bylaw every year without thought to inform the community and allow a healthy discussion on the current rates.

The services are bare bones in the subdivision on the road maintenance and can't think of any other service we get for the taxes we pay. The waste management has gone up for rural as well, we don't get property to property pick up, our bin at the end of the subdivision is often stuffed full, junk spewed around the bins and the access to bins is dangerous. This service is a seperate fee we pay each year and based on current budget is showing a surplus. The rate of pay should be based on the level of service provided.

We look forward to engaging a production discussion on these matters in the near future. We request a meeting with Council to start the discussion and express our concerns in this matter. Please respond to the address and email above.

Sincerely,

Dredge Pond Residence

Name: _____ Signature: _____

JACKIE OLSON

Georgette McLeod

SUSAN PARSONS

TAO HENDERSON

DANIEL OLSON

Deborah McIntosh

J Clancy

Stephen Clancy

Committee Minutes

WEDNESDAY June 5 2019
19:00
Council Chamber

Meeting Type: Regular **Meeting:** # HAC 19-09
Facilitators: Libby Macphail
Attendees: Jim Williams (chair), Angharad Wenz (acting chair), Patrik Pikálek, Eve Dewald, Dylan Meyerhoffer
Meeting Called to order at 19:07

Minutes

Agenda Item: Acting Chair **Presenter:** Angharad Wenz
Resolution: #19-09-01 **Seconder:** Patrik Pikálek

THAT Angharad Wenz be named as Acting Chair.

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

Agenda Item: Agenda Adoption **Presenter:** Angharad Wenz
Resolution: #19-09-02 **Seconder:** Patrik Pikálek

THAT the Agenda for Heritage Advisory Committee Meeting HAC 19-09 has been adopted as presented.

Discussion: none

Votes For: 4 Votes Against: 0 Abstained: 0

CARRIED

Agenda Item: Conflict of Interest

Discussion:

- Conflict of interest indicated by Jim Williams as the contractor for the continuing renovations on the CBC Building.

Agenda Item: Committee of the Whole
Resolution: #19-09-03

THAT the Heritage Advisory Committee move into the Committee of the Whole to hear delegations.

Discussion:

- John Mitchell's Residential Build
- Greg from the Downtown Hotel Group; roof renovation
- Jeremy Lancaster and house moves within the historic townsite
- Trina Buhler's Gold Era Shed
- Trina Buhler for continuing renovations on the CBC building
- Julia Finlay's addition to the Wildflower Store
- Janis Cliff's Residential Build

Agenda Item: Delegates
Resolution: #19-09-04

Discussion:

- Delegate John Mitchell discussed his proposed residential build.
- Delegate Greg from the Downtown Hotel Group discussed their future roof renovation on the Midnight Sun Hotel. They have proposed Pro Lock material. The board would prefer to see corrugated ½'' tin- standing seam.
- Delegate Jeremy Lancaster requested that the committee support the waiving of the 1.00/square foot deposit required for house moves. Lancaster argued that the deposit amount is too high for homeowners, which could have the unintended consequence of causing buildings to go un-remediated and unsalvageable.
- Delegate Trina Buhler discussed her renovation of her Gold Era shed.
- Delegate Trina Buhler from the City of Dawson discussed the continuing renovations on the CBC building. Renovations include removal of the W elevation staircase, stabilization and repair of the hip roof, repair the wall cladding, coins, and install the finials. Paint colour will be sent out for public input.
- Delegate Julia Finlay discussed her addition to the Wildflower Store. She is proposing a 2 storey extension taller than the storefront, similar to Alchemy Café. If funding is available to her from HAC she would appreciate it.
- Delegate Janis Cliff discussed her residential build. They will be adding an extension to "Black Mike's" Cabin. Initially, they planned on buying Parks Canada's Crib and using that as the extension but will now be building new.

Agenda Item: Chair **Presenter:** Jim Williams
Resolution: #19-09-05 **Seconder:** Angharad Wenz

THAT Jim Williams be named as Chair.

Votes For: 5 Votes Against: 0 Abstained: 0

CARRIED

Agenda Item: Revert to Heritage Advisory Committee **Presenter:** Jim Williams
Resolution: #19-09-06 **Seconder:** Angharad Wenz

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

Discussion: none.

Agenda Item: Business Arising from Delegations **Presenter:** Jim Williams
Resolution: #19-09-07 **Seconder:** Angharad Wenz

Discussion:

- The Heritage Advisory Committee is not comfortable supporting a waive or removal of the 1.00/square foot deposit on house moves.
- Julia Finlay's proposal for a commercial building with a two storey addition that is taller than the building facing front street may set a precedent. There are examples of this in Dawson, for instance: the Alchemy Café (A new build) and the Midnight Sun Annex (Historic). But typically, on Front Street, building height was not stepped back from the lot and the above examples are not on Front Street.

Agenda Item: Adoption of the Minutes **Presenter:** Jim Williams
Resolution: #19-09-08 **Seconder:** Angharad Wenz

THAT the Minutes for HAC meeting 19-07 are accepted as presented.

Discussion: none

Votes For: 5 Votes Against: 0 Abstained:0

CARRIED

Agenda Item: Business Arising from the Minutes **Presenter:** Jim Williams
Resolution: #19-09-09 **Seconder:** Angharad Wenz

Discussion:

- Dawson Daily News Encroachment: It should be rectified with City Administration.

- Solar Panels in Dawson: They can be obvious and hard to maintain the historic aspect of buildings when present. The committee mentioned that for residential solar it is fine, but for commercial it would have a much more significant impact. Administration should think of solutions to this; in order to ensure evaluation of solar projects is consistent.

Agenda Item: Applications: #19-032 **Presenter:** Jim Williams
Resolution: #19-09-10 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-032.

Discussion:
- The committee is satisfied with the design of the windows.

Votes For: 5 Votes Against: 0 Abstained:0

CARRIED

Agenda Item: Applications: #19-044 **Presenter:** Jim Williams
Resolution: #19-09-11 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-044.

Discussion:
- The committee is satisfied with the application.

Votes for: 5 Votes Against: 0 Abstained: 0

CARRIED

Agenda Item: Applications: #19-045 **Presenter:** Angharad Wenz
Resolution: #19-09-12 **Seconder:** Patrik Pikálek

THAT the Heritage Advisory Committee moves to approve development permit application #19-045.

Discussion:
- The Heritage Advisory Committee appreciates and commends the City of Dawson for bringing the colours of the building to the public to participate in selection.
- The Heritage Advisory Committee recommends that the City of Dawson begin to consider uses for the building that are compatible to the existing institutional use, to align with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Votes for: 4 Votes Against: 0 Abstained: 0

CARRIED

Agenda Item: Applications: #19-046 **Presenter:** Jim Williams

Resolution: #19-09-13 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-046, subject to the following condition:

Discussion:

- The gold era shed is not disturbed during the move of the house.

Votes for: 5 Votes Against: 0 Abstained: 0

CARRIED

Agenda Item: Applications: #19-049 **Presenter:** Jim Williams
Resolution: #19-09-14 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-046, subject to the following conditions:

Discussion:

- Tin material to be used on the skirting.
- The applicant is to submit a railing schedule.
- The North Elevation window should be changed or proved to be historic.

Votes for: 5 Votes Against: 0 Abstained: 0

CARRIED

Agenda Item: Applications: #19-054 **Presenter:** Jim Williams
Resolution: #19-09-15 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-054.

Discussion:

- The committee is satisfied with the application.

Votes for: 5 Votes Against: 0 Abstained: 0

CARRIED

Agenda Item: Applications: #19-055 **Presenter:** Jim Williams
Resolution: #19-09-16 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-055, subject to the following conditions:

Discussion:

- The applicant is to have 1x6 corner boards.
- The triangular vent is changed to a square or rectangular vent.
- The committee prefers the use of muntins.

Votes for: 5 Votes Against: 0 Abstained: 0

CARRIED

Agenda Item: Applications: #19-057 **Presenter:** Jim Williams
Resolution: #19-08-12 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee moves to table development permit application #19-057.

Discussion:
- The applicant should provide amended drawings to administration for review.

Votes for: 5 Votes Against: 0 Abstained: 0

CARRIED

Agenda Item: Unfinished Business: Shirley Pennell Caveat Removal **Presenter:** Jim Williams
Resolution: #19-08-13 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee move to table this item for next meeting's agenda.

Discussion: none.

TABLED

Agenda Item: Unfinished Business: York Street Lift Station **Presenter:** Jim Williams
Resolution: #19-08-14 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee move to table this item for next meeting's agenda.

Discussion: none.

Agenda Item: New Business: New Draft Heritage Bylaw **Presenter:** Jim Williams
Resolution: #19-08-15 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee move to table this item for next meeting's agenda.

Discussion: none.

TABLED

Agenda Item: Adjournment **Presenter:** Jim Williams

Resolution: #19-07-16 **Seconder:** Angharad Wenz

That Heritage Advisory Committee meeting HAC 19-08 be adjourned at 21:07 hours on the 5th of June.

Discussion: None

Minutes accepted: HAC 19-XX on XXXXXX

Committee Minutes

WEDNESDAY June 18 2019
19:00
Council Chamber

Meeting Type: Regular **Meeting:** # HAC 19-09
Facilitators: Libby Macphail
Attendees: Jim Williams (chair), Angharad Wenz (acting chair), Eve Dewald, Dylan Meyerhoffer
Meeting Called to order at 19:02

Minutes

Agenda Item: Agenda Adoption **Presenter:** Jim Williams
Resolution: #19-10-01 **Seconder:** Angharad Wenz

THAT the Agenda for Heritage Advisory Committee Meeting HAC 19-10 has been adopted as amended.

Discussion: none

Votes For: 4 Votes Against: 0 Abstained: 0

CARRIED

Agenda Item: Conflict of Interest

Discussion:

- Conflict of interest indicated by Jim Williams as the contractor for the renovations on the Yukon Sawmill

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Agenda Item: Committee of the Whole
Resolution: #19-10-02

THAT the Heritage Advisory Committee move into the Committee of the Whole to hear delegations.

Discussion:

- Delegate Stephen Lancaster to discuss roofing on the Midnight Sun Hotel
- Delegate Stephen Lancaster to discuss renovations of “Caley’s Daughter’s Cabin”

Agenda Item: Delegates
Resolution: #19-10-03

Discussion:

- Delegate Stephen Lancaster discussed the roofing plans of the Midnight Sun Hotel. Confirmed that they will be using galvanized 7/8'' tin. The committee mentioned that they would prefer the exterior gooseneck lights stay.
- Delegate Stephen Lancaster discussed the renovations of "Caley's Daughter's Cabin". He is unsure if the building is listed on YG's Inventory List. They would like to restore the cabin, as there is a fair amount of wood rot. The committee expressed their interest to orient the cabin towards third avenue to add to the streetscape.

Agenda Item: Revert to Heritage Advisory Committee **Presenter:** Jim Williams
Resolution: #19-10-04 **Seconder:** Angharad Wenz

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

Discussion: none.

Agenda Item: Business Arising from Delegations **Presenter:** Jim Williams
Resolution: #19-10-05 **Seconder:** Angharad Wenz

Discussion:

- The committee believes "Caley's Daughter's Cabin" can be restored.
- Administration is to provide more information to Delegate Stephen Lancaster regarding the historic status of the cabin; as well as look at the Historic Streetscape Plan of 3rd Avenue.

Agenda Item: Adoption of the Minutes **Presenter:** Jim Williams
Resolution: #19-10-06 **Seconder:** Angharad Wenz

THAT the Minutes for HAC meeting 19-09 are accepted as presented.

Discussion: none

Votes For: 4 Votes Against: 0 Abstained:0

CARRIED

Agenda Item: Business Arising from the Minutes **Presenter:** Jim Williams
Resolution: #19-10-07 **Seconder:** Angharad Wenz

Discussion:

- Julia Finlay has new plans of her addition, but they weren't provided by the administrative deadline.

Agenda Item: Applications: #19-057 **Presenter:** Jim Williams
Resolution: #19-10-08 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee moves to table development permit application #19-057.

Discussion:
- The applicant should provide amended drawings to administration for review.

Votes For: 4 Votes Against: 0 Abstained:0

CARRIED

Agenda Item: Applications: #19-061 **Presenter:** Jim Williams
Resolution: #19-10-09 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-061.

Discussion:
- The committee is satisfied with the application.

Votes for: 4 Votes Against: 0 Abstained: 0

CARRIED

Agenda Item: Acting Chair **Presenter:** Angharad Wenz
Resolution: #19-10-10 **Seconder:** Dylan Meyerhoffer

THAT Angharad Wenz be named as Acting Chair.

Votes For: 3 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: Applications: #19-065 **Presenter:** Angharad Wenz
Resolution: #19-10-11 **Seconder:** Dylan Meyerhoffer

THAT the Heritage Advisory Committee moves to approve development permit application #19-065.

Discussion:
- The committee is satisfied with the application.

Votes for: 3 Votes Against: 0 Abstained: 0

CARRIED

Agenda Item: Chair **Presenter:** Jim Williams
Resolution: #19-10-12 **Seconder:** Angharad Wenz

THAT Jim Williams be named as Chair.

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

Agenda Item: Applications: #19-066 **Presenter:** Jim Williams
Resolution: #19-10-13 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-066.

Discussion:

- The committee is satisfied with the application.

Votes for: 4 Votes Against: 0 Abstained: 0

CARRIED

Agenda Item: Unfinished Business: Shirley Pennell Caveat Removal **Presenter:** Jim Williams
Resolution: #19-10-14 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee move to approve the removal of the caveat.

Discussion:

- The committee is satisfied with the work done on Shirley Pennell's addition to her house and believe the condition of the caveat was satisfied.

CARRIED

Agenda Item: Unfinished Business: York Street Lift Station **Presenter:** Jim Williams
Resolution: #19-10-15 **Seconder:** Angharad Wenz

Discussion:

- Initially, when the project was proposed to the committee, it was proposed to look like a commercial storefront. It included a false storefront, bay window, a display, landscaping, and seating. The committee was not satisfied with this design, as it is not best practices to replicate something to look like a different use.
- When the drawings were revised, the design changed significantly, and the committee misunderstood aspects of the drawing; including the false front, proportions, colours, lamps, and false windows.
- The committee would like administration to work interdepartmentally to see if there are changes that can be made.
- Suggestions made by the committee for changes:

- Make the false front taller and include false windows on the second storey
- The colour of the wood is very dark
- The committee does not like the current false front windows, as they are proportionally large.
- The signage is difficult to read.
- The black doors are not historically accurate- a door similar to the back of Dawson Daily News would be more compatible.

Agenda Item: New Business: New Draft Heritage Bylaw **Presenter:** Jim Williams
Resolution: #19-10-16 **Seconder:** Angharad Wenz

Discussion:

- This draft bylaw combines 5 current bylaws into 1.
- This bylaw is first step of needed changes to the Heritage program in general. By consolidating the bylaw, administration hopes to be able to activate many parts of the heritage program that can't be accessed currently due to vagueness (ex. The Heritage Fund).
- The end goal: create an efficient heritage program, clear design guidelines, and consistent interpretation of bylaws, plans and policies.
- The committee and administration hopes to get to a stage where simple projects within the historic townsite do not have to go before the committee because design guidelines are easy to interpret and understand. More subjective, large, or complicated projects would go to HAC.
- Section 4 Comments:
    - Professional advisory members- discussed the benefits and drawbacks of having them be voting members. It was decided that professional advisory members should not be voting, as they have biases. By having them non-voting, it allows them to advise and bring professional diversity to the table; and have the voting committee members filter out the bias.
    - The committee likes the idea of expanding professional advisory membership- ex. Chamber of Commerce, Yukon College.
    - Quorum- It is in contravention of the authority of Council to have members step in when there isn't Quorum present. By adding in the alternative that phone and video conferencing is included in quorum, the committee can avoid scenarios where they must cancel meetings with full agendas.
- Section 8 Comments:
    - The committee likes the idea of a tiered system, as it will hopefully spur on more people to designate sites.
    - They also like the tiered system as a mechanism to access different levels of funding.
- Section 9 Comments:
    - Administration hopes to implement a municipal heritage inventory. The goal is to not duplicate the Yukon Inventory, but compliment it, by having the municipal inventory public facing, and only include currently standing structures.
- Section 11 Comments:
    - The committee appreciates the clarification of this permit.
- The committee would like more time to provide comments.

TABLED

Agenda Item: Adjournment **Presenter:** Jim Williams
Resolution: #19-10-17 **Seconder:** Angharad Wenz

That Heritage Advisory Committee meeting HAC 19-08 be adjourned at 21:07 hours on the 5th of June.

Discussion: None

Minutes accepted: HAC 19-XX on XXX

MINUTES OF COMMITTEE OF WHOLE MEETING CW19-17 of the council of the City of Dawson called for 7:00 PM on Monday, June 17, 2019 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
	EA	Heather Favron
	Public Works Manager	Mark Dauphinee
	Recreation Manager	Marta Selassie
	CDO	Clarissa Huffman

Agenda Item: Call to Order

The Chair, Wayne Potoroka called the meeting to order at 7:00 p.m.

Agenda Item: Agenda

CW19-17-01 Moved by Mayor Potoroka, seconded by Councillor Shore that the agenda for committee of the whole meeting #CW19-17 be accepted as presented. Carried 5-0

Agenda Item: Delegations and Guests

a) Jeremy Lancaster and Kathy Webster RE: Redevelopment Plan and Security Deposit for Moving Structures

Kathy Webster was in attendance as a property owner to share with council how the new *Zoning Bylaw* has affected her. In 2005 she purchased a second lot knowing she would be building a smaller one level home for her future. The house has remained empty since September 2018 as she is no longer interested in being a landlord and not interested in investing the money required to do the necessary improvements. She was concerned with the home sitting empty as it would be a target for vandalism etc. The new bylaw required that she give the city a deposit of $7,500 before she could have the building moved off and restored by a contractor. As she did not have the funds available, she had to cash in RRSP's and borrow the rest with interest. Her plan was to put in a new foundation for the future home and clean up the lot. The new home is planned to be built within 5 years depending on her health and finances. Taking $7,500 from her does not help her build any sooner. Her plan of a clean lot would be better looking than the existing derelict building that would most likely be vandalized if left alone. She does not feel she should be financially punished because she planned ahead for her future in Dawson. If there is anyway the city could refund the deposit sooner rather than later, it would be greatly appreciated.

Jeremy Lancaster explained he has been assisting Kathy and another person in town have their homes sold, moved and restored. These property owners checked out their houses and found that they require a tremendous amount of work and no longer have much value. The new bylaw was recently tested when he came in to obtain the required permits. He has moved and restored many houses in Dawson and this was the first time a fee to the land owner, for a substantial amount, had to be paid upfront before the building could be moved. Due to the this, one house is going to be left to sit and rot.

He wonders why owners are not being given more time from finding out their homes are worthless to finding someone who will take them and then to rebuild without having to pay a huge fee. There is no incentive for owners to clean up their lots when such a large amount is required upfront. YG gives 5 years to build, whereas this bylaw does not give any time.

b) Mark Roberts, Director, Infrastructure Development Branch, Community Services RE: Infrastructure Update

Mark Roberts explained to council his role is to help roll out the various infrastructure funding programs that YG administers and to move ahead with infrastructure projects that are important to communities. He was in attendance to provide council with a high- level overview of the work that has been going on in the community and to answer any questions council may have. He introduced his team; Rick Kent, Operations Manager; Elise Bingeman, Senior Project Manager Engineer; and Kirsti Devries, Community Advisor. Mark Roberts also acknowledged the important work of two other individuals and their teams Cory Bellmore, CAO and Mark Dauphinee, PW Superintendent.

In addition to providing council with a verbal overview of the infrastructure projects, Mark Roberts provided council with a written handout which included a listing of the projects, description of each project, and a status overview of each project. Mark Roberts explained they do recognize that priorities change and he encouraged ongoing communications and collaboration so that they can capture these changing priorities and feed them into the scoping, planning and review stage. From their perspective they would rather look at things early on to assess and help provide the community with options, and a sense of what costs and timelines are before forcing bigger decisions.

In response to council's request for additional information regarding the Recycling Centre Project, Mark Robert's team confirmed to report back with the requested information.

Council suggested the project "Recycling Depot" be referred to as "Diversion Centre".

Agenda Item: Business Arising from Delegations

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a) Jeremy Lancaster and Kathy Webster RE: Redevelopment Plan and Security Deposit for Moving Structures

Council asked administration if it would be possible to get a better sense of the issue.

The CAO explained the new *Zoning Bylaw* requires applicants wishing to move structures off their property to provide a redevelopment plan and security. Discussions have been taking place regarding some of the negative impacts of this requirement and the need to look longer term. For this particular applicant it was agreed that at the very minimum they would be returned their redevelopment fee with an appropriate landscaping plan in place.

Agenda Item: Adoption of the Minutes

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a) Committee of Whole Meeting Minutes CW19-15 of May 27, 2019

CW19-17-02 Moved by Mayor Potoroka, seconded by Councillor Shore that the minutes of committee of the whole meeting #CW19-15 of May 27, 2019 be accepted as presented. Carried 5-0

Agenda Item: Special Meeting, Committee and Departmental Reports

a) Detailed Priority Review

Committee recommended the following:

Land Planning and Lot Development: Lot across from C-4 be added

New Recreation Centre: Geotech of potential sites be added

Waste & Diversion: A separate meeting on this topic be scheduled for discussions on what's next and how we can do a better job at operational efficiencies and the collection system.

Bylaws & Policies: Arts & culture be considered in policy review and recognize the value other organizations provide to the community. Public art and First Nation representation was discussed.

Committee requested a future update on where things are at with the Cable System.

CW19-17-03 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole acknowledges receipt of report from CAO RE: Detailed Priority Review. Carried 5-0

b) Request for Decision RE: Official Community Plan Bylaw Amendment, Zoning Bylaw Amendment and Subdivision Application #19-027 – Lot 1047-2, Klondike Highway

CW19-17-04 Moved by Councillor Shore, seconded by Mayor Potoroka that committee of the whole forwards the request for decision RE: Official Community Plan Amendment #19-010, Zoning Bylaw Amendment #19-011, and Subdivision Application #19-027: Lot 1047-2 Klondike Highway to council with a recommendation to approve. Carried 5-0

c) Request for Decision RE: Dawson Daily News Alley Encroachment

Mayor Potoroka declared conflict, passed the Chair to Deputy Mayor Johnson and stepped down from council at 9:08 p.m.

CW19-17-05 Moved by Councillor Shore, seconded by Mayor Potoroka that committee of the whole forwards the request for decision RE: Dawson Daily News Alley Encroachment to council with a recommendation to approve. Carried 4-0

Mayor Potoroka rejoined council at 9:10 p.m. Deputy Mayor Johnson passed the chair to Mayor Potoroka.

Agenda Item: Bylaws and Policies

a) Request for Direction RE: Draft Development Incentive Policy and Development Cost Charge Program Design

Committee reviewed the draft policy and provided feedback to administration.

CW19-17-06 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole acknowledges receipt of the Request for Direction RE: Draft Development Incentives Policy and Development Cost Charge Program Design.

CW19-17-07 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole extend meeting CW19-17 no longer than 1 hour. Carried 5-0

CW19-17-08 Moved by Mayor Potoroka, seconded by Councillor Johnson to postpone matter. Carried 5-0

Agenda Item: Adjournment

CW19-17-09 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole meeting CW19-17 be adjourned at 10:59 p.m. with the next regular meeting of committee of the whole being July 8, 2019. Carried 5-0

THE MINUTES OF COMMITTEE OF WHOLE MEETING CW19-17 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW19-21-02 AT COMMITTEE OF WHOLE MEETING CW19-21 OF AUGUST 5, 2019.

Original signed by:
Wayne Potoroka, Chair

Cory Bellmore, CAO

MINUTES OF COMMITTEE OF WHOLE MEETING CW19-18 of the council of the City of Dawson called for 7:00 PM on Monday, July 8, 2019 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, Wayne Potoroka called the meeting to order at 7:00 p.m.

Agenda Item: Agenda

CW19-18-01 Moved by Mayor Potoroka, seconded by Councillor Kendrick that the agenda for committee of the whole meeting #CW19-18 be accepted as presented. Carried 5-0

Agenda Item: Special Meeting, Committee and Departmental Reports

a) Request for Decision RE: Subdivision Application #19-048: Lot 33, Dome Road

Council requested assurance that Plan A/A1 driveway access would not impact trails.

CW19-18-02 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole forwards the request for decision of report RE: Subdivision Application #19-048: Lot 33, Dome Road to council with a recommendation to approve subject to the conditions presented in report. Carried 5-0

b) Request for Decision RE: Zoning Bylaw Amendment 19-073 & Subdivision Application #19-081: Sidhu Trucking

Mr. Sidhu and Ian Robertson were present to answer questions from council and to provide input regarding the proposed subdivision application and zoning bylaw amendment. Mr. Sidhu explained to council that his intention for the lot was to have a base to store his equipment in Dawson due to increased work in the area and that his presence would provide work for locals and would make work cheaper for clients as there would be less ferry costs. In order to make the lot useful he intended to fill in the pond to create space.

Council discussed their concerns regarding the ecological impacts on filling the pond and would like to see a hydrology report from Yukon Government Lands Branch (YG). Council informed Mr. Sidhu and Mr. Robertson that they were displeased with YG's lack of process regarding the method of sale. Council questioned why a non-owner of a property could apply for a zoning amendment. CDO explained that she was in the process of working on a policy of procedures between the City and YG so that a consistent process could be followed by all parties involved. Council expressed displeasure at YG not taking the first step and sending a letter of intent as per the *Lands Act*.

CW19-18-03 Moved by Councillor Johnson, seconded by Councillor Kendrick that committee of the whole forwards the request for decision RE: Zoning Bylaw Amendment #19-073, and Subdivision Application #19-XXX: Sidhu Trucking to council with a recommendation to approve subject to the conditions presented in report. Carried 5-0

c) Request for Direction RE: Climate Change Strategy Update

Council provided CDO with their comments and ideas for potential partner actions. Ideas included:

- support local produce, entrepreneurs, products with meaningful subsidies that off-set the cost of Yukoners shopping 'outside' – initiatives/training
- Incentives to build green
- timers for winter car plug-ins
- planning initiatives
- composting education
- less frequent garbage pick ups and snow plowing
- bleeder reduction program
- challenge-based campaigns
    - walking 1 day per week
    - waste (show us your small amount of!) and heat reduction (wear a sweater campaign)
    - community garage sales with "CKS Repair Café"
    - school based competition
- develop policy for City events and waste reduction strategies
- support programs funded by YG – energy retrofits, H2O tank wrapping
- energy based business
- renewable energy installation initiatives
- mandatory energy efficiency standards for public buildings
- consumer guides
- governments investing in quality teleconferencing equipment to reduce the need for travel
- transition to low carbon operations
- lower City's fuel usage
- research permafrost degradation
- utilizing clean energy already in existence
- policy regarding fossil fuel use
- solar
- city employees walk to work

CW19-18-04 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole acknowledges receipt of the request for direction RE: Climate Change Strategy Update. Carried 5-0

d) Carbon Pricing Formula for Municipalities

CW19-18-05 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole acknowledges receipt of the Carbon Pricing Formula for Municipalities and Administration seek council input on where to put the rebate cheque. Carried 5-0

Agenda Item: Bylaws and Policies

c) Request for Direction RE: Cannabis Regulations

Council provided feedback to the CDO to prepare a zoning bylaw amendment for which regulations council would like to vary in regards to cannabis land use. The following regulations were discussed:

- tobacco or Alcohol sales
- hours of operation
- setbacks
- sale of cannabis accessories
- sale of goods
- other provisions including indoor growing facilities

CW19-18-06 Moved by Councillor Kendrick, seconded by Mayor Potoroka that committee of the whole acknowledges receipt of the request for direction RE: Cannabis Regulations. Carried 5-0

Councillor Johnson stepped away from committee at 9:37pm

CW19-18-07 Moved by Mayor Potoroka, seconded by Councillor Ayoub that committee of the whole extend meeting CW19-18 no longer than 1 hour. Carried 4-0

Councillor Johnson returned to committee at 9:45pm

CW19-18-08 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole take a 5-minute recess. Carried 5-0

c) Request for Direction RE: Development Incentives Policy and Development Cost Charge Program Design: Draft Policy

Jane Koepke, Groundswell Planning was present to discuss the draft policy with council. Council discussion focused on:

- Concerns about incentivising higher density developments located outside of the Downtown Core.
- The definition of “Load Capacity Charge” and whether it reflected its intended use.
- The definition of “development fees” should be clarified
- The maximum program cap should apply at any time versus per specific year
- Proposed vacant/derelict property incentives and concerns of loopholes
- Additional secondary suite incentives e.g.: free City labour to do groundwork associated with service hook ups.

Council requested a further meeting with Ms. Koepke and the CDO to further their discussion.

CW19-18-09 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole acknowledges receipt of the request for decision RE: Development Incentives Policy and Development Cost Charge Program Design: Draft Policy. Carried 5-0

Agenda Item: Public Questions

Jim Taggart asked if Council would support residents in realigning some sections of Craig Street line replacement to save the trees. Mr. Taggart noted that the information he had received from Yukon Government (YG) said that realignment was feasible but that they wouldn’t be using that option

because of the added costs. Mr. Taggart further asked if the City could ask YG to justify the figure they had put on realignment. He also raised concern that the YESAB document stated 'no trees would be removed' and if that document was a legal obligation and should take YG to task if this was so.

Agenda Item: Adjournment

CW19-18-10 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole meeting CW19-18 be adjourned at 11:00 p.m. with the next regular meeting of committee of the whole being July 22, 2019. Carried 5-0

THE MINUTES OF COMMITTEE OF WHOLE MEETING CW19-18 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW19-21-03 AT COMMITTEE OF WHOLE MEETING CW19-21 OF AUGUST 5, 2019.

Original signed by:
Wayne Potoroka, Chair

Cory Bellmore, CAO

MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW19-19 of the council of the City of Dawson called for 12:00 p.m. on Monday, July 15, 2019 in the City of Dawson Council Chambers.

PRESENT:	Mayor	Wayne Potoroka
	Councillor	Natasha Ayoub
	Councillor	Bill Kendrick
	Councillor	Molly Shore
REGRETS:	Councillor	Stephen Johnson
ALSO PRESENT:	CAO	Cory Bellmore
	CDO	Clare Huffman

Agenda Item: Call to Order

The Chair, Wayne Potoroka called the meeting to order at 12:05 p.m.

Agenda Item: Agenda

CW19-16-01 Moved by Mayor Potoroka, seconded by Councillor Shore that the agenda for special committee of the whole meeting #CW19-19 be accepted as presented. Carried 4-0

Agenda Item: DRAFT Development Incentives Policy

Committee held discussion regarding the draft Development Incentives Policy and provided feed back to administration.

Agenda Item: Adjournment

CW19-19-02 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole meeting CW19-19 be adjourned at 12:55 p.m. with the next regular meeting of committee of the whole being July 22, 2019. Carried 4-0

THE MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW19-19 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW19-21-04 AT COMMITTEE OF WHOLE MEETING CW19-21 OF AUGUST 5, 2019.

Original signed by:
Wayne Potoroka, Chair

Cory Bellmore, CAO

Chair CAO

MINUTES OF COMMITTEE OF WHOLE MEETING CW19-20 of the council of the City of Dawson called for 7:00 PM on Monday, July 22, 2019 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
	Recreation Manager	Marta Selassie

Agenda Item: Call to Order

The Chair, Wayne Potoroka called the meeting to order at 7:00 p.m.

Agenda Item: Agenda

CW19-20-01 Moved by Mayor Potoroka, seconded by Councillor Ayoub that the agenda for committee of the whole meeting #CW19-20 be accepted as presented. Carried 5-0

Agenda Item: Special Meeting, Committee and Departmental Reports

a) Request for Decision RE: Subdivision Application #19-068: Lot 13, Callison Phase II

CW19-20-02 Moved by Councillor Shore, seconded by Councillor Ayoub that committee of the whole forwards the request for decision of report RE: Subdivision Application #19-068: Lot 13, Callison Phase II to council with a recommendation to approve subject to the conditions presented in report. Carried 5-0

b) Request for Decision RE: Industrial Infill and Dome Road Urban Residential Development Boundaries

Council discussed the options of having residential subdivisions in place of industrial mixed-use lots in the Callison area and would like to see residential subdivisions added to the preliminary planning. CDO noted concern that there would be a lack of industrial mixed-use lots in Dawson whereas there were better suited options elsewhere for residential subdivisions.

CW19-20-03 Moved by Councillor Johnson, seconded by Councillor Ayoub that committee of the whole forwards the request for decision of report RE: Industrial Infill and Dome Road Urban Residential Development Boundaries to council with a recommendation to approve.

CW19-20-04 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole remove exploring Area B as an Urban Residential subdivision opportunity. Defeated 2-3

CW19-20-05 Moved by Councillor Ayoub, seconded by Councillor Kendrick that areas D and E be known as the area across from C4 and area across the bridge be included for Residential subdivision exploration. Carried 5-0

CW19-20-06 Moved by Councillor Ayoub, seconded by Councillor Johnson that Residential subdivision opportunities be explored for areas noted Infill 1 and 2. Carried 3-2
Main Motion Carried 4-1

CW19-20-07 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole take a 5-minute recess. Carried 5-0

Agenda Item: Bylaws and Policies

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a) Request for Direction RE: DRAFT Heritage Bylaw

Council noted the benefits of having a consolidated bylaw and hoped it would make the process easier for homeowners to navigate. In regards to Heritage Incentives CDO suggested a Tier III to encourage new build projects to adhere and encourage following heritage guidelines.

CW19-20-08 Moved by Councillor Shore, seconded by Councillor Johnson that committee of the whole forwards the Request for Decision: DRAFT Heritage Bylaw to council for first reading with any proposed changes. Carried 5-0

b) Request for Direction RE: Development Incentives Policy and Development Cost Charge Program Design: Draft Policy

CW19-20-09 Moved by Councillor Ayoub, seconded by Councillor Shore that committee of the whole forwards request for decision RE: Development Incentives Policy and Development Cost Charge Program Design: Final Report to council to accept as information. Carried 5-0

CW19-20-10 Moved by Mayor Potoroka, seconded by Councillor Ayoub that committee of the whole extend meeting CW19-18 no longer than 1 hour. Carried 5-0

Agenda Item: In camera Session

CW19-20-11 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole move into a closed session for the purposes of discussing land related matters as authorized by section 213 (3) of the Municipal Act. Carried 5-0

CW19-20-12 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole reverts to an open session of committee of the whole and proceeds with the agenda. Carried 5-0

Agenda Item: Adjournment

CW19-20-13 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole meeting CW19-18 be adjourned at 10:55 p.m. with the next regular meeting of committee of the whole being August 5, 2019. Carried 5-0

THE MINUTES OF COMMITTEE OF WHOLE MEETING CW19-20 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW19-21-05 AT COMMITTEE OF WHOLE MEETING CW19-21 OF AUGUST 5, 2019.

Original signed by:
Wayne Potoroka, Chair

Cory Bellmore, CAO