



# Village of Haines Junction

## February 11, 2025

### Regular Council Meeting 7:00 pm

*This meeting will be held in Council Chambers. Attendance at this meeting is also available through Zoom web or teleconferencing (see below for instructions).*

#### AGENDA

1. **Call to Order**
2. **Acknowledgement of Champagne and Aishihik First Nations Traditional Territory**
3. **Adoption of Agenda**
4. **Declaration of Pecuniary Interest**
5. **Adoption of Minutes of Regular and Special Council Meetings**
  - a. Draft Minutes – Regular Council Meeting, January 22, 2025
  - b. Draft Minutes – Committee of the Whole Meeting, January 29, 2025
6. **Proclamations**
7. **Delegations**
  - a. St Elias Chamber of Commerce - Stimulating community investment project report and recommendations
8. **Public Hearings and Public Input Sessions**
9. **Old Business**
  - a. RTC – Attendance at January 31, 2025 Chief/Mayor's Forum
  - b. RTC and Housing Needs Assessment
10. **New Business**
  - a. Accounts Payable to February 22, 2025
  - b. Awarding of 2024 Donated Refundables Funds
  - c. RTC – Fire Chief Staffing Options
  - d. RTC – Next steps on public input on tipping fees
  - e. Letter of Support - KMBF
  - f. RTC – Heating Fuel
11. **Bylaws – Reports, Readings and Adoption**
  - a. RTC - Repeal Bylaw 174-03-A Landfill User Fees Bylaw, Amended #343-19
  - b. RTC and Draft Bylaw 421-25 2025 Municipal By-Election (Councillor)
12. **Correspondence**
  - a. Letter from Chief Joe - CAFN
13. **Council Reports and Notice of Motions**
14. **Questions from the Public**
15. **Motion to Close Meeting to the Public**
  - a. RTC – Risk Registry
  - b. Establishment of Advisory Group
  - c. HJ RCMP Monthly Report
  - d. RTC – Vehicle and Equipment Fuel Tender
16. **Adjournment**

*The Village of Haines Junction respectfully acknowledges that we are situated on the  
Traditional Territory of the Champagne and Aishihik First Nations.*

The next Regular Council Meeting will take place at 7:00 pm on February 26, 2025 in Council Chambers and via Zoom.

**Join Zoom Meeting**

<https://us02web.zoom.us/j/8676347100>

Meeting ID: 867 634 7100

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*Please call the Village Office (634-7100) during regular office hours for assistance in joining via zoom.*



# Village of Haines Junction Delegation Request

As per s. 15. of Bylaw 352-19, Council Procedural Bylaw

- 15.1. Any person or delegations wishing to appear before council or committee must give notice prior to 11:00 am on the second last business day prior to the meeting.
- 15.2. Persons or delegations are requested to provide any information materials by the second last business day so that the documents may be included in the Agenda Package.
- 15.3. Persons or delegations are required to provide their name, address, contact information and reason for wishing to appear before council or committee.
- 15.4. Persons or delegations addressing council or committee are required to state their names, addresses, and the purpose of their presentation.
- 15.5. Persons or delegations will be given five (5) minutes with which to make their presentation.
- 15.6. Council or committee may agree by vote to extend the time available for a presentation if the persons or delegations has given advance notice to the Chief Administrative Officer or designate.
- 15.7. Council will only hear up to a maximum of three delegations at one meeting.
- 15.8. If a Member asks the delegation a question of clarification, the delegation may answer the question.
- 15.9. A general discussion or dialogue shall not take place unless Council adopts a resolution to suspend the rules.

Requested Council Meeting Date: February 12, 2025

Individual, Group or Association: St. Elias Chamber of Commerce

Representative(s) of the Above: Michael Pealow and Leslie Cromwell

Main Spokesperson: Michael Pealow

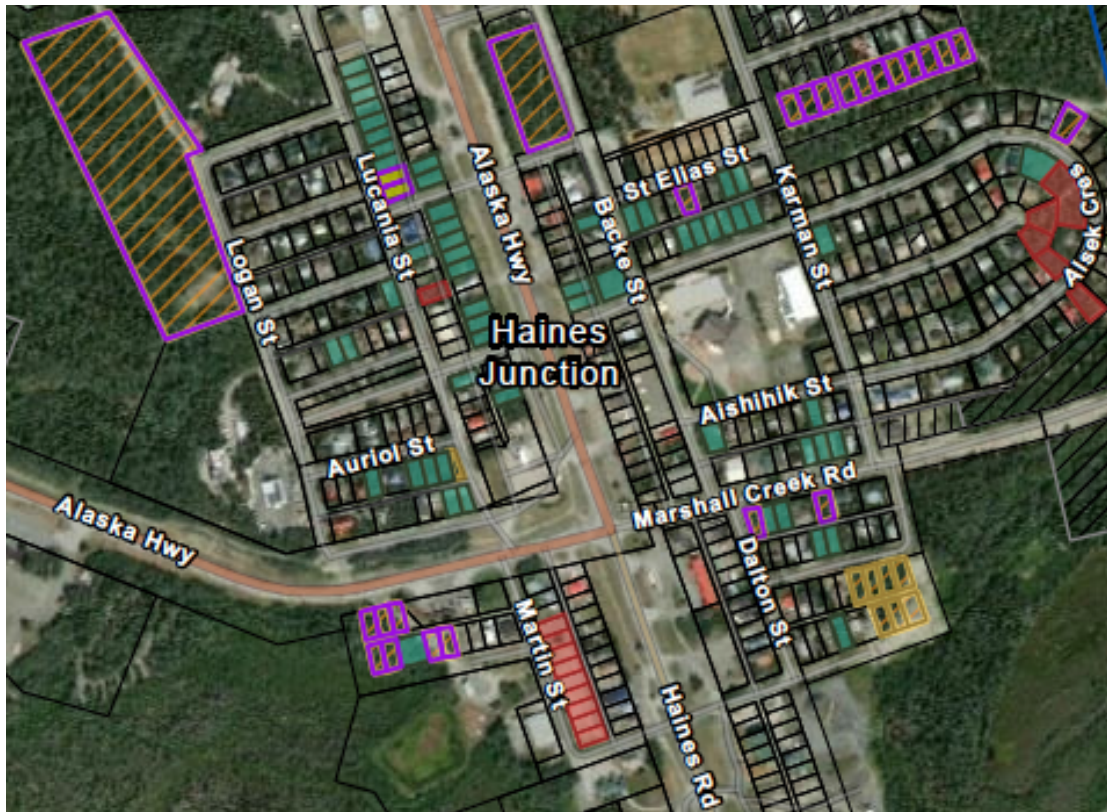
Topic(s): Stimulating Community Investment Project report and recommendations

Written Materials Submitted (if applicable): \_\_\_\_\_

Stimulating Community Investment Project report and presentation

Projector or Other Electronic Support Required: Projector

Request Made By: Michael Pealow Date: 25/01/28



## Stimulating Community Investment

*Identifying Key Barriers and Strategies for Community-Led Action*

*"Do Something, not Nothing"*

**October 2024**

### Contact

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## **1 Introduction**

### **1.1 Objective**

The St. Elias Chamber of Commerce (SECC) would like to stimulate investment within Haines Junction.

Within the community, there are many idle, underdeveloped and/or derelict properties. These can reflect poorly on the community and in some cases may pose environmental hazards. At the very least they tie up lands that could hold potential for investment to benefit the community and its economy.

Investors have shown interest in Haines Junction, but a better understanding of the potential and limitations of these properties is needed to inform strategies and actions to unlock their potential.

### **1.2 Methodology**

While there are many reasons why these properties are the way they are, in most cases, the reasons are poorly understood or based on speculation. The following approach was applied to inventory and investigate these properties and suggest ways to help unlock their potential:

- 1) Work with community partners to identify properties of interest;
- 2) Conduct assessments of these properties, identifying and documenting:
  - a) Attributes that may influence or constrain development such as:
    - Current use and occupancy
    - Official Community Plan designation and zoning
    - Size
    - Utility servicing including water, sewer and power
    - Geotechnical and engineering factors
    - Known or potential environmental liabilities
    - Property assessment value and taxation
  - b) Key informant interviews to poll for owner perspectives with respect to their properties and any dominant themes of investment barriers to be overcome;
- 3) Determine and review key barriers to investment, development and/or sale of properties;
- 4) Scan strategies applied in Yukon peer communities and Whitehorse; and
- 5) Suggestion viable strategies and actions to be considered by SECC and community development partners including property specific and systemic changes.

This report focusses on a clear articulation of the key barriers and the suggested steps forward. The database of 35 properties is provided separately to SECC for property owner confidentiality and future reference.

### **1.3 Limitations**

It was not possible to interview all the private property owners. In some cases, the owners declined to participate, did not respond to outreach, or contacts were unavailable. Several properties are owned by numbered companies or individuals and corporations based outside of the community.

Nevertheless, there was a consistency of responses from the key informants that supports insights from the hard attributes review and it is reasonable to surmise that further interviews would reflect likewise.

## 2 Key Barriers

Firstly, both key informant and owner interviews and property attributes data are notable for common themes of what factors *are not* key barriers to investment and development:

Property Attributes:

- All properties have access to municipal piped potable water service
- Only 2 properties (well site and old weigh station) do not have access to municipal sewer services
- All properties have road access
- All properties have power access and most have 3-phase power supporting larger developments
- Only 2 properties (121-122 Rainbow Street and 115-119 Alaska Highway) have significant topographic, geotechnical or other engineering issues that inhibit development
- Zoning bylaw is new (September 2024). This has clarified and expanded allowed uses on properties, minimized regulations and provided for greater flexibility of setbacks, parking and other requirements.
- Property tax assessment values are low, for example
  - A standard commercial property (465 m<sup>2</sup>) is approx. \$16,000 compared to \$35,000 in Dawson
  - A vacant highway property (263 Alaska Highway) is marketed for sale at \$185,000 but assessed for property tax at just \$12,300, or 6.6% of its marketed price.
- Property tax rates are very low at 1.15% and \$400 minimum tax for commercial property compared to:
  - Carmacks at 1.87% and \$400 minimum tax
  - Dawson at 1.92% and \$1,215 minimum tax

The vast majority of identified vacant properties stand out as investment-ready in their core attributes and promising locations. This stands in stark contrast to similar exercises in peer communities where many vacant properties have significant access, servicing, topographic or other barriers that explain their status.

Current owners and key informants do not report property taxes, zoning, permitting or other regulations as factors impeding development. This again stands in contrast to other Yukon communities where owners have typically been quick to blame municipal and senior government bureaucracy for holding back business.

### 2.1 Key Barrier #1 – Business Feasibility

The common theme from current owners and key informants was a simple perspective of business feasibility. This is founded in both the limited market demand for products and services in a small community within reach of larger competition in Whitehorse and the very high cost of remote commercial construction and more recent financing rates. Multiple interviewees remarked that development will come naturally when the market allows. One with a lifetime residency did remark that they had been listening to visions of a ‘Banff boom’ for decades but that the community would be better off planning for business based on a more pragmatic future.

### 2.2 Key Barrier #2 – Property Availability

Notwithstanding the large number of vacant properties without clear plans for near-term use, there is a paradox that there is very little commercial property publicly available for sale. Without a transparent functional marketplace for property, owners are hesitant over sale pricing and prospective business investors do not have a choice of readily-available properties to business plan and raise financing.

### **3 Strategic Approach**

With two key barriers to community investment identified and acknowledged limitations to local governance and community economic development capacity, a clear, targeted, and strategic approach is required to enhance the business environment and stimulate community investment.

#### *Strategy A – Public Sector Leadership*

Considerable vacant land is in public sector ownership. Governments (municipal and territorial) can lead by example in releasing all properties without a clearly identified near-term need for sale to the private market with strictly enforced development agreements. This will both provide available commercial property and establish a market with transparent pricing.

Further, this will mitigate any perception that governments would be taking actions and policy decisions such as imposing punitive sanctions on private property owners to discourage idle land ownership, when they are guilty of similar ownership. Community partners should be careful of ‘the pot calling the kettle black’.

#### *Strategy B – Enhance Investment Feasibility*

While property taxes in Haines Junction are among the lowest in the Yukon, they remain a significant operational cost for any building-based business in its first years. Similarly, tipping fees and other charges can be a significant cost inhibiting the redevelopment of derelict sites.

Many peer municipalities have introduced positive business development incentives that reduce costs in the initial years to offset the high cost of financing modern, remote construction until new business is well established and can afford to pay their full share. Such incentives would be a positive adrenaline shot to the heart of the problem repeatedly heard – business investment feasibility.

#### *Strategy C – Curtail Idle Land Returns*

The flipside to enhancing feasibility is curtailing investment returns from the acquisition and holding of idle land. If it is easier and more lucrative to make or hold money in this form, then there is little incentive to either take the significant risks of building or to sell the property.

#### *Strategy D – Property Acquisition*

Despite incentives and other policy actions, key properties of high community value and interest may remain idle for a variety of reasons, often deeply personal to the owner. In some cases, communities (such as Dawson) have decided to take ‘last resort’ actions to raise funds and acquire the property and then proceed with rehabilitation for community development.

#### *Strategy E – Community Promotion*

No strategic approach to stimulating community investment is complete without a strong commitment to education, awareness building and opportunities promotion. Smaller, remote communities cannot assume the word will get out in a highly competitive environment. Both within Haines Junction and further afield, in Whitehorse and beyond, the community must be known as ‘open for business’ and welcoming to newcomers.

## **Strategy A – Public Sector Leadership**

### **1. Demolition of Derelict Buildings**

Two long derelict buildings in prominent and valuable locations are conspicuous examples of properties that reflect poorly on the community as an investment destination. The demolition of both and repurposing of the sites for community needs and benefits would be a clear statement of public leadership in renewal. Where significant public investment leads, private money and new activity can follow.

- Government of Yukon - Old Weigh Station (Lot 1137, 115 Haines Road)
- Village of Haines Junction - Former Recreation Complex (Block 39)

It can be challenging to achieve support for implementing new policies intended to penalize derelict property owners, or encourage their rehabilitation, while public property owners may be perceived as similarly guilty.

### **2. Sale of Surplus Vacant Property**

Both governments own significant vacant commercial properties. The application of best practices in public asset management and capital development planning should identify all likely land needs within 10 years. If these vacant sites have no clearly identified use within the next 10 years then they could be released for sale to the open public market. Not only would this make commercial sites available ‘over the counter’ on-demand it would also establish a marketplace and transparent reference pricing.

It is notable that sale of these sites would provide for property in all 4 business zones.

Development agreements and building commitment obligations can be applied to the sale of such properties to ensure they are acquired for significant business purposes and not for vacant land speculation.

Government of Yukon

- Lot 17 & Lot 18, Block 43 (Zoned R-2 Multiple Unit Residential)
- Lot 1, Block 25 (Zoned CT Tourist Commercial)

Village of Haines Junction

- Lot 11-1, Block 34 (Zoned M-1 Light Industrial)
- Lot 16-24, Block 5, 152-136 Martin Street (Zoned CM Mixed Commercial)

Again, the sale of vacant public properties may be necessary alongside new public policy to encourage vacant land use or sale, to mitigate the perception that governments are similarly guilty of holding valuable land without clear intentions for positive use.

### **3. Site Selection**

The public sector is likely to remain a significant investor in smaller, remote communities such as Haines Junction for the near future. Decisions over the site locations of new office and other public service buildings impact the vitality of districts. Siting these in or near to core commercial areas brings life and confidence to nearby businesses and acts as a clear statement in their future to support complementary private sector investment.



Governments can be encouraged to consider selecting and purchasing vacant sites in these areas as an alternative to relying on public sites which may not maximize the overall net impact and renewal benefits.

#### **4. Environmental Remediation**

Concerns were raised during key informant interviews that there may be significant legacy environmental contamination within the Alaska Highway right-of-way from its construction and maintenance decades ago. There is a suspicion that this may impact the adjacent private properties too and that the risk of incurring unknown liabilities and great expense from clean-up of this inhibits development. The potential cost is exacerbated by the absence of a land treatment facility in the region.

- Coordinated community advocacy and call that Government of Yukon undertake thorough testing and assessment to determine the extent, *if any*, of the contamination and remediation required in this area.
- Support the development of an appropriately located regional land treatment facility to reduce remediation costs, ensure local economic benefits, and keep the soils within the lands of the Champagne and Aishihik First Nations Traditional Territory. Deisleen Development Corporation owns Teslin Environmental Services which operates such a facility in Teslin which could be a model to learn from.
- Push that any required remediation is budgeted and completed expeditiously and that opportunities are offered for private land owners to take advantage of such work if it can be shown that any contamination on their property arose from public sector sources.

### **Strategy B – Enhance Investment Feasibility**

#### **5. Business Development Incentives**

New construction costs are high for buildings under modern commercial building codes. Development incentives (of any form below) are key to enabling such investment in tough economic markets with competition from cheaper, older buildings or, in the case of accommodations, short-term rentals built to cheaper residential codes. The key is to ensure they are just enough to make the difference without leading to unreasonable competition.

- Building assessments

Property owner interviews indicate several are unsure as to the condition of their older buildings and their viability for rehabilitation and future occupancy. It can be expensive to hire the professional services to inform the answers and take decisions for demolition or renovation. This leads to inertia.

A funding program to assist with such costs would be helpful. This could be provided as a rebate after the owner takes a subsequent decision to either demolish or secure a building permit for renovation.

- Temporary tipping fee incentive

Village of Haines Junction has recently introduced tipping fees to support the financial and environmental sustainability of the waste management facility. However, this imposes a new cost which acts as a disincentive to demolish derelict buildings.

City of Whitehorse has recently introduced a [temporary discount of 75% of the tipping fees](#) until January 2027. A similar time-limited incentive targeted at a defined commercial core area could act as a lever to encourage the removal of unsightly derelict buildings.

- Non-profit development incentive not-for-profit developments are typically especially challenging to finance. Their clients and services frequently have low revenue generation potential and it is harder to access mortgage loans.

It is not uncommon for municipal governments to recognize the community service benefits of such organizations and their services with reductions or rebates for property taxes due.

The City of Whitehorse [Municipal Charges and Community Grants Policy](#) is one such example.

- Housing development incentive

*Affordable* housing developments are another enterprise that are recognized as extremely challenging to finance and operate sustainably on affordable rent revenues. Average rents that can be afforded are much lower outside Whitehorse as average incomes are lower (less high-wage public sector employment) and the cost of living is much higher. In addition, the initial cost of construction is also much higher.

Four Yukon municipalities have implemented housing development incentive programs that support significant multiple-unit residential enterprises, being Dawson, Watson Lake, Carmacks and Whitehorse. These have been essential to 5 buildings (44 homes) in Dawson and now soon to be 4 buildings (24 units) in Carmacks, of community-owned and not-for-profit housing. These are primarily sited on central commercial properties where flexible zoning has allowed for such investment to bring new life to moribund brownfield sites.

Typical incentives provide a 10-year rebate for property taxes as in the [City of Dawson Development Incentives Policy](#) and the [Village of Carmacks Development Incentive Bylaw](#). The nominal value of this incentive is then leveraged further with grant funding from the [Yukon Housing Municipal Matching Rental Construction Program](#) to make these incentives extremely valuable to achieve viability.

Figure One shows a financial model for a hypothetical 6-plex affordable housing development. Here a 10-year property tax rebate total of \$12,300 a year enables a new development to proceed with valuable community housing benefits. Despite the rebate, it generates a net \$1.17 million of new tax and utility fee revenues for the municipality over the first 30 years of its lifecycle. This is far in excess of the rebate incentive which is also matched by Yukon Housing for over \$123,000 in new capital funding investment into the community.

- Commercial development incentive

Commercial developments suffer from similar challenges to feasibility due to high construction costs and the lower rents that local businesses, organizations and the residents can afford compared to Whitehorse.

Similar early-years property tax rebate incentives can be offered. However, these can often be for shorter periods and may quickly taper down from 100%-80%-60%-40%-20% over 5 years for example. This ensures the enterprise has a solid business plan to exit reliance on the incentive.

An example of such a program is the [City of Trail Revitalization Tax Exemption Program](#).

For all of the incentive programs listed, government-owned properties are typically excluded.

## **6. Land Use Planning**

One of the simplest and cheapest ways to both make more land available and to stimulate investment is through socio-economically informed and community led land use planning and flexible zoning.

Figure One – Property Tax Rebate Incentives Enable Long-Term Municipal Revenue Generation

**HAINES JUNCTION AFFORDABLE 6-PLEX CONCEPT**

31-Oct-24

**Capital Budget**

Costs			
	Land	\$100,000	Purchase
	Lot Development	\$100,000	Estimate
	Construction	\$1,512,000	\$450/ft <sup>2</sup>
	Soft Costs	\$175,600	10% (Design, proj. man., etc.)
	<b>Total</b>	<b>\$1,887,600</b>	
Financing			
	Owner Equity	<b>\$200,000</b>	Owner investment required
	Yukon Housing Initiatives	\$600,000	\$100,000 per unit
	CMHC Grant	\$283,140	15% of total cost
	Yukon Housing Municipal Matching	\$123,344	100% Match of 10-year property tax rebate
	Mortgage	\$681,116	30 years @ 4.5% (CMHC loan only)
	<b>Total</b>	<b>\$1,887,600</b>	

**O&M Budget**

Revenue			
	Rent	\$75,600	6 One-bed units at \$1,050/mth. 100% occupancy
	<b>Rental Income</b>	<b>\$75,600</b>	
Expenses			
	Long-Term Debt Service	\$41,815	30 years @ 4.5% (CMHC loan only)
	Property Taxes	\$0	100% 10-year property tax rebate
	Water & Sewer	\$4,314	\$719/unit/year
	Building & Liability Insurance	\$6,048	0.4% value
	Electric inc. Hot Water	\$5,100	\$850/unit/year (hot water and shared costs only)
	Snow Removal & Landscape	\$1,050	
	Maintenance	\$3,150	\$525/unit/year
	Property Management	\$5,100	\$425/month
	Administration	\$3,024	4% revenue
	Replacement Reserve	\$5,999	10% revenue
	<b>Total</b>	<b>\$75,600</b>	

Notes:

1. 6 One-bed apartments @ 560 ft<sup>2</sup> (Total building size = 3,360 ft<sup>2</sup>)
2. All rents include hot water and common electric costs but exclude heat (electric)

Community Benefits:

3. Delivery of 6 new high quality affordable rental units to support community development
4. Total of \$1.17 million in new Village tax and utility revenues over first 20 years
5. Financially, at conclusion of 30 year mortgage term, for a \$200,000 investment, owner returns:
  - a) Net cash of \$359,000
  - b) Clear ownership of asset with book value \$567,000 and market value likely much higher) (assumes full reserve fund is used and re-invested in building to maintain value)

Village of Haines Junction just completed (September 2024) a new Zoning Bylaw that reduces the regulatory burden on development and provides greater choice of use to the owner. This allows the market more influence to determine the best use of land rather than government officials. While this zoning is recent, communities should always be open to amending zoning if strong enterprises of clear local benefits step forward and provide for an open, fair and welcoming process to do so.

Haines Junction has an exceptionally large supply of vacant, derelict or otherwise under-utilized CT - Tourist Commercial property relative to the amount of such recent development. Short of the oft-mooted 'Banff Boom' cited with much scepticism by one long-term resident owner, it could take many decades to fill these sites. Flexibility of zoning to allow for mixed use developments in the CT - Tourist Commercial zone would enable a greater range of potentially viable investments on these important sites.

## **Strategy C – Curtail Idle Land Returns**

### **7. *Idle Land Disincentives***

In an era of low interest rates and land shortages, rising property values on vacant land can provide low risk, easy investment returns and in some cases a tax efficient and well-hidden store of wealth.

The upside of idle land disincentives is that they can raise new revenues which can be segregated to fund incentive programs and provide for a self-funding virtuous cycle of encouragement.

- **Minimum property tax rates**

Low property assessments and low municipal tax rates mean that vacant properties in Haines Junction are typically subject to the 'minimum tax' payable, of \$400. Relative to market values of \$50,000 or higher for property this is a very low carrying cost.

Increasing minimum taxes for commercial properties only would increase this cost and act as a disincentive to holding vacant property purely for investment purposes without intent to develop. For reference, the minimum property tax for commercial property in Dawson is \$1,215.

- **Speculative vacancy taxes**

Another option available in the Yukon is to apply different tax rates specifically to vacant properties to discourage speculative land holdings.

Village of Carmacks applies a special 2.00% tax to all unimproved/speculative/vacant property and City of Dawson applies a minimum tax of \$1,700 to all vacant residential properties.

- **Property maintenance bylaw**

A third disincentive mechanism is to ensure there is a cost to maintaining idle commercial properties to a set of minimum standards in keeping with community values. This would additionally help mitigate concerns that some properties reflect poorly on the place and discourage adjacent and district business development.

Haines Junction does not have a property maintenance bylaw. Such a bylaw could be applied to solely commercial properties to offset concerns that can arise over local governments interfering unnecessarily in resident's freedom to enjoy their homes and their own lifestyle.

## **Strategy D – Property Acquisition**

In some extreme cases when all other tools and options have been exhausted, a community may decide it is necessary to purchase a property. This may be of special heritage value or located such that its condition and use have become particularly problematic. It is also common in smaller places that an owner may have pride or other emotional or interpersonal blocks to selling to other private owners. This arose in the owner interviews.

One such example was the purchase of the Old Bank of Commerce, a National Historic Site of Canada, by City of Dawson from its private owner. The building is now being slowly rehabilitated by the municipality which is able to access grant funds over time which a private owner could not.

### **8. Community Bonds**

If the local government is reluctant to intervene directly in the market in this fashion, there are examples of community activists gathering resources together to do so. One established mechanism is community bonds, used by both not-for-profits such as the [Centre for Social Innovation](#) and housing enterprises such as [Ottawa Community Land Trust](#) and [Kensington Market Community Land Trust](#) to raise local investment funds to acquire and redevelop properties.

Community bonds are in many ways a return to a former time when communities were more self-reliant and looked to themselves for solutions rather than outside money or distant governments.

[Tapestry Community Capital](#) is another source of learning about the potential of community bonds to activate local money for local investment and change.

## **Strategy E – Community Promotion**

Investment will seek a stable, ‘open for business’, welcoming environment with a high degree of regulatory certainty that de-risks a remote and smaller location that entails naturally higher risks than larger centres.

### **9. Champagne and Aishihik First Nation Relations**

Indigenous governments, trusts, development corporations and citizen-owned and operated businesses have become the largest source of investment in many Yukon and other remote communities. Connection to the Traditional Territory, interest in broader social impacts beyond financial returns and a long-term view provide additional, fresh incentives with less emphasis on short-term profitable exit strategies.

The Chamber and local governments can explore relationship and partnership agreements that clarify roles and encourage the acquisition and rehabilitation of underutilized property in the commercial heart of Haines Junction. This can work to avoid sprawl that can inhibit collocation of enterprise and economic activity.

### **10. Website & Social Media**

The community can benefit from a more active and dynamic online footprint. A comprehensive investment website can promote the attractions, opportunities and special lifestyle offered. This can further promote property and enterprises for sale, regional trends and upcoming major infrastructure and other projects with spin-off potential and provide the full spectrum of profile, information and data required to support planning.



Regular, lively and critically, *positive* activity on social media platforms such as Facebook, X and TikTok can help create a compelling draw of interest from investors and amenity migrants.

### **11. Immigration Investment**

Foreign business owners and entrepreneurs can apply to run their business in Yukon via the [Yukon Business Nominee Program](#). While the eligible sectors are limited (retail, restaurants and most professional services are not), tourism products, attractions, services and facilities are.

Immigration has been a prominent source of investment throughout Yukon and the Chamber can be a useful conduit by promoting opportunities through targeted channels, hosting community tours, and liaising with government program leaders. Support for nominee applications with base economic information and business planning context can be valuable help.

### **12. Outreach Representation**

Simply put – ‘be at the right parties’. Investment attraction is a highly competitive arena and riskier environments such as Haines Junction need to work especially hard to stand out. It is important that the community be well represented, and consistently, at business conferences and other events held in Whitehorse and beyond at which the target profile of investors are likely to be present.

Similarly, government officials that travel further afield to represent the Yukon need to be kept aware and well informed of opportunities in Haines Junction through regular liaison so they can be properly promoted.

### **13. Zoning and Permit Education**

A modernized and reformed Zoning Bylaw was recently adopted by the municipality (September 2024), providing for a wider range of opportunities on many properties and greater flexibility on regulations such as setbacks, fencing, parking and more. These make the community more attractive and affordable for business investment. Simplified and electronic permitting will speed up the process.

However, this will only be effective if property owners and entrepreneurs are aware of, and understand, the changed landscape. Production and distribution of education materials that promote the new potential of property, especially to the owners of the identified vacant and underutilized sites, is needed.

Community attachment and satisfaction support local economic growth.

Social offerings, aesthetics and openness are consistently correlated with community attachment and satisfaction.

Openness is the perception of how welcoming a community is to different types of people, including people with young children, senior citizens, college graduates and minorities, among other groups.

A community that wishes to stimulate investment and positive economic activity must both be, and be seen to be, a community of openness.

Stimulating Community Investment

**Summary**

<b>Strategy</b>	<b>Action Initiative</b>	<b>Key Barrier Addressed</b>	<b>Community Partners</b>
Strategy A – Public Sector Leadership	1. Demolition of Derelict Buildings	<ul style="list-style-type: none"> <li>Property Availability</li> </ul>	<ul style="list-style-type: none"> <li>Village of Haines Junction</li> <li>Government of Yukon</li> </ul>
	2. Sale of Surplus Vacant Property	<ul style="list-style-type: none"> <li>Property Availability</li> </ul>	<ul style="list-style-type: none"> <li>Village of Haines Junction</li> <li>Government of Yukon</li> </ul>
	3. Site Selection	<ul style="list-style-type: none"> <li>Business Feasibility</li> </ul>	<ul style="list-style-type: none"> <li>Village of Haines Junction</li> <li>Government of Yukon</li> <li>Champagne and Aishihik First Nations</li> </ul>
	4. Environmental Remediation	<ul style="list-style-type: none"> <li>Property Availability</li> <li>Business Feasibility</li> </ul>	<ul style="list-style-type: none"> <li>Government of Yukon</li> </ul>
Strategy B – Enhance Investment Feasibility	5. Business Development Incentives	<ul style="list-style-type: none"> <li>Business Feasibility</li> </ul>	<ul style="list-style-type: none"> <li>Village of Haines Junction</li> <li>Government of Yukon</li> </ul>
	6. Land Use Planning	<ul style="list-style-type: none"> <li>Property Availability</li> <li>Business Feasibility</li> </ul>	<ul style="list-style-type: none"> <li>Village of Haines Junction</li> </ul>
Strategy C – Curtail Idle Land Returns	7. Idle Land Disincentives	<ul style="list-style-type: none"> <li>Property Availability</li> </ul>	<ul style="list-style-type: none"> <li>Village of Haines Junction</li> </ul>
Strategy D – Property Acquisition	8. Community Bonds	<ul style="list-style-type: none"> <li>Business Feasibility</li> </ul>	<ul style="list-style-type: none"> <li>Chamber of Commerce</li> </ul>
Strategy E – Community Promotion	9. Champagne and Aishihik First Nations Relations	<ul style="list-style-type: none"> <li>Business Feasibility</li> </ul>	<ul style="list-style-type: none"> <li>Village of Haines Junction</li> <li>Champagne and Aishihik First Nations</li> <li>Chamber of Commerce</li> </ul>
	10. Website & Social Media	<ul style="list-style-type: none"> <li>Business Feasibility</li> </ul>	<ul style="list-style-type: none"> <li>Chamber of Commerce</li> </ul>
	11. Immigration Investment	<ul style="list-style-type: none"> <li>Business Feasibility</li> </ul>	<ul style="list-style-type: none"> <li>Chamber of Commerce</li> </ul>
	12. Outreach Representation	<ul style="list-style-type: none"> <li>Business Feasibility</li> </ul>	<ul style="list-style-type: none"> <li>Chamber of Commerce</li> </ul>
	13. Zoning and Permit Education	<ul style="list-style-type: none"> <li>Property Availability</li> <li>Business Feasibility</li> </ul>	<ul style="list-style-type: none"> <li>Village of Haines Junction</li> <li>Chamber of Commerce</li> </ul>

## 4 Implementation Resourcing

A strategic approach to stimulating community *investment* would not be complete without consideration of the '*investments*' required to implement it.

### 4.1 Economic Development Budget

The current self-sourced budget of the Chamber of Commerce is extremely limited with approximately \$3,000 generated from the jBucks program. Intermittent application-driven funding from programs like Government of Yukon Economic Development Fund can supplement this but this cannot be used to maintain ongoing operations and services. New budget sources can include:

#### 1. Implementation of the *Idle Land Disincentives* program

A source of new regular annual revenues to act as seed funding and be leveraged for project funding from Government of Yukon, the Canadian Northern Economic Development Agency and other programs without seeking to draw on the existing municipal budget.

Village of Haines Junction noted 57 non-residential properties as paying the minimum property tax rate of \$400 with 55 of these undeveloped. Raising the minimum tax rate by \$100 per year could generate a budget of:

Year	New Minimum Tax	New Revenue Potential	Leveraged Grant Funding (Dollars at 3:1)	Total Economic Development Budget
2025	\$550	\$8,550	\$25,650	\$34,200
2026	\$700	\$17,100	\$51,300	\$68,400
2027	\$850	\$25,650	\$76,950	\$102,600
2028	\$1,000	\$34,200	\$102,600	\$136,800
2029	\$1,215	\$46,455	\$139,365	\$185,820

#### 2. Housing Accelerator Fund

Peer communities are allocating municipal *Housing Accelerator Fund* amounts to fund development incentives that can be directly correlated to sites with the building of new homes. Municipalities have agreed targets for additional residential building permits over the next years and need to meet these to receive full funding.

#### 3. Sale of Surplus Vacant Lands

The sale of surplus vacant municipal properties alone has potential to generate over \$600,000 at current market prices. Segregated into a fund for development incentives this amount could cover these for many years of projects without any negative of impact on the municipal budget.

Even without these sales, it should be understood that all development incentives are self-financing if properly targeted. Each should represent the assistance required for a project to move ahead that would not otherwise do so. In this manner, every incentivized new building will always pay out many, many times more in full lifecycle property taxes and other utility fees than the incentive rebate of taxes in its early years.

*Simply put, a well-balanced program to stimulate community investment can be self-sustaining.*

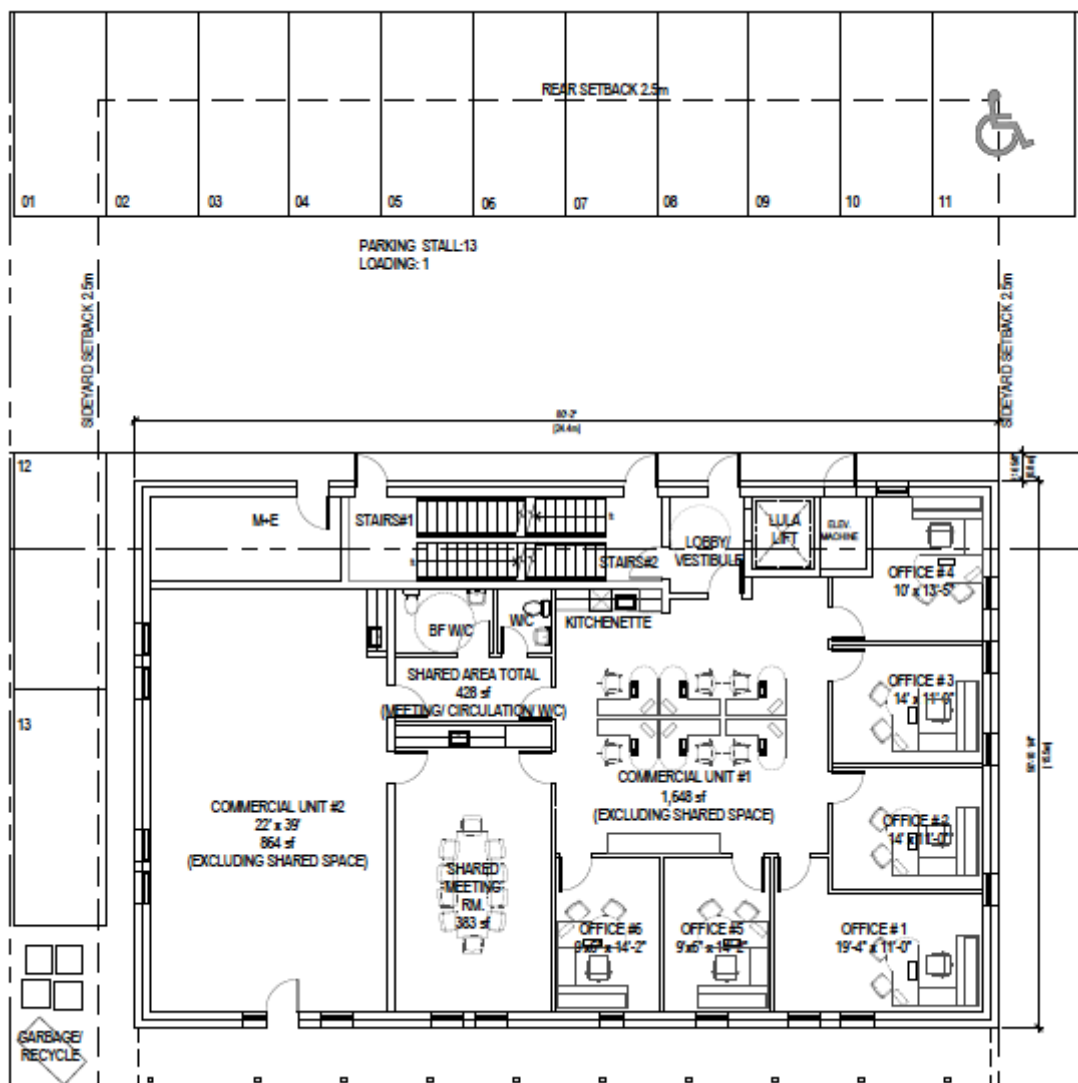
## 4.2 Business and Economic Development Centre

Successful models for innovation and co-space working hubs to support entrepreneur and small business development are now well established such as that operated by YukonStruct at Northlight Innovation. Haines Junction has no low cost shared office spaces for start-ups, amenity migrants, creative industries and professional services to work from.

Colocation of community business and economic development leaders and organizations into one functional hub would provide for strong relationships and program collaboration. A one-stop-shop for businesses and investment prospects to access information and support would lubricate progress. This could include Champagne and Aishihik First Nations, Government of Yukon, Sha Shaw Corporation, the Chamber of Commerce and other partners.

The financing and construction of a regional Business and Economic Development Centre in a prominent central location would be a bold and clear statement of confidence and belief in the future economy of Haines Junction-Dakwakada and the Champagne and Aishihik First Nations Traditional Territory.

Figure Two – Proposed Sha Shaw Corporation Business & Economic Development Centre@ Jacquot & Highway



## Appendix A – Key Informants and References

### Key Informants:

- David Fairbank, Chief Administrative Officer, Village of Haines Junction
- Aynsle Ogden, Policy and Communications Manager, Village of Haines Junction
- Duncan Martin, Project Manager Land Development, Government of Yukon
- Andrea Finner, Capital Asset Manager, Government of Yukon
- Ken Gilmar, Road Foreperson, Government of Yukon
- Matt Ball, Director of Land Management, Government of Yukon
- Marilyn Brewster, Brewster Enterprises Ltd
- Brent Behm, ‘Museum’ of Nostalgia
- Martin Eckervogt, Land Owner
- Dave Tomlin, Frosty’s Restaurant
- Alisen, On behalf of Jia Sheng & Yue Hao Zhu, Kluane Park Inn
- Joanne Thomas, Entrepreneur and investor
- Michael Pealow, St. Elias Chamber of Commerce
- Kari Johnston, Chief Executive Office, Sha Shaw Corporation
- Cara MacAdam, Real Estate Agent, Multiple Haines Junction properties

### References:

- [City of Whitehorse Housing Development Incentives](#)
- [City of Whitehorse Municipal Charges and Community Grants Policy](#)
- [City of Dawson Development Incentives Policy](#)
- [Village of Carmacks Development Incentive Bylaw](#)
- [Yukon Housing Municipal Matching Rental Construction Program](#)
- [City of Trail Revitalization Tax Exemption Program](#)
- [City of Dawson Tax Levy Bylaw](#)
- [Village of Carmacks Rates of Taxation Bylaw](#)
- [Village of Haines Junction Zoning](#)
- [Yukon Business Nominee Program](#)
- [Tapestry Community Capital](#)



## Appendix B – Identified Properties List

The full working database of vacant and underutilized properties targeted as potential sites for stimulating community investment is provided as a separate document for the Chamber to maintain.

Property #	Owner	Civic Address	Legal Address	Current Use
1	Village of Haines Junction		Block 39	Old Rec Centre
2		106-116 Shakwak	Lot 4-9, Block 18	Vacant
3		106-116 Shakwak	Lot 11-1, Block 34	Vacant
4		121-122 Rainbow	Lot 12 & 13, Block 27	Vacant
5		152-136 Martin	Lot 16-24, Block 5	Vacant
33		152-136 Martin	Lot 1096	Water well
6			Lease 2001-0181	Rodeo grounds
7	Government of Yukon		Lot 17, Block 43	Vacant
8		100 Spruce	Lot 18, Block 43	Vacant
10			Disposition 800015	Highways yard
17		115 Haines Road	Lot 1037	Old Weigh Station
19		115-119 Alaska Hy	Lot 8-10, Block 6	Vacant
20		210 Alaska Hy	Lot 1, Block 25	Vacant
9	Jean Claude Masse	100 Wintergreen	Lot 53, Willow Acres	Vacant
11	Brewster Enterprises Ltd	164 Alaska Hy	Lot 3 & 4, Block 12	Derelict building
12	Jia Sheng & Yue Hao Zhu	178 Alaska Hy	Lot 3 & 4, Block 12	Vacant
13	Brent Behm	179 Backe	Lot 14, Block 12	'Museum'
14	42487 Yukon Inc.	183 Backe	Lot 23, Block 11	Vacant
15	Glacier View Inn Ltd	217 Alaska Hy	Block 40 (House)	Residence
16	T. Wong & O. Yeung	169 Alaska Hy	Lot 1045	Closed business
18	Eckervogt Executors	169 Alaska Hy	Lot 23, Block 6	Vacant
21	Susan Smith	183 Alaska Hy	Lot 1, Block 9	Vacant
22	Geraldine Fleming	185 Alaska Hy	Lot 2, Block 9	Vacant
23	R. Tanaka & S. Weber	185 Alaska Hy	Lot 3, Block 9	Vacant
24	535902 Yukon Inc.	193-197 Alaska Hy	Lot 6-8, Block 9	Vacant
25	Patricia Hirsch	199-201 Alaska Hy	Lot 9&10, Block 9	Vacant
26	R. Tanaka & S. Weber	184 Alaska Hy	Lot 1&2, Block 11	Vacant
27	Whitehorse Savings Ltd	177 Alaska Hy	Lot 7, Block 8	Vacant
28	Brewster Enterprises Ltd	163 & 165 Backe	Lot 23 & 24, Block 12	Vacant
29	Frosty's Restaurant Ltd	200 Alaska Hy	Lot 23 & 24, Block 12	Closed business
30	Darcy Laliberty	100 Alsek	Lot 57, Block 27	Derelict residence
31	Dora Eikland	101 Aishihik	Lot 20, Block 13	
32	Adrian Sayer	170 Alsek	Lot 29, Block 27	Residence
34	Deannalee Mazur	112 Hume	Lot 8, Block 13	Vacant
34	J. & S. Coalier	110 Hume	Lot 9, Block 13	Vacant

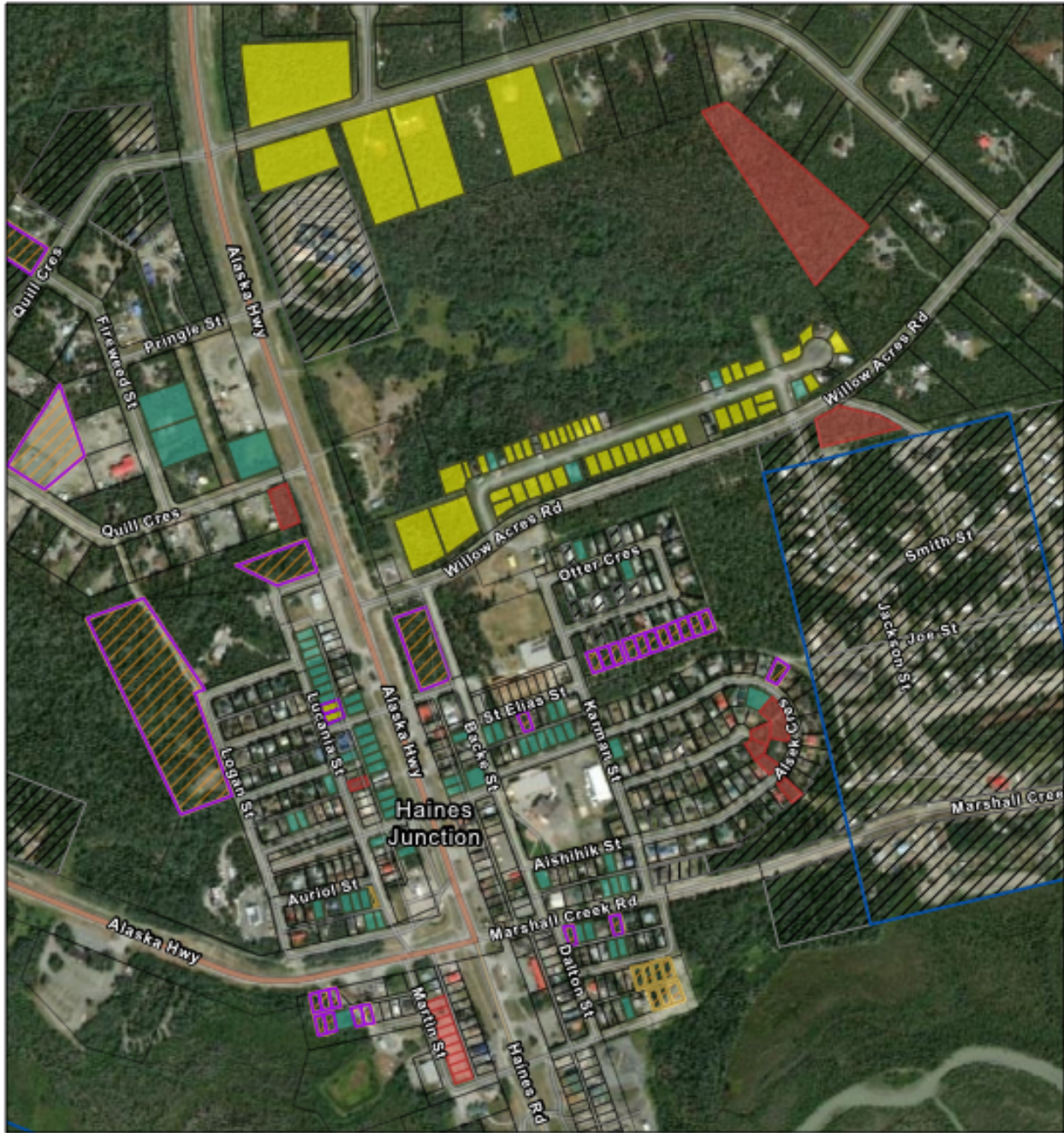
### Appendix C – Identified Properties Map





Appendix D – Vacant Lots Map

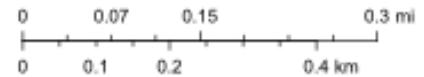
Haines Junction Vacant Lots



11/15/2023, 8:01:26 AM

1:18,056

- |                            |  |
|----------------------------|--|
| Priority Vacant Lots       | Municipal Boundaries                     |
| Vacant Lots - Commissioner | Surveyed Parcels                         |
| Commissioner (untitled)    | First Nation Settlement Lands - Surveyed |
| Community                  | B: Surface Rights                        |
| Private                    | FS: Fee Simple                           |

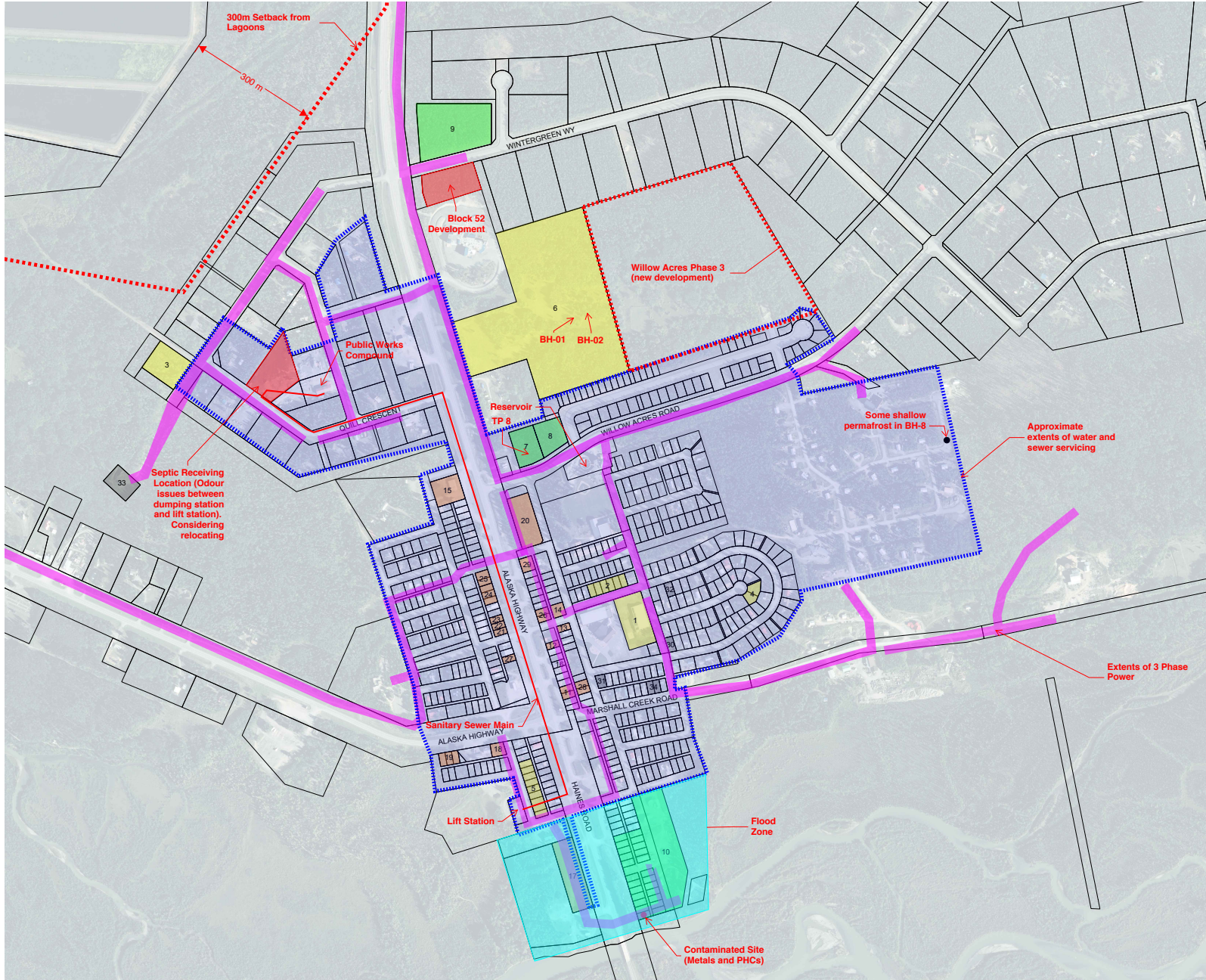


© OpenStreetMap (and) contributors, CC-BY-SA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Northwest Territories, State of Alaska, Esri Canada, Esri, HERE, Garmin, SafeGraph, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada

Land Development Branch, Government of Yukon  
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri | Source: PGC, UMN, Esri | Government of Yukon | Earthstar Geographics | Northwest Territories, State of Alaska, Esri



### Appendix E – Property Service Infrastructure Map





**Village of Haines Junction  
Report to Council**

**February 11, 2025**

**Council Decision**  
 **Council Direction**  
 **Council Information**  
 **Closed Meeting**

**RE: Attendance at February 19, 2025 Chief and Mayors Forum**

---

**Recommendation**

That Council pass a motion recognizing Mayor Strand's participation at the February 19, 2025 Chief and Mayors Forum.

**Background**

The Council of Yukon First Nations and the Association of Yukon Communities jointly host bi-annual Chief and Mayors Forums. The first Forum was held on October 25, 2023. This Forum provides a venue for Yukon First Nations and municipal governments to discuss and collaborate on matters of importance to their communities.

**Current Status**

The first Chief and Mayors Forum in the 2025 calendar year will be held in Whitehorse on February 19, 2025. Mayor Strand has indicated she would like to attend.

Per the Council Remuneration Bylaw, the attendance of Council members at meetings, training or events outside of scheduled Council meetings are to be recognized by Council motion.

**Draft Resolution**

THAT Mayor Diane Strand represent the Village of Haines Junction at the February 19, 2025 Chief and Mayors Forum.

Prepared by

Aynslie Ogden  
Policy/Communications Manager



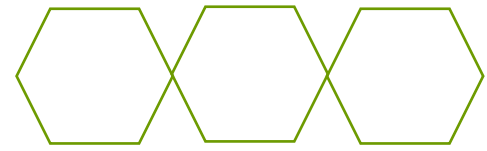


# HAINES JUNCTION

## Housing Needs Assessment

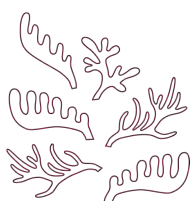


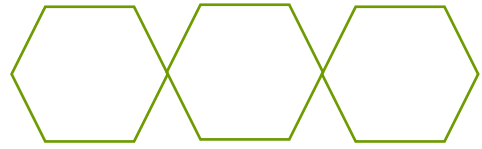
December 2024



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## Executive Summary

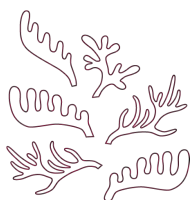
This 2024 Housing Needs Report provides an understanding of current and anticipated housing needs in Village of Haines Junction.

### Key Trends

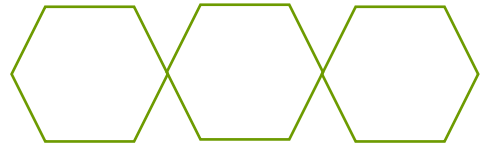
- Yukon Bureau of Statistics estimates the Haines Junction region's population will reach 1,240-residents by 2031. In 2021, the median age in Haines Junction was 41.2-years; the population is aging, with those aged 65 and older increasing from 13% of the total population in 2011 to 18% by 2021.
- In 2021, most Haines Junction households (72%) comprised 1- and 2-persons, while most housing units in Haines Junction are 2- and 3-bedroom units. Many aging residents are unable to secure smaller dwellings in which they want to downsize, leading to a growing proportion of over-housed residents or households looking to other communities for housing that suits their needs.
- Housing in Haines Junction comprises both private market as well as non-market housing offered by Champagne and Aishihik First Nations (CAFN) and Yukon government. The community is currently lacking enough senior and Elders' housing as well as supportive and emergency housing options. Many residents who would prefer to stay in Haines Junction are faced with tough decisions to leave the community when they cannot secure appropriate housing.
- Staff housing in Haines Junction is provided by CAFN, Yukon government, and private employers. There is no shared inventory of staff housing units. Residents and employers have expressed a need for more staff housing to attract and retain workers.
- Construction and material costs are a barrier for development. The Village is taking proactive steps by working on zoning changes and other initiatives to support housing development.

### Estimated Housing Need

- To accommodate current and projected need, **100 housing units are required by 2031**. Of this estimated need, 51% is for 1-person households and 34% for 2-person households.







Out of all income groups, low-income households (\$20,000 to \$44,999) are in greatest need and represent 36% of local housing demand.

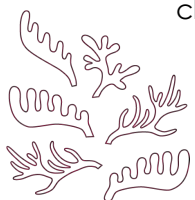
- Approximately half of the estimated housing need through 2031 is due to core housing need for low-, moderate-, and average-income groups. Given the housing need across income groups, lack of income (Affordability) is not the only driver of core need for households. Other significant factors include housing condition (Adequacy) and whether it provides sufficient space (Suitability). The need for repairs (Adequacy) is the most prevalent housing challenge faced by residents.<sup>1</sup> Repairs is defined as major repairs, such as running water, electrical, and structural repairs. It does not include regular maintenance.

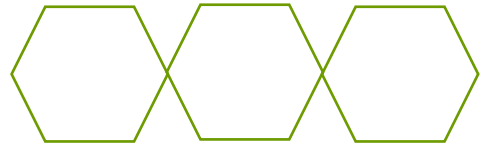
## High-level Recommendations

- Continue to explore policy and regulatory measures to encourage more affordable and diverse housing options, building on the updated Zoning Bylaw (adopted in September 2024).
- Consider adopting a standards of maintenance bylaw to address health and safety housing conditions.
- Consider partnerships on housing projects between major employers to ensure adequate staff housing for workers.
- Explore new initiatives and grants to support homeownership, such as the new dwelling construction grant program for young residents offered through the Village, as well as rent to downpayment or other innovative models.
- Explore options to address development barriers and reduce land costs, such as community land trusts, land donation partnerships, or infill on existing lots.
- Encourage more programming and supports for those with low-income and those experiencing homelessness, as well as options for developing emergency and supportive housing in the community.

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1. Note: Repairs is most prevalent when compared with Affordability and Suitability. Other challenges such as lack of housing options are not part of the core housing need standard.





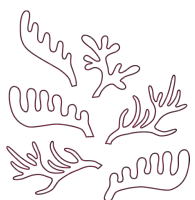
## Introduction

### Methodology

CitySpaces Consulting was retained by Yukon Housing Corporation to develop a housing needs assessment (HNA) for the Village of Haines Junction. The purpose of an HNA is to better understand current and future housing needs by identifying existing and projected housing needs, as well as populations in greatest need. An HNA can outline development opportunities and policy considerations. Completing an HNA is an essential first step prior to developing a housing action plan or strategy and can be used as evidence of housing need to secure funding for new housing projects.

The **Village of Haines Junction Housing Needs Assessment** provides an overview of Haines Junction's current and projected housing needs as identified through quantitative data analysis and qualitative community engagement. The Needs Assessment provides a summary of quantitative data related to demographics, economics, and housing (both market and non-market) using several data sources (i.e., Statistics Canada, Yukon Housing Corporation, and Yukon Bureau of Statistics). Community Engagement was conducted in-person from April 16-19, 2024.

A *What We Heard Engagement Report* highlights feedback received from each engagement activity. The engagement process involved meetings with staff, seniors and Elders, businesses, builders, youth, community organizations and social agencies, and the wider community, with 104-participants (see **Appendix A**).



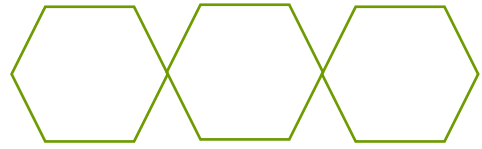
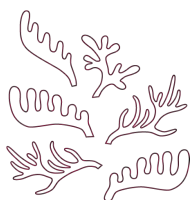
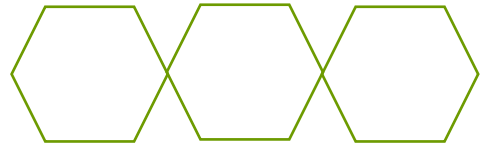


Figure 1: Engagement at-a Glance



A follow-up online survey was created and circulated among residents and CAFN citizens from August 7-20, 2024. The purpose of the survey was to reach a wider audience, including people living far away geographically, with mobility issues, and/or unable to attend in-person events. The survey was open to the public and included a section of specific questions for Champagne and Aishihik First Nations (CAFN) citizens, including those living outside the community.





## Community Context

Village of Haines Junction is located in southwest Yukon at the junction of the Alaska Highway (Highway 1) and Haines Highway (Highway 3). The Village has an area measuring 34.3-kilometers<sup>2</sup> and is located approximately 130-kilometres west of City of Whitehorse.

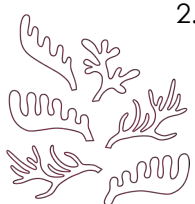
The community is within the traditional territory of Southern Tutchone speaking peoples of Champagne and Aishihik First Nations (CAFN) who have cared for these lands since time immemorial. Haines Junction was established as a construction camp in 1942 during World War II and is not a traditional community. The Southern Tutchone name for the area is Dakwäkäda, which means 'high cache place', referring to the structure built in this location to store provisions including food and fur.<sup>2</sup>

Haines Junction now incorporates the headquarters of Champagne and Aishihik First Nations Government, Da Kų Culture Centre, the Village office, residential dwellings, local stores and businesses, motels, places of worship, and a convention centre. Haines Junction is a gateway to Kluane National Park, known for its high mountain peaks, valley glaciers, boreal forests, and alpine lakes.



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2. Champagne and Aishihik First Nations, Dakwäkäda (Haines Junction), webpage.





## GOVERNANCE

Champagne and Aishihik First Nations have Final and Self-Government Agreements signed with Yukon and Canada. The CAFN Constitution was developed in accordance with the Self-Government Agreement and establishes four branches of government: General Assembly, First Nations Council, Elders Council, and Youth Council. The Traditional Territory of CAFN is in southwestern Yukon, Dakwäkäda (Haines Junction) is one of many settlements.<sup>3</sup>

Village of Haines Junction is governed through the Yukon Municipal Act. The Village leadership includes Mayor and Council setting the direction, policies, and bylaws for the community. A Chief Administrative Officer (CAO) oversees the administrative and financial functions of the municipality and implementation of Council direction, policies, and bylaws. In 2018, CAFN and the Village signed an Agreement in Principle (AIP) with high-level goals and guidelines for collaboration and the establishment of an Inter-Governmental Working Group.<sup>4</sup> The AIP may create a more collaborative planning and development approach for land use planning, infrastructure and housing projects.<sup>5</sup>

Figure 2 depicts the CAFN traditional territory, settlement lands, and current communities. Settlement land is owned and managed by CAFN and identified in the Nation's Final Agreement. Settlement land has two main categories:<sup>6</sup>

**Category A:** First Nation ownership includes both the surface and sub-surface, including mines and minerals.

**Category B:** First Nation ownership includes the surface area only. Mines and minerals, or sub-surface rights, are under the administration of Yukon Government.

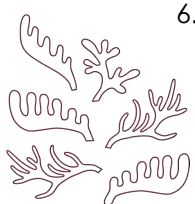
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3. Yukon Government, First Nation Community Profiles, CAFN – Community of Haines Junction.

4. Village of Haines Junction Official Community Plan.

5. Champagne and Aishihik First Nations, Fall, 2018, NŁÄSHEDÀL (People Gathering Together) General Assembly 2018.

6. Government of Canada, September 15, 2010, Settlement Land.





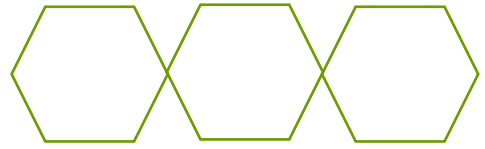
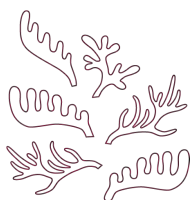
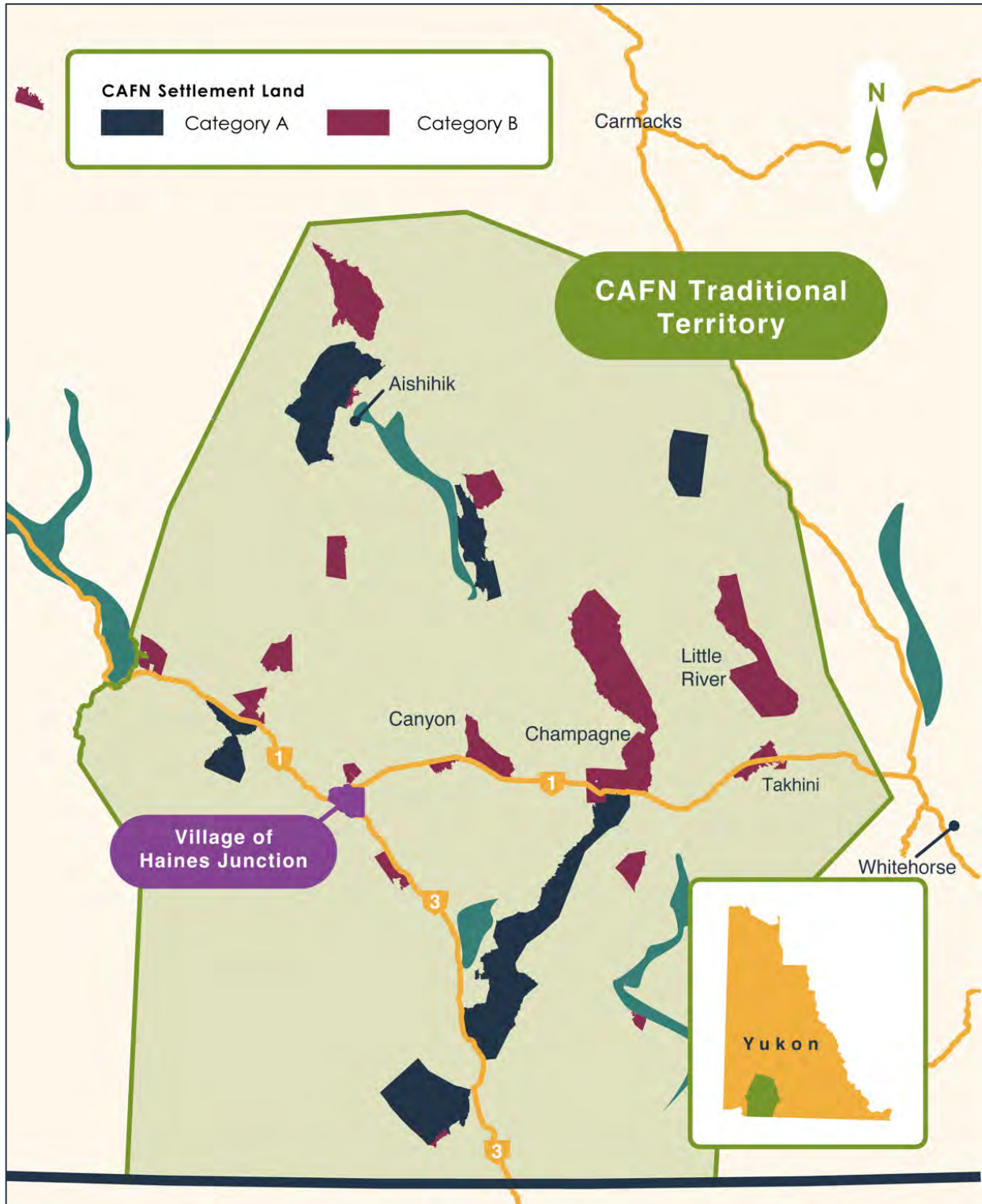
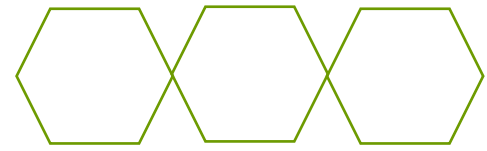


Figure 2: Map of Champagne and Aishihik Traditional Territory

Source: Modified Map, Council of Yukon First Nations



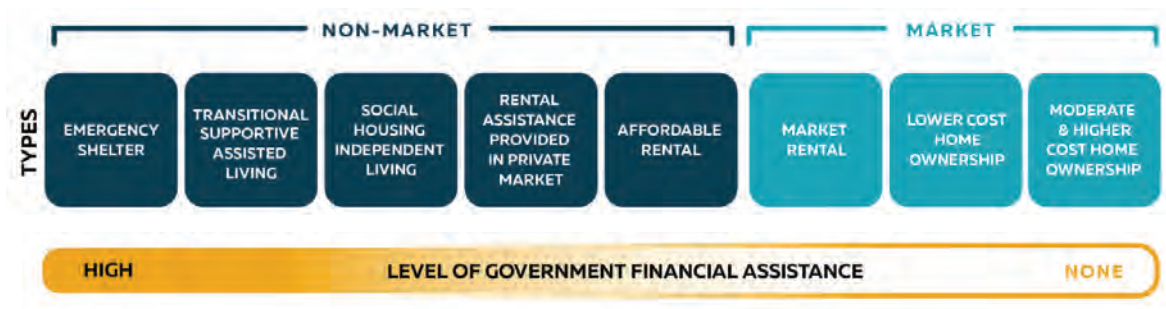


## Housing System

The housing system is a diagram that depicts a range of housing types and tenures that may be present in a community. The system's purpose is to highlight the different housing options that allow community members to find and secure housing that is affordable and meets their needs. When a community has a robust housing system, a household should be able to access appropriate housing for their needs and find alternative options as their circumstances change.

Housing systems are generally broken into market (rental + ownership) and non-market housing options, including emergency accommodation, transitional housing, supportive housing, and subsidized housing. When gaps exist in one segment of the network, other areas are impacted.

Figure 3: Housing System



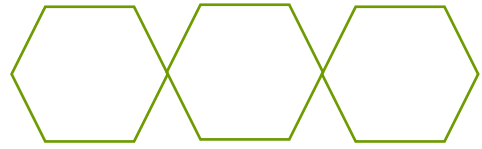
## Demographics and Households

The following section provides high-level snapshots of key demographic and socio-economic indicators, informing the housing affordability analysis and estimates of housing needs. A comprehensive summary of demographic and economic profile is provided in [Appendix B](#).

## Demographic Trends

Over the last few decades, the population of Village of Haines Junction has been steadily increasing from 589-residents in 2006 to 688-residents in 2021, an annual average growth

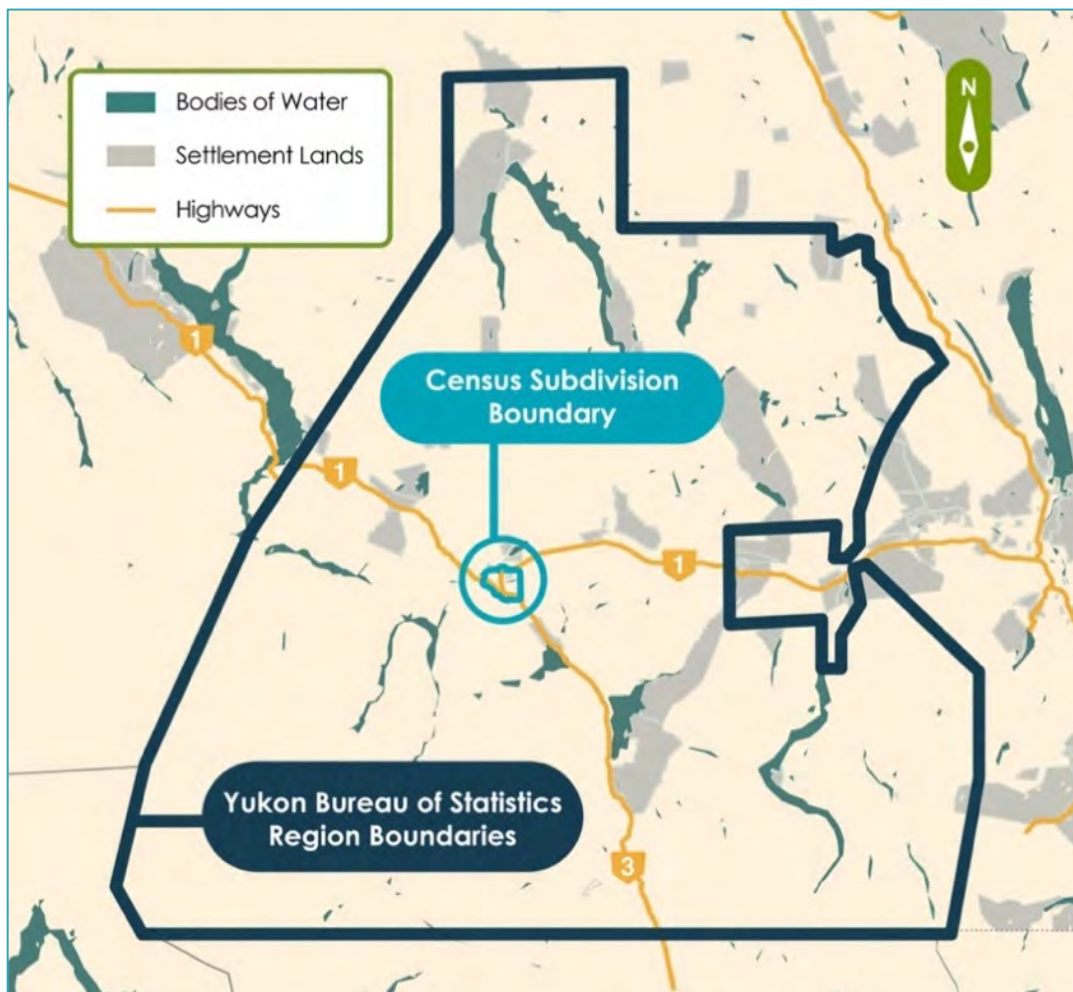




rate of 1.0%.<sup>7</sup> Haines Junction has grown at a similar pace to the rest of Canada but slower than the Yukon. Yukon Bureau of Statistics reported 1,056-residents in Haines Junction in 2024; the higher population data is due to community-level estimates including the surrounding area up to halfway to the next municipal boundary along the highway. Feedback received during consultation suggests the Yukon Bureau of Statistics data is a more accurate representation of the population as it includes the number of people accessing services in the community.

Figure 4: Population Boundaries

Source: Yukon Bureau of Statistics, Statistics Canada

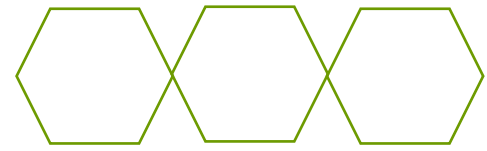


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7. Statistics Canada, Census Profile: Haines Junction.

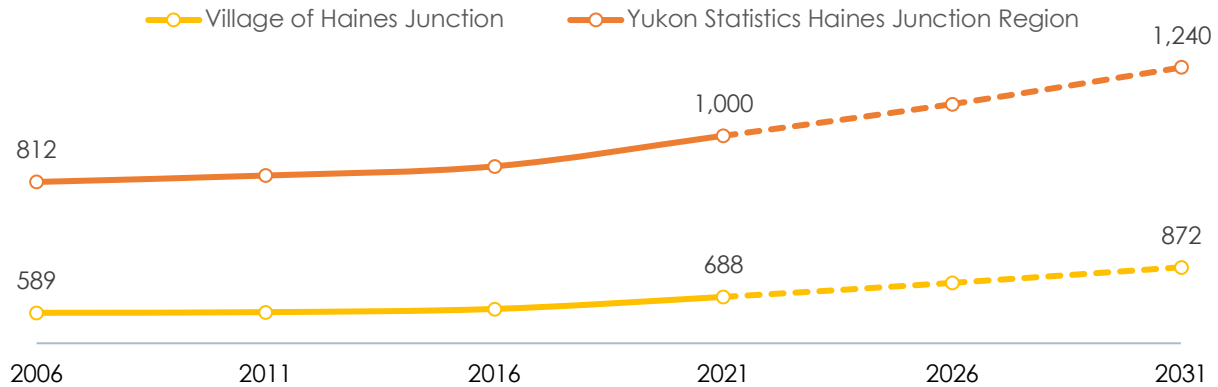






**Figure 5: Population Projection, Village of Haines Junction, 2006-2031**

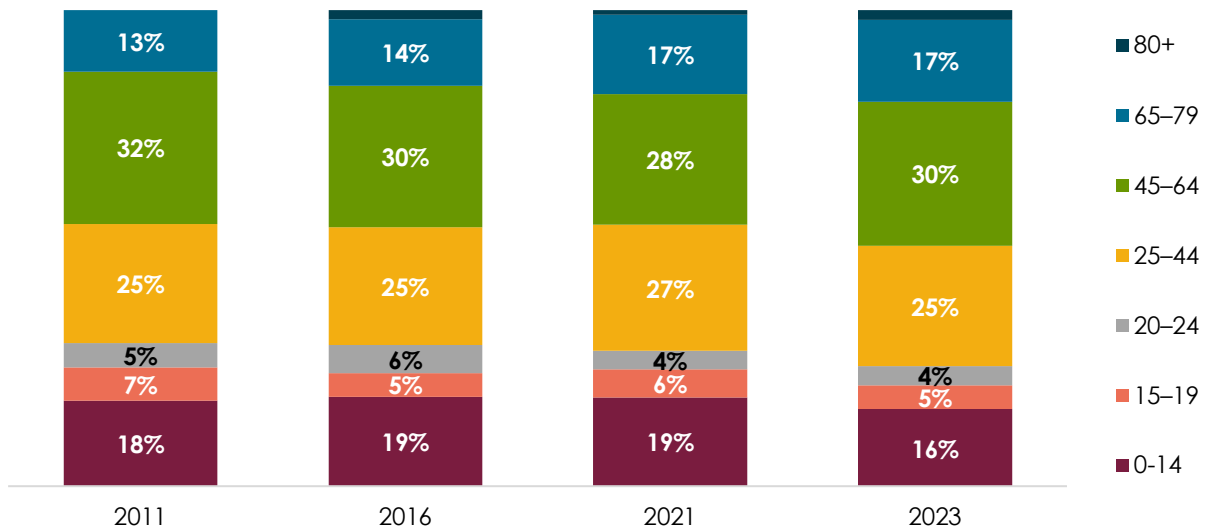
Source: Statistics Canada, 2021, 2016, 2011 Census of Population; Yukon Bureau of Statistics, Population Projections 2024-2025, CitySpaces Consulting



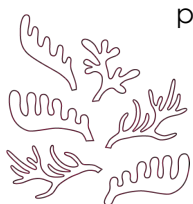
Yukon Bureau of Statistics estimates the population of the Haines Junction region will reach 1,240-residents by 2031. Applying the regional population projection locally, it is estimated the Village population may reach 872-residents by 2031.<sup>8</sup> In 2021, the median age in Haines Junction was 41.2 years. The population in Haines Junction is aging with an increasing population over the age of 65 (from 13% in 2011 to 18% in 2021).

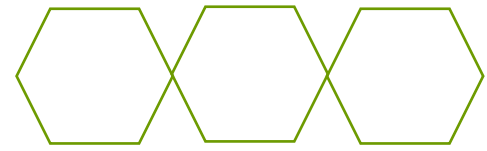
**Figure 6: Age Groups – Village of Haines Junction, 2011-2023**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population; Yukon Bureau of Statistics, Population Report Q1 2023



8. Yukon Bureau of Statistics population projection is for a larger area than Village of Haines Junction. To estimate population growth for the Village, the regional growth has been proportionally assigned to the Village based on the 2021 Census population distribution.

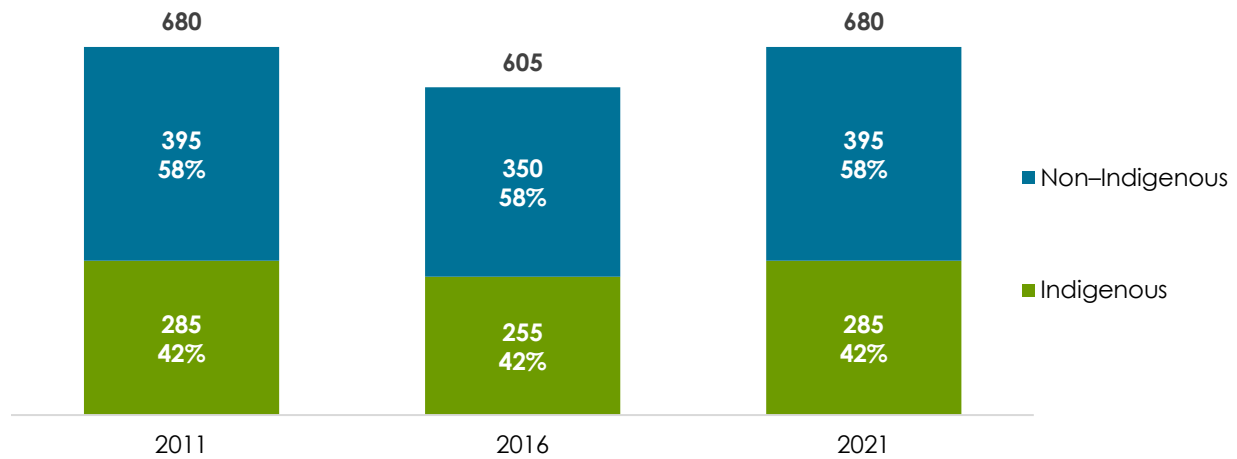




According to Statistics Canada, the Indigenous population has remained at the same proportion since 2011, unaffected by population fluctuations.

Figure 7: Households – Indigenous Identity, Village of Haines Junction (2011–2021)

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

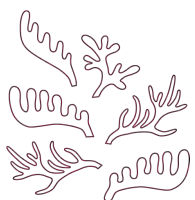
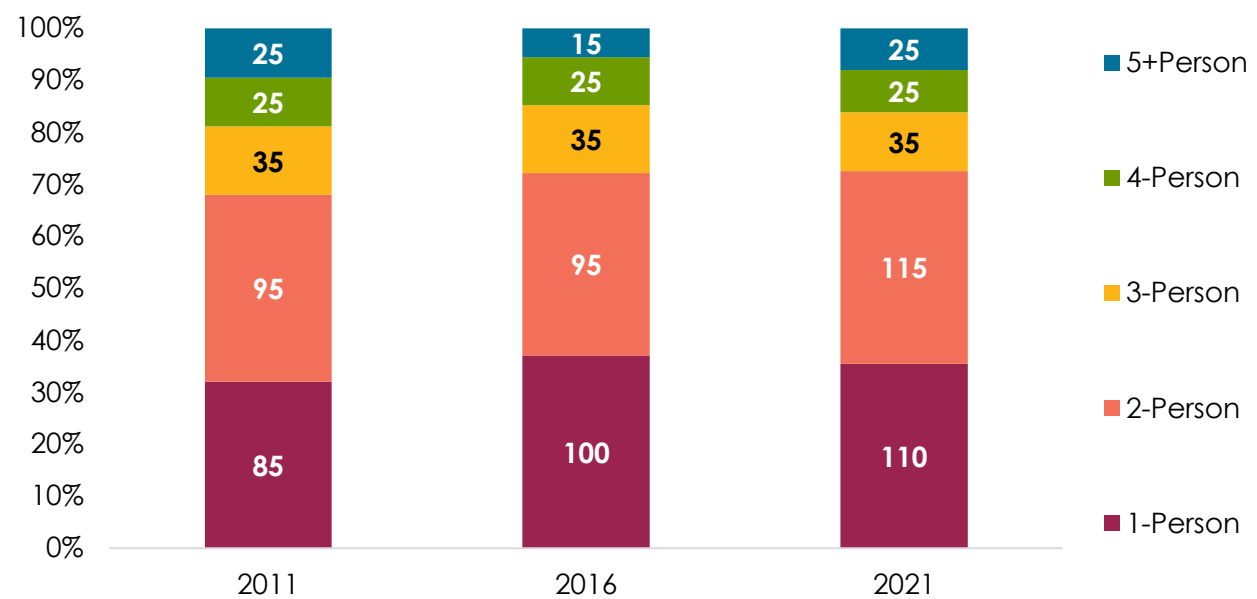


## Household Data

In 2021, most Haines Junction households (72%) comprised 1- and 2-persons, up from 68% in 2011; this demographic shift is likely influenced by the aging population and increasing number of households seeking smaller dwellings. This pattern was reflected in feedback received during engagement.

Figure 8: Breakdown of Households by Size, Village of Haines Junction (2011–2021)

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

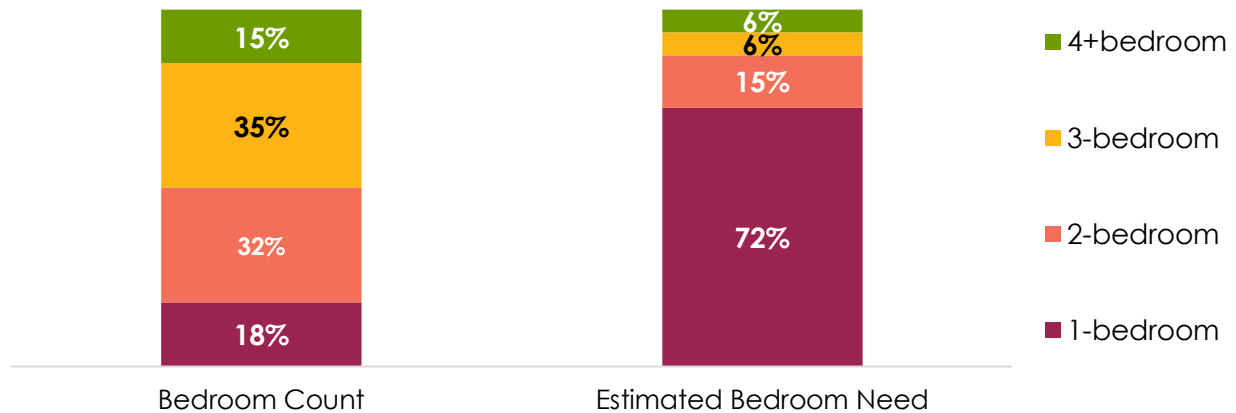




Most housing in Haines Junction comprises 2- and 3-bedroom units, causing a mismatch in household size and the housing available.

Figure 9: Bedroom Count Distribution and Estimated Minimum Bedrooms Required, Village of Haines Junction, 2021<sup>9</sup>

Source: Statistics Canada, 2021 Census of Population



Statistics Canada identifies 15% (45-units) of housing provided by the local government, First Nation, or Indian Band. It is assumed these numbers represent CAFN-provided housing since the Village does not currently provide housing. The number recorded by Statistics Canada does not appear to reflect the reality in the community; however, it is the most recent available data.

Table 1: Total Private Households by Tenure (2011–2021), Village of Haines Junction

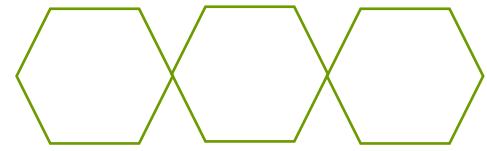
Source: Statistics Canada, 2021, 2016, 2011 Census of Population

HOUSING TENURE	2011		2016		2021	
	#	%	#	%	#	%
Owner	170	65%	155	56%	200	65%
Renter	65	25%	110	40%	65	21%
Dwelling provided by the local government or First Nation Government <sup>10</sup>	25	10%	15	5%	45	15%
<b>Total</b>	<b>260</b>	<b>100%</b>	<b>275</b>	<b>100%</b>	<b>310</b>	<b>100%</b>

9. The estimates assume meeting the basic needs of households as per the National Occupancy Standard, but it should be recognized many households would prefer an extra bedroom for guests, an office, storage, or other uses, if they can afford a larger dwelling.

10. Statistics Canada definition states 'Dwelling provided by the local government, First Nation, or Indian Band'.





## CHAMPAGNE AND AISHIHIK FIRST NATION HOUSING

Haines Junction is the largest community of on-settlement residents. CAFN operates housing in multiple settlement communities and maintains a waitlist separately from Yukon Housing Corporation. Some individuals may be listed on both.

CAFN Property Services manages CAFN rental units and CMHC housing units, as well as new construction and renovation projects (including in Haines Junction). It also offers housing programs to members, such as the CMHC Emergency Repair Program (ERP) and First Nation Youth Internship for Indigenous Youth (HIYY) program.<sup>11</sup>

## YUKON HOUSING CORPORATION HOUSING

Yukon Housing Corporation (YHC) provides community housing and programs in Haines Junction and across the Yukon. YHC currently operates social housing, seniors housing, and staff units in Haines Junction, with a total portfolio of 28-units.

Table 2: Yukon Housing Corporation Units by Type (2024)

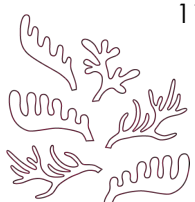
Source: Yukon Housing Corporation

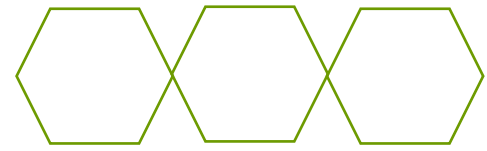
UNIT TYPE	NUMBER OF UNITS
Social Housing	13
Seniors	9
Staff Housing	6
<b>Total</b>	<b>28</b>

YHC maintains an active waitlist for its units, with a total of nine-households on the waitlist (as of April 2024), predominantly seeking housing for one-person households.

Housing programs available to Yukoners include rent subsidies through the Canada-Yukon Housing Rental Benefit program, Canada-Yukon Housing Benefit Gender-Based Violence subsidy, home repairs through the Home Repair Program including four-streams (emergency repair grant, accessibility grant, air quality grant, and repair your home loan), Yukon Home Ownership Loan Program (currently under review) to buy or build a home, energy efficiency rebates, senior specific grants, and housing disaster recovery funding.

11. Champagne and Aishihik First Nations, Annual Report 2022-23





Programs targeted at new development include the Housing Initiatives Fund providing capital grants for new affordable housing across Yukon (rental or ownership); the municipal rental construction fund offering a one-time capital grant to increase rental housing; and the Developer Build Loan Program providing low-interest loans for short-term construction financing.

## STAFF HOUSING

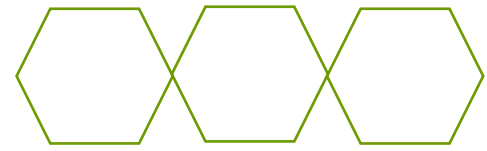
Staff housing in Haines Junction is provided by governments and privately. YHC offers direct leases and sub-leases for staff units. CAFN offers staff housing for employees on settlement lands. Parks Canada and RCMP also have staff units. Some private employers also provide staff housing, such as Top Spot (a local business) and the Village Bakery. While there is no joint inventory of staff units in the community, residents discussed the benefit of coordinating between employers to develop a staff housing complex. An anecdotal list of existing staff units was developed as part of this study.

Table 3: Staff Housing List (anecdotal, 2024)

PROVIDER	HOUSING	NUMBER OF UNITS
Yukon Housing Corporation	4 single-detached houses, 1-duplex	6
RCMP	4 single-detached homes	4
Parks Canada	2 mobile homes, 1 single-detached home	3
Alcan Hotel	1-mobile home	1
Top Spot Gas	3-units	3
Village Bakery	1-mobile home, 1-cabin	2
	<b>Total</b>	<b>19<sup>12</sup></b>

<sup>12</sup> CAFN also has staff housing, number unknown.





# Current and Future Housing Need

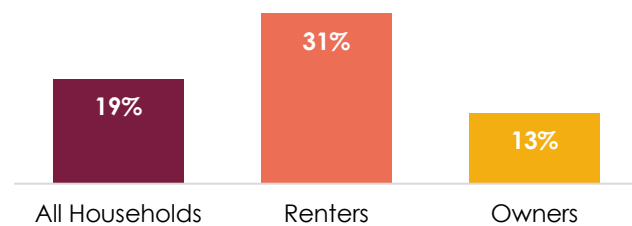
## Housing Standards

In Haines Junction, 50 households (19%) are experiencing core housing need. This is higher than both the territorial average at 13% and the national average at 10%. In Haines Junction, 31% of renters were in core housing need, compared to owners at 13% (2021).

Table 4: Households in Core Housing Need

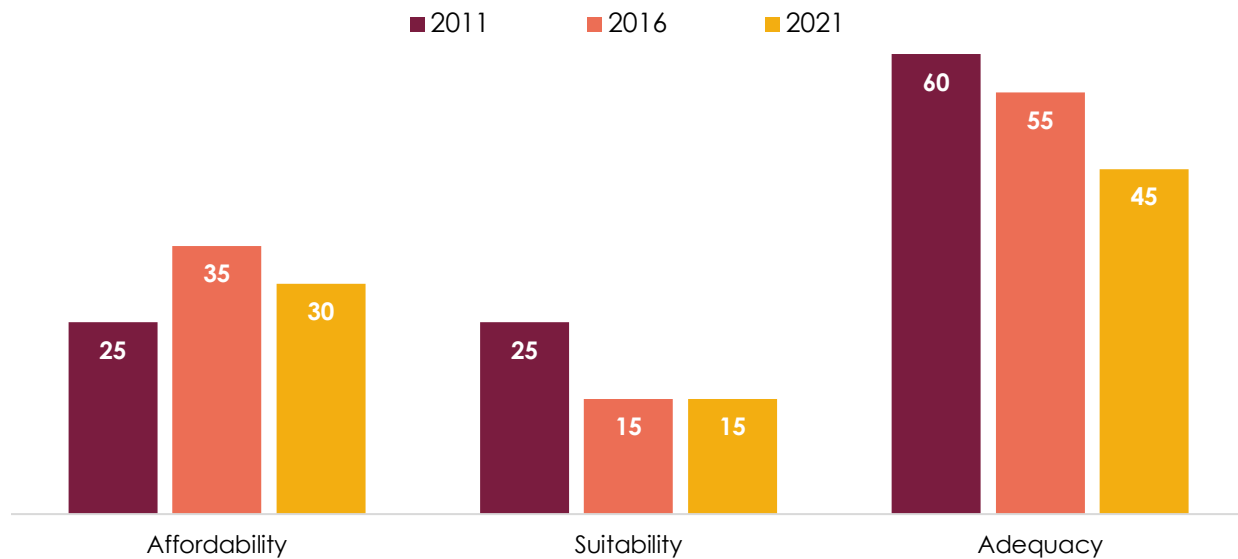
CORE HOUSING NEED	2021
Haines Junction	19%
Yukon Territory	13%
<b>Canada</b>	<b>10%</b>

Figure 10: Core Housing Need by Household Tenure, Village of Haines Junction (2021)

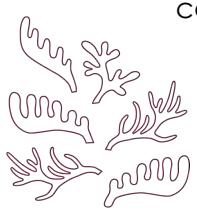


Source: Statistics Canada, 2021 Census of Population

Figure 11: Housing Standards (Affordability, Suitability, and Adequacy), Village of Haines Junction (2011-2021)



The need for repairs (adequacy) is the most common housing challenge for Haines Junction residents. However, the number of households experiencing repair issues has decreased since 2011 (from 60-households to 45-households). Poor housing conditions and repairs ranked in the top five issues reported on the online survey administered as part of community engagement.





## Affordability Analysis

### AFFORDABILITY PROFILES

To supplement the quantitative data, affordability snapshots have been completed for three different household types. These snapshots bring in feedback from community engagement to help outline the different experiences people face when trying to access affordable, safe, and adequate housing.

#### Affordability Profile #1 – June & Terry, Senior Couple

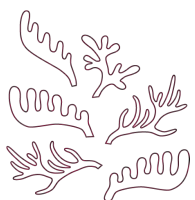
June and Terry are a retired couple living in Haines Junction. They have lived in a detached 3-bedroom home for the past 30-years. Their kids are grown and no longer live at home. Over the past few years, both June and Terry have started experiencing mobility issues and find it difficult to maintain their home. They would like to downsize to a more affordable one-bedroom unit in the community. The couple is also worried about the future and eventually needing to move into assisted living, which could mean leaving Haines Junction.



Yukon Housing Corporation operates a senior's complex in the community; however, it only has 9-units and is targeted for low-income earners. June and Terry have a moderate-income based on their pension and are not confident they would qualify.

Alternative options include 1- or 2-bedroom units in the private market. The couple is apprehensive about moving into another single-detached home as it would be challenging to maintain. There are limited apartments in the community (5% of the housing stock) and no vacancies.

June and Terry are not looking to rent; they would like to own their place as an investment for the next generation.





**Table 5: Total Number of Occupied Private Dwellings by Structural Type of Dwelling (# and %), Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

STRUCTURE TYPE	2021	
	#	%
Single-detached house	260	85%
Semi-detached house	10	3%
Row house	0	0%
Apartment or flat in duplex	0	0%
Apartment in a building that has fewer than five storeys	15	5%
Apartment in a building that has five or more storeys	0	0%
Other single-attached house	0	0%
Movable dwelling	20	7%
<b>Total</b>	<b>305</b>	<b>100%</b>

**Table 6: Number of Vacant units, Village of Haines Junction (2018-2023)**

Source: Yukon Bureau of Statistics, Yukon Rent Survey 2018–2023

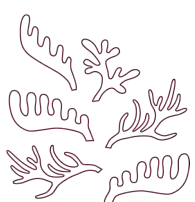
YEAR	2018	2019	2020	2021	2022	2023
Vacant Units	0	1	0	0	0	0

As an alternative option, the couple could move to Whitehorse to seek a smaller unit with more vacancies on the market or investigate waitlists for seniors housing or assisted living. Leaving Haines Junction is the last resort for June and Terry; Haines Junction is their home.

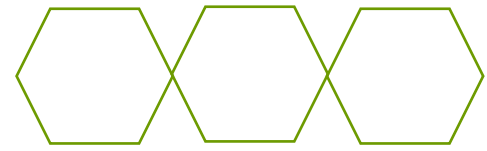
**Table 7 Number of Vacant Units, By Bedroom Count, Whitehorse (2023)**

Source: Yukon Bureau of Statistics, Yukon Rent Survey 2023

BEDROOM COUNT	1-BED	2-BED	3+4-BED	5+BED
Vacant Units	11	11	20	0







## Affordability Profile #2 – Angie, Single Professional

Angie is a nurse, working at the Haines Junction health centre. She moved to Haines Junction three years ago and has been living in staff housing. She would like to rent a one- or two-bedroom unit while saving up enough money for a downpayment on a home.

### What is available?

In April 2023, median rent was \$1,075 and there were no vacant units available. There may be secondary suites available, but they are usually rented by word of mouth. In 2022, the average sale price for a house was \$487,608.

Table 8: Median Rent, Village of Haines Junction (2018-2023)

Source: Yukon Bureau of Statistics, Yukon Rent Survey 2018–2022

YEAR	2018	2019	2020	2021	2022	2023
Median Rent	\$900	\$800	\$690	\$1,000	\$1,190	\$1,075

Table 9: Average Sales Price, Village of Haines Junction (2018-2022)

Source: Custom Data Request from Yukon Property Assessment and Taxation

HOUSING TYPE	2018	2019	2020	2021	2022
Single Dwelling*	\$262,500	\$235,635	\$312,254	\$283,067	\$402,583
Mobile Home	\$55,000	\$85,034	\$168,750	\$197,500	N/A
Country Residential	\$202,500	\$486,500	\$352,625	\$400,000	\$686,000
<b>Average Total</b>	<b>\$197,000</b>	<b>\$210,394</b>	<b>\$310,015</b>	<b>\$279,196</b>	<b>\$487,608</b>

\*Average Sales Price data for single dwellings excludes sales with prices lower than \$100,000.

### What can they afford?

Angie's annual salary is \$89,000 (median pre-tax income in Haines Junction) and she can afford the median rent of \$1,075 per month. The challenge will be finding a unit to rent.

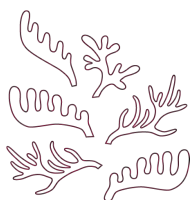




Table 10: Rental Affordability Analysis, Median Income

ANNUAL INCOME	MONTHLY INCOME	RENT AT 30% OF INCOME	RENT AT 50% OF INCOME	AVERAGE RENT
\$89,000 <sup>13</sup>	\$7,416	\$2,225	\$3,708	\$1,075

When Angie is ready to purchase a home. She would like to put down a 20% downpayment. The following assumptions were used in this scenario:

- 5 Year Fixed Rate (Annual): 4.8%
- Amortization Period: 25 years
- Average House Sale Price: \$487,608
- Heating Bi-Weekly: \$332<sup>14</sup>
- Property Tax: \$467<sup>15</sup>

Table 11: Ownership Affordability Analysis, Median Income

ANNUAL INCOME	MONTHLY INCOME	MORTGAGE LOAN	MONTHLY PAYMENT	PROPERTY TAX	HEATING	20% DOWNPAYMENT
\$89,000	\$7,416	\$390,086	\$2,224 <sup>16</sup>	\$467	\$332	\$97,521

After paying her mortgage, Angie would have \$4,393 leftover budget to cover all other costs.<sup>17</sup> The Market Basket Measure (MBM) calculates thresholds for basic living: food, clothing, transportation, shelter, other expenses for a family of two adults and two children. In 2023, the MBM for rural Yukon south, excluding shelter, was \$3,889 monthly. As a single individual, Angie has more than enough to meet her basic needs with her remaining budget.

13. Yukon 2024 income tax rate: up to 55,867 at 6.4% and 55,867 to 111,733 at 9%.

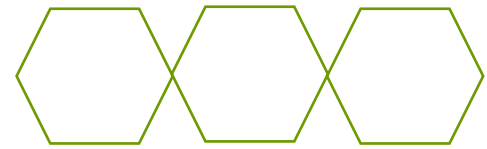
14. Based on Yukon bi-weekly average of reported residential heating fuel prices by community: Haines Junction, Furnace Oil \$166 bi-weekly.

15. Village of Haines Junction residential tax rate was 1.15% in 2024. For this analysis, we assume purchase price as assessed value, using 1.15% for a yearly tax of \$5,607 (\$467 monthly).

16. Based on CMHC Mortgage Calculator.

17. Calculation: Monthly income \$7,416 minus monthly payment \$2,224, property tax \$467, heating \$332 = \$4,393 remaining.





### Affordability Profile #3 – Thomas & Jennifer, Young Family with Children

Thomas and Jennifer are a young family living in Haines Junction. They have a two-year-old daughter and are pregnant with their second child. Thomas works in the tourism industry and things are slow in the winter, meaning his wage fluctuates. They currently rent a 2-bedroom unit in the Village but struggle to make ends meet.

The family is hoping to get into a YHC rental unit. Thomas has applied to the rent-geared-to-income program through YHC and been added to the waiting list.



#### What is available?

Table 12: Yukon Housing Corporation Waitlist Data, April 2024

Source: Yukon Housing Corporation, Haines Junction Local Office

WAITLIST TYPE	2022
Family (2+ People)	1
Single Person	8
<b>Total</b>	<b>9</b>

#### What can they afford?

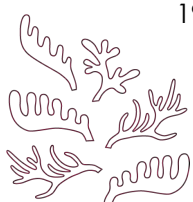
Table 13: Rental Affordability Analysis, Low Income

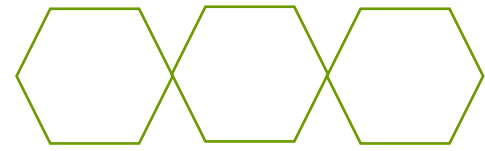
ANNUAL INCOME	MONTHLY INCOME	RENT AT 30% OF INCOME	RENT AT 50% OF INCOME	AVERAGE RENT
\$44,999 <sup>18</sup>	\$3,749	\$1,124	\$1,874	\$1,075

After paying rent, the family is left with \$2,674 to cover all other costs. The Market Basket Measure (MBM) for a family of two adults and two children for rural Yukon south, excluding shelter, is \$3,889 monthly<sup>19</sup>, leaving the family in a deficit. The family is accumulating debt and may need to move into temporary accommodation (such as a local hotel) or move to another community to access more affordable housing.

18. Note Yukon 2024 income tax rate: up to 55,867 at 6.4%.

19. Calculation: Monthly income minus monthly rent payment.





## Housing Unit Estimates

The housing estimates are based on the Housing Assessment Resource Tools (HART) method, developed by the University of British Columbia Housing Research Collaborative through funding from the CMHC Supply Challenge to create a nationally applicable approach.

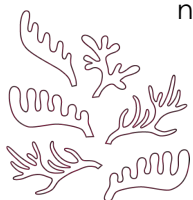
Table 14: 2021–2031 Estimated Housing Need (2021 Core Housing Need + Household Projection), Village of Haines Junction<sup>20</sup>

Source: Statistics Canada, 2023, "HART – 2021 Census"

INCOME QUINTILE	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	<20%	20–49%	50–79%	70–119%	>120%		
HOUSEHOLD INCOME	<\$20,000	\$20,000 – \$44,999	\$45,000 – \$74,999	\$75,000 – \$109,999	\$110,000+		
MONTHLY AFFORDABLE HOUSING COST	<\$500	\$500 – \$1,124	\$1,125 – \$1,874	\$1,875 – \$2,750	\$2,750+	TOTAL	%
1–Person	3	23	18	4	3	51	51%
2–Person	0	13	4	5	12	34	34%
3–Person	0	0	3	0	5	8	8%
4+Person	0	0	0	0	7	7	7%
<b>TOTAL</b>	<b>3</b>	<b>36</b>	<b>25</b>	<b>9</b>	<b>27</b>	<b>100</b>	<b>100%</b>
<b>% of New Dwellings</b>	<b>3%</b>	<b>36%</b>	<b>25%</b>	<b>9%</b>	<b>27%</b>	<b>100%</b>	
<b>Annual Units Required</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>11</b>	

20. The HART dataset uses a 25% sample from the Census to analyze certain variables, which has caused a discrepancy in the total number of households reported for 2021. This discrepancy affects the growth estimates through 2031 because the year one base value is lower in the HART dataset. Table 16 uses the growth rate (2.4%) applied by Yukon Bureau of Statistics (YBS) to project growth through 2031 applied to the HART dataset. Based on the different starting values, the difference between the two sources is 12 households by 2031 (71 from HART vs. 83 from YBS), or about 16%. This means the numbers shown above are an underestimate compared to the YBS projection. The additional need beyond 71 households in Table 16 reflects existing housing needs from 2021 and is also influenced by rounding errors in the data.

Due to small sample sizes and the impact of random rounding on low values, there are also data suppression challenges for core housing need counts resulting in a variation of up to 15 from the numbers presented in Table 16.





As shown in Table 14, most of the estimated need is for 1-person (51%) and 2-person (34%) households, which is typical of many communities. There is also a high concentration of need in the low-income group (36%), with the moderate-income (25%) and above average income (27%) groups having most of the remaining need. The average income group need is likely underestimated due to census rounding and data suppression of both the core housing need data and household counts of this group.

While the HART method used to develop the need estimates in Table 14 is being encouraged by the Federal government as a preferred approach, the methodology is challenged by the census data quality in Haines Junction (and any small communities). Due to data suppression challenges and small overall values, the numbers presented in Table 14 may underestimate the overall need and skew its distribution across the income groups. Considering the distribution of household size and income group separately may help increase the accuracy and reduce the impact of random rounding in census data.

### ALTERNATIVE HOUSEHOLD SIZE AND INCOME GROUP BREAKDOWNS

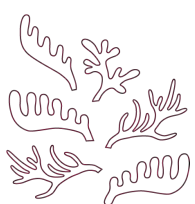
When the data is not divided into as many categories, the total estimated need through 2031 is 21%, or 21-units, higher than shown in Table 14. This also results in a different household size distribution with a lower share of the need for small households. When considering the data in this way, the need for 1- and 2-person households is 72% rather than 85%. Nonetheless, there is a high concentration of need for smaller households, but the estimated need for 3- and 4+ person households is almost double in this breakdown (28% rather than 15%).

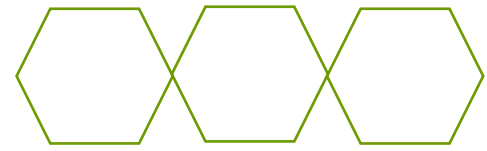
Table 15: Estimated Unit Need by Household Size, Village of Haines Junction, (2021-2031)

Source: Statistics Canada, 2023, "HART – 2021 Census"

HOUSEHOLD SIZE	TOTAL	%
1-person	54	45%
2-person	33	27%
3-person	16	13%
4+person	18	15%
<b>TOTAL</b>	<b>121</b>	<b>100%</b>

An alternative breakdown of the income group distribution can also be considered to have a more accurate view to the overall distribution of need by income. As shown in Table 16,





with the smaller number of categories, the average income group has a much higher need than presented in Table 14 (21% of units rather than 9%). There is also an even distribution between all income groups except the very low-income group, with each of the top four groups receiving 21%-29% of the need. The highest concentration of need is still in the low-income group, but the overall need is more evenly distributed, with the average income group likely having a more accurate estimate when considered in this way.

**Table 16: Estimated Unit Need by Income Group, Village of Haines Junction, (2021-2031)**

Source: Statistics Canada, 2023, "HART – 2021 Census"

VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	TOTAL
3	35	27	25	31	<b>121</b>
2%	29%	22%	21%	26%	

## Land Development

The Yukon Government Department of Community Services, Land Development Branch is the primary developer of land in the territory. The process involves working with municipal governments to respect Official Community Plans and gather community input. The Department aims to have master plans in-place in all communities to keep pace with the demand for lots.<sup>21</sup> The Department currently maintains an inventory of priority lots for development in Haines Junction. When new lots are available, they are offered through a land lottery or tender with any remaining lots offered over the counter on a first-come, first-serve basis. At the time of this Assessment, Yukon Government was working on the Willow Acres Residential Infill Project to develop over **40 new lots**, expected to complete in Summer 2025.<sup>22</sup>

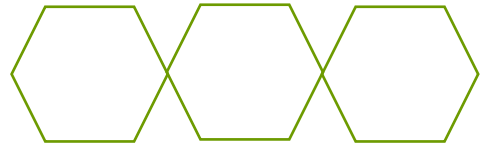
In 2023, a residential opportunity assessment was conducted in Haines Junction.<sup>23</sup> The study concluded that the demand for housing in the community is projected to grow from 2021 to 2041 and recommended three potential development opportunities:

21. Personal Communication, Laura Prentice, Director, Community Services, Land Development, Yukon Government.

22. Village of Haines Junction website.

23. Urban Systems. 2023. *Haines Junction Residential Opportunity Assessment*.



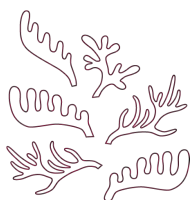


- Single-detached homes with mixes of different lot sizes;
- Increased duplex development; and
- Rental apartments (low-rise).

Community engagement highlighted the lack of housing diversity as well as lack of significant retail such as a full-service supermarket. The market demand in Haines Junction continues to be focused on single-detached lots or country residential (as defined in the Haines Junction Zoning Bylaw). Residents value space and seek more affordable price points than those in Whitehorse. Multi-unit housing demand may grow, but residents suggested the number of lots suitable for duplex dwellings could be increased. Developers may not consider Haines Junction over Whitehorse given the cost of development and the anticipated selling price. The market segment drivers for Haines Junction are reported to be:

- Young couples and families relocating from elsewhere in British Columbia, Alberta, and Ontario;
- Government employees with the ability to telecommute some or all the time; and
- Downsizers looking to remain in Village of Haines Junction.

Village of Haines Junction identified two preferred areas for urban residential development in the most recent Official Community Plan (2021). The Plan states: *“The Village is undertaking desk-top high-level geotechnical analysis, desktop heritage Assessment and Phase one environmental assessment for Areas “1” and “2”. If the analyses prove either of these two (2) sites to be feasible for residential development, the Village will notify the Yukon Government and request a subdivision to be built”* (p.21).





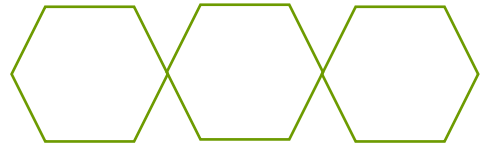
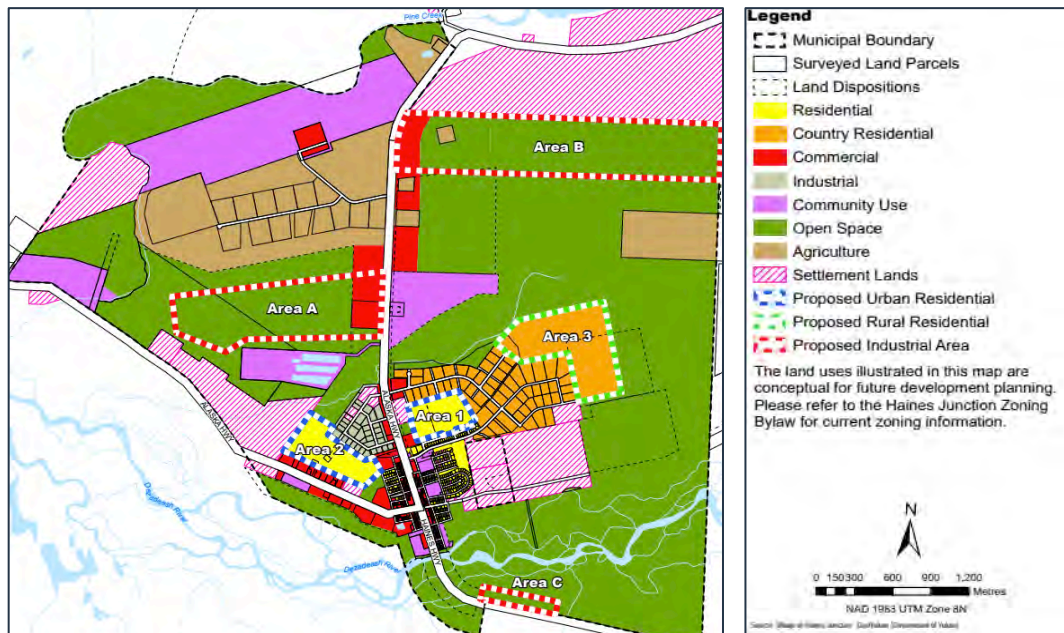


Figure 12: Potential Future Residential Areas, Village of Haines Junction

Source: Village of Haines Junction, OCP, 2021



## Data Limitations

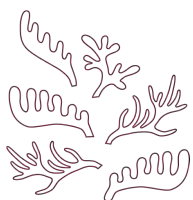
It is difficult to accurately capture data trends in Haines Junction. Current data may not reflect recent changes to employment, inflation, and new development. Various data sources and geographic areas limit the comparability of the data. This underscores a need for more streamlined and consistent data practices where possible.

## MULTIPLE SOURCES AND METHODS

Yukon Bureau of Statistics' population data follows a larger boundary than the Census, meaning estimates will be higher given the larger geographic area; this also makes comparing these two datasets challenging. Beyond the Census and Yukon Bureau Statistics, local datasets exist in various places such as YHC records, Yukon Government departments, the Village, and other organizations. Availability and access are inconsistent or not possible. Further, methods of data collection vary across organizations and reports adding further challenges in comparability.

## HART-SPECIFIC DATA CHALLENGES

When conducting the HART analysis for smaller jurisdictions, the following limitations are noted:







- **Data Suppression.** Due to the number of sub-variables vital to this analysis (five income ranges and five household sizes), data is partially or completely suppressed in some communities.
- **Data Rounding.** Values in Census data are randomly rounded up or down to a multiple of 5 or 10. The amount this skews the results increases in smaller communities, especially when the values are in the range of 1 to 50. Values below 20 can be significantly compromised by this rounding (for example, rounding 16 to 20 increased the value by 25% from the measured number).

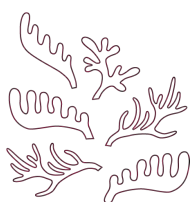
The HART dataset is based on the 25% Census sample to allow for cross tabulation of variables collected through the long-form and short form survey. This can lead to discrepancies because it relies on a sample rather than data from all households. For example, using the 25% population sample instead of the full Census data can affect the reported number of households for 2021, which in turn impacts future growth estimates. This reduced accuracy will impact all statistics used in HART. Additionally, the impact is more significant in smaller jurisdictions because small inaccuracies result in a larger discrepancy.

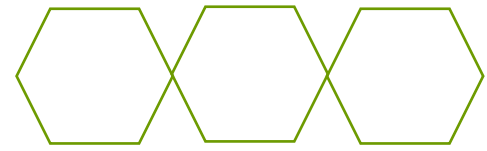
The impacts of these factors are significant for undertaking this analysis for Haines Junction.

## NAVIGATING DATA CHALLENGES

While data analysis is a vital and valuable component of any investigation, even the highest quality data can only provide an estimation of a measurable reality. A key challenge is not being able to know if a phenomenon has been adequately captured, or the scale of potential undercounting if it hasn't; the results of data collection may be accurate, but it is generally difficult to be certain.

It is important to implement engagement processes, direct investigation, or other approaches to ground truth the data outcomes against reality. In the context of housing needs assessments, data can provide a roadmap to an effective and targeted engagement process. Data analysis will provide hints and clues to what might be happening in the community, but there is much more depth to be found in peoples' stories and experiences. While data can provide an assessment about what **might be** happening, speaking to people helps verify what **is** happening from their perspective and experience.





## Key Areas of Local Need

The following summary statements outline the current and anticipated housing needs, based on data analysis and feedback from community engagement.

### Priority Groups

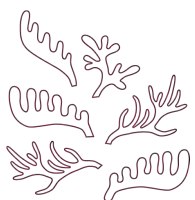


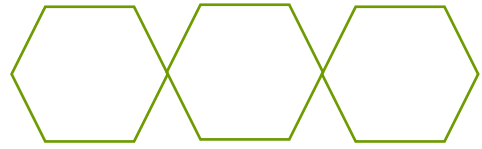
**Seniors and Elders** have been identified as a key priority in Haines Junction. Many seniors currently live in larger homes with 3- or 4-bedrooms, which can be challenging to maintain and may not fully accommodate mobility needs. There is a strong community focus on enhancing support for aging in-place, recognizing the need for more suitable and accessible housing options. The demand for 1- and 2-bedroom units is high, as they offer a chance for downsizing and provide flexible support options. While there is a building available for low-income seniors, additional options are needed for middle-income seniors who wish to remain in the community. The community is enthusiastic about developing more accessible, adaptable housing that supports various levels of care, allowing seniors and Elders to stay in Haines Junction and continue to be active and engaged members of the community.



**Youth** is a target population for Haines Junction. This group expressed dissatisfaction with housing options and services in the community. Many would choose to stay in the community if the right housing was available. Other reasons drawing them away are: friends and family in Whitehorse and more amenities. Given the strong desire to stay in the community, improved housing options could make a big difference in retaining youth. With an aging population and declining youth population, finding ways to support youth to stay in Haines Junction is increasingly important.

Challenges for the younger generation are an issue across the country. According to a solutions lab “When Baby Boomers came of age as young adults around 1976, it took the typical young person five years of full-time work to save a 20% downpayment on an average home in Canada. Now,





it takes 14 years."<sup>24</sup> There are growing inequities between older and younger generations, as well as owner and renter households.



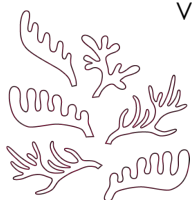
**Permanent and seasonal staff** have been identified as a key group in need of housing in Haines Junction. The availability of housing plays a crucial role in the recruitment and retention of workers, and many local employers – including the school, CAFN, Village, university, and local stores – are facing challenges in finding staff due to limited housing options. Affordable housing solutions are particularly needed for low- and moderate-income households. With tourism a major driver of the local economy, accommodating seasonal staff during peak times can be challenging. In response, companies have explored various solutions such as work camps, local house rentals, hotels, and temporary trailers. There is a strong call for more affordable rental options for temporary workers to support the vibrant tourism industry and ensure a stable workforce throughout the year, especially in peak summer months when there is high competition for both short- and long-term accommodation. In the online survey, 76% of respondents indicated more staff housing in general is needed.

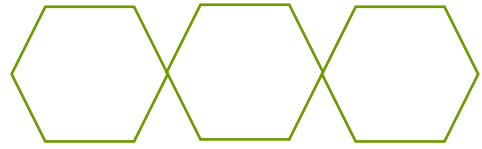


**One-person households** are also experiencing housing need in Haines Junction. There is a mismatch between the housing stock (mainly 3- and 4-bedroom dwellings) and population (mainly 1- and 2-person households). The rising cost of living adds further financial pressure, particularly on single-income or one-person households. The increasing participation in the Haines Junction food hamper program, with many recipients being single-person households, underscores this need. Additionally, younger generations are finding it challenging to afford housing. There is an opportunity to develop more affordable, smaller-sized housing units that cater specifically to the needs of one-person households, enhancing accessibility and affordability for all members of the community.

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24. Kershaw, Paul. 2021. "Wealth and the Problem of Housing Inequity across Generations: A Solutions Lab." Vancouver, BC: Generation Squeeze Lab. P.19





**Low-income households at-risk of homelessness** are a priority group in Haines Junction. Hidden homelessness is a concern Haines Junction with people couch surfing, living in overcrowded accommodation, or living long-term in hotels. These unstable housing options can lead to poor living standards with inadequate cooking facilities. By creating supportive housing facilities, the community can work towards providing more stable living environments and ensure those living in precarious housing conditions have access to secure and supportive housing options.



**Families** in Haines Junction are seeking opportunities to become homeowners. Developing assistance programs can help families realize their homeownership goals. Low-income families and single-person households face challenges in finding affordable housing, highlighting the need for a wider variety of housing types and sizes. By introducing more diverse housing options and enhancing assistance programs, the community can create lasting solutions that support families in establishing a stable, long-term presence in Haines Junction.

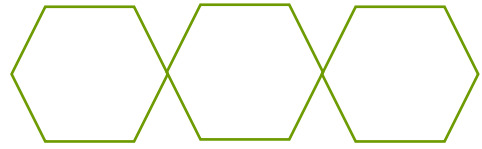
## Housing Barriers + Gaps

Six major themes were identified throughout engagement: housing and land development; diverse and affordable housing; government programs and support; community planning and sustainability; seniors and Elders housing; and support for low-income and vulnerable populations.

### HOUSING DEVELOPMENT + LAND

While construction, materials, and land costs can be high, innovative solutions are being explored to provide more affordable housing. Participants are enthusiastic about exploring subsidies and zoning bylaw adjustments to enable a wider range of housing options and densities. The Village has been taking proactive steps by updating its Zoning Bylaw (adopted September 2024) and other initiatives to support housing development. One promising approach to explore is the land trust model, which could help make housing more affordable in the long term.





## DIVERSE, AFFORDABLE HOUSING

The community of Haines Junction has a growing need for smaller housing options, including 1- and 2-bedroom apartments, tiny homes, duplexes, triplexes, and garden suites, to cater to low- and moderate-income earners. Most housing in Haines Junction has 2- and 3-bedrooms whereas most households are 1- to 2-person, meaning many households are 'over housed'.<sup>25</sup> In the online survey, 34 respondents noted their housing did not have enough bedrooms, and 29 respondents noted there was not enough space. Creation of smaller units could free up larger units for families. Policy changes can facilitate more flexible housing options as well as protect current stock, such as regulating short-term rentals. Also, options for quick-build rapid housing solutions can be explored, such as prefabricated homes. Participants highlighted the importance of providing housing options that span the entire housing lifecycle, from youth to seniors, and stressed the necessity of affordable housing for young families, singles, and seasonal workers.

### In Their Own Words

"Once our lease is up, if it's not renewed, we would be scrambling to find housing in a community with very limited options. We have already had the landlord move back in unexpectedly in a previous rental in Haines Junction, and scrambled to find something that suited our needs, situation, and budget."

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25. Statistics Canada, 2021. Census of Population.





## GOVERNMENT PROGRAMS + SUPPORT

The unique housing issues in Haines Junction necessitate locally driven solutions supported by external funding. The Village, CAFN, and Yukon Government each play an important role in addressing housing needs. By providing regulations, planning tools, initiatives, grants, social housing, and land for development, governments can significantly impact the housing sector. Residents suggested financial assistance programs to facilitate homeownership, especially for young families. The Village recently announced a grant called New Dwelling Construction Grant Program that will assist residents under 35 years old offset costs of building a new primary dwelling. While there are some concerns about staff housing practices (such as rent amounts and length of stays) affecting community investment and competing with private industry, there is a strong recognition of its necessity. The community envisions a future with diverse housing options, sustainable policies, and supportive government incentives aimed at ensuring affordable housing for all residents.

### In Their Own Words

“A housing program that gives the ability to rent to own could help quite a bit of people.”

## COMMUNITY PLANNING AND SUSTAINABILITY

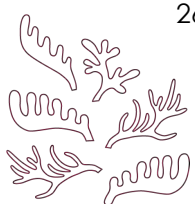
Haines Junction has both private vacant lots for infill as well as newly developed lots by Yukon Government. The community recognizes the importance of offering diverse lot options to cater to various needs and preferences. Residents value houses with yard space, even for smaller homes, and emphasize the preservation of trees and scenic views. There is a strong push towards sustainability, particularly in energy sources, with an emphasis on leveraging solar and electricity. In the online survey, participants noted that some housing is too far from work or school. Proximity to basic needs and amenities can be considered with new residential development, as well as siting new services.

## SENIOR / ELDER HOUSING (AFFORDABILITY + ACCESSIBILITY)

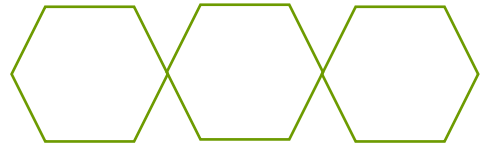
The population in Haines Junction is aging: in 2021, 18% of the population was over the age of 65-years.<sup>26</sup> Ensuring seniors and Elders have sufficient housing options is a community

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26. Statistics Canada, 2021. Census of Population







priority. Many seniors find themselves living in larger homes than necessary, highlighting the opportunity to develop more downsizing options. With limited options locally, seniors often relocate to Whitehorse for assisted living, causing isolation from friends and family.

Participants emphasize the importance of aging in-place but note that additional supports, such as homecare workers, are needed to make this possible. There is a desire for greater alignment between governments to create more affordable housing solutions for seniors and Elders. Residents advocate for a range of options, including assisted living facilities, accessible housing, and enhanced home support services. Additionally, increasing awareness and accessibility of financial assistance programs can help seniors maintain their homes and independence.

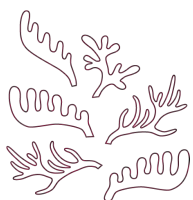
### **SUPPORT FOR LOW-INCOME AND VULNERABLE POPULATIONS**

Residents of Haines Junction are navigating the challenges of a high cost of living. Utility expenses, particularly for heating can be significant. The cost of local groceries or gas to travel to access more affordable food options in Whitehorse adds to the financial burden.

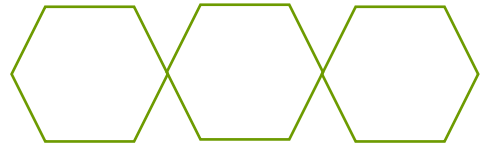
#### **In Their Own Words**

*"Very few houses become available in Haines Junction and those that do are outside of my budget."*

Programs such as the food hampers have become a valuable resource for many. Some residents face financial challenges with limited affordable housing options, leading some to live in substandard conditions. There is a strong community spirit and a desire to improve conditions. Though visible homelessness is rare due to the harsh climate, some individuals experience couch surfing and overcrowding. Supportive housing is recognized to help prevent homelessness and support residents in achieving long-term stability.







## Addressing Housing Gaps + Barriers

### Roles + Responsibilities

The housing sector requires many players to ensure a robust housing network. Each player has a unique role to play to ensure access to appropriate housing for all residents.

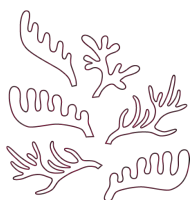
#### TERRITORIAL GOVERNMENT (YUKON GOVERNMENT)

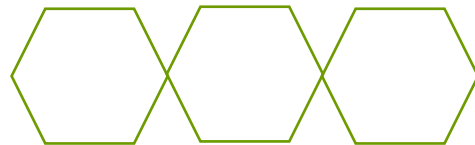
- The Yukon Housing Corporation (YHC) operates social housing, seniors housing, and staff housing in Haines Junction. YHC also provides housing programs.
- The Yukon Government Department of Community Services, Land Development Branch is the primary developer of land in the territory, such as the Willow Acres Residential Infill Project in Haines Junction which will provide over 40 new lots.

#### MUNICIPAL GOVERNMENT (VILLAGE OF HAINES JUNCTION)

The territory has the primary responsibility for Housing, which is especially key in communities with a small tax base and limited capacity and resources. Further, many initiatives rely on local organizations to partner with the local government. Finding a local organization with the capacity and experience to operate housing can be a challenge.

- The municipal government has a role in policy and regulatory measures, such as the Official Community Plan (OCP) and associated zoning bylaw. Municipalities can also introduce policies to intervene in the market, such as short-term rental regulation.
- Financial measures are another tool to support the housing sector. Municipal resources can be used for capital development and operation of affordable housing. Land contributions can be donated, and development fees can be reduced or waived.
- Partnerships with business, non-profit, community organizations, Indigenous governments and organizations, or territorial partners can support housing.
- Municipal governments can improve community awareness and understanding through education on affordable housing, as well as advocate to senior government for funding and program support helps to facilitate affordable housing at the local level.





## INDIGENOUS GOVERNMENT (CAFN)

- CAFN maintains significant housing assets on settlement lands, providing affordable rental housing for its citizens.
- CAFN also provides housing programs and initiatives such as transitional housing and energy retrofits.

## PRIVATE SECTOR

- The private sector can provide a range of housing choices. Landowners, developers, builders, investors, and landlords are responsible for the development, construction, and management of housing, both ownership and rental.

## NON-PROFIT SECTOR

- The non-profit housing sector can provide affordable rental housing to households with low- to moderate-incomes. The sector is typically made up of community-based organizations that secure government funding and leverage existing assets to provide housing units at lower rents, often in partnership with municipal and other levels of government.

## Next Steps

### POLICY CONSIDERATIONS

#### Existing Policies

The Haines Junction Official Community Plan (OCP) was last updated in 2021. The OCP is a key document that informs land use planning and long-range policy that supports residential development. The Village recently updated its Zoning Bylaw to align with the new OCP. The Village has additional policies and initiatives that influence housing such as the Haines Junction Integrated Community Sustainability Plan completed in 2007.



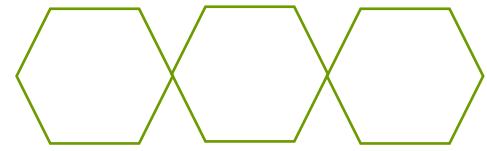


Table 17: Municipal Policy and Initiatives

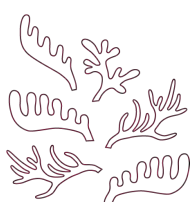
POLICY/REGULATION	RELEVANT COMPONENTS
<p><b>Housing Accelerator Fund (HAF)</b></p>	<p>Under this initiative, the Village is seeking to:</p> <ul style="list-style-type: none"> <li>• review its zoning bylaw to remove barriers to missing middle housing and promote higher density residential development;</li> <li>• improve permitting and approvals processes;</li> <li>• new dwelling construction grant program for young residents;</li> <li>• recreation and community services review to support long-term residency; and</li> <li>• promote high density residential development and commercial mixed-use opportunities.<sup>27</sup></li> </ul> <p>Outside of HAF, the Village is developing an Affordable Housing Construction Grant which provides an opportunity for local developers to come forward with innovative ideas for funding and support.</p>
<p><b>Zoning Bylaw 411-24 (2024)</b></p>	<p><b>Secondary Suites</b></p> <p>3.3.1 A secondary suite, where permitted, shall be treated as an accessory use in the zone in which it is located.</p> <p><b>Short Term Rental Accommodations</b></p> <p>3.5.1 Short Term Rental Accommodation, when permitted in a residential zone, shall be subject to the following regulations:</p> <p><i>The Short Term Rental shall not change the principal residential character or external appearance of the property involved.</i></p>
<p><b>Official Community Plan Bylaw 382-21 (2021)</b></p>	<p><b>LAND DEVELOPMENT AND PLANNING</b></p> <p><b>Residential Policies:</b> a) The Municipality will work with Yukon Government Community Services to explore new residential development opportunities in the Village. b) The Municipality may</p>

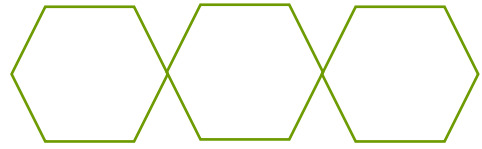
<sup>27</sup> Source: Village of Haines Junction. 2024. Housing Accelerator Fund (HAF).





POLICY/REGULATION	RELEVANT COMPONENTS
	<p>emphasize opportunities for infill and redevelopment in the residential areas.</p> <p><b>D.2.1 Housing Affordability</b></p> <p>(a) The Municipality will consider encouraging multiple-unit residential developments, based on infrastructure availability and capacity, to provide for a mix of housing types.</p> <p>(b) The Municipality will investigate and may support the provision of long-term rental accommodation, including allowing secondary and garden suites, through zone provisions within the zoning bylaw.</p> <p>(c) The Municipality may provide opportunities for developers and builders to access federal and territorial grant funding to provide incentives for housing development related to increasing the amount of affordable market rental housing.</p> <p><b>D.2.2 Social Housing</b></p> <p>(a) The Municipality may collaborate with Yukon Housing to accommodate resident needs for social housing.</p> <p><b>D.2.3 Home Based Business</b></p> <p>a) The Municipality may support home-based businesses in residential areas (see document for sections b to d).</p> <p><b>D.4.2 Neighbourhood Commercial</b></p> <p>a) The Municipality may allow Neighbourhood Commercial uses in the residential districts as discretionary uses to promote a mixed-use neighbourhood atmosphere through land use regulation (see document for sections b to h).</p>
<p><b>Integrated Community Sustainability Plan (2007)</b></p>	<p><b>Affordable Housing:</b> There is a shortage of affordable housing options in the community. While providing housing is not a municipal responsibility, there is a community need for this kind of infrastructure. There may be a role the municipality can play in relation to municipal regulations and zoning to facilitate the development of affordable housing.</p>



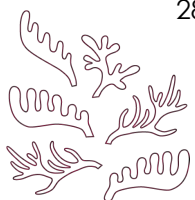


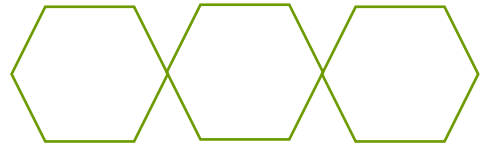
## Policy + Regulatory Options

- **Partnerships:** Most affordable housing projects are not achieved in isolation, but rather in collaboration with many organizations. Typically, municipalities are not the main proponent of an affordable housing project but can assist and accelerate a project in many ways, including in-kind support and matching fundraising campaigns. This helps make the capital investment financially viable. Municipalities can enter into partnering agreements with organizations in order to address existing and future community needs. Potential partners include: local non-profit housing providers and community-based organizations, private developers (that agree to housing agreements), Yukon First Nations, Yukon Housing Corporation, and Canada Mortgage and Housing Corporation. Land is sometimes used as a way to reduce housing costs, if donated or sold at a reduced cost.
- **Community Land Trust:** A community land trust model is a non-profit model to hold land for the purpose of affordable housing. Long-term affordability is possible with price controls rather than fluctuating with the market. Resale prices can be adjusted to inflation to protect owners' equity. The Northern Community Land Trust in Whitehorse is an example of this model, established in 2020.<sup>28</sup>
- **Short-Term Rental Restrictions:** The Village has included short term rentals (temporary accommodation for less than 30-days) in its updated Zoning Bylaw. The regulations include a clause stating 'the Short Term Rental shall not change the principal residential character or external appearance of the property involved.' Future considerations will be made for limiting the principal residence of the operator to be located on the property. This would protect housing stock from being used solely for short term, non-local accommodation. Currently, there is an estimate of approximately nine short term rental providers in town and eight providers out of town (based on online listings and participant information). With a limited number of short-term rentals, restrictions may have little impact on the community. However, monitoring the number is advised.
- **Secondary Suites:** The Village has included secondary suites as an accessory use in its updated Zoning Bylaw. This will allow more market rental housing options for low -to

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28. Northern Community Land Trust webpage.



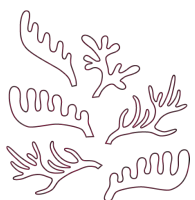


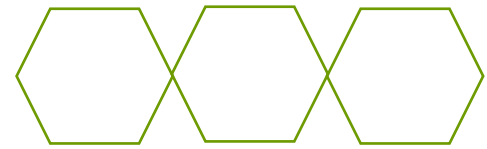
moderate-income households and temporary workers. It is also an effective way to introduce more units within established neighborhoods with little impact to the neighbourhood character. Suites can also help subsidize mortgage payments for homeowners.

- **Standards of Maintenance Bylaw:** Municipalities can enact a standards of maintenance bylaw (SMB) under section 265 of the Municipal Act. An SMB provides local governments authority to enforce basic levels of maintenance for rental accommodation. Following the Residential Landlord and Tenant Act (2012), an SMB can regulate safety and inadequate living conditions, such as no heating, electrical and plumbing, or poorly secured locks. When introducing this type of bylaw, consideration of existing residents and loss of affordable housing is recommended.

Tenant protections from 'reno-victions' or landlord retaliation can be managed by using randomized inspections, working closely with rental property managers, as well as developing complementary policies such as a tenant protection and relocation policies. Policies can be triggered by a rezoning or development approval process. They can require landlords to assist or compensate displaced tenants and offer first right of refusal for moving back into the new building.

- **New Development Options:** There may be opportunities to diversify the forms of development permitted through moderate density zones for rental housing. For example, triplexes or fourplexes could be permitted in low-density areas. Medium density housing options typically offer a lower price-point than larger, standalone units, and play an important role in diversifying housing choice. The Village recently updated its Zoning Bylaw to remove barriers to missing middle housing and promote higher density. Other incentives or advantages, such as relaxing requirements, could further encourage these forms of development over more expensive options.





## COMMUNITY-IDENTIFIED SOLUTIONS

Community members identified potential solutions and areas to further explore. These actions have been organized into a high-level work plan for consideration.

Some community-identified solutions are already in the works and reflected in the Village of Haines Junction Zoning By-law update. Other suggestions will need to be further explored. When implementing suggested actions, identifying the lead organization, supporting players, and any required resources is essential.

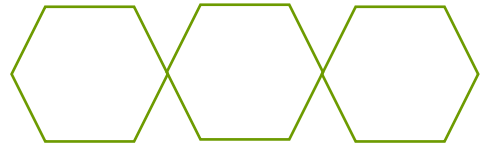


Table 18: High-level Work Plan

ACTION ITEM	ONGOING	TERM		
		SHORT	MEDIUM	LONG
Update housing policies and regulations to allow smaller units + garden suites (Village)	✓			
Explore short-term rental restrictions (Village)	✓			
Consider adopting a standards of maintenance bylaw (Village)		✓		
Explore 'rent-to-downpayment' programs (YHC)			✓	
Increase subsidies for affordable housing development (YHC, CMHC)			✓	
Explore models to reduce land costs (i.e. land trusts)			✓	
Explore partnerships with local employers to coordinate staff housing, such as a complex with secured rents				✓
Explore co-op housing models			✓	
Improve housing options for people-at-risk (i.e. transition house or safe house)				✓







## Closing Comments

Haines Junction has a unique housing landscape, with both challenges and opportunities. As the community evolves and grows, its **aging population and the predominance of 1- and 2-person households are clashing with a housing stock largely made up of 2- and 3+ bedroom units**. This mismatch has created a **pressing need for more accessible downsizing options and affordable housing solutions**, as residents grapple with rising living and shelter costs. Concerns about **substandard housing conditions, overcrowding, couch surfing, and reliance on temporary accommodations like hotels are growing**.

The seasonal fluctuations in tourism further complicate the housing market. While the **summer season brings a surge in visitors and increased demand for temporary lodging, residents who depend on hotel accommodations may be left with no place to stay. The limited rental stock, coupled with units being used for short-term rentals for tourism, exacerbates the issue**. Further, the presence of firefighters during wildfire season is becoming increasingly common. Although there are private vacant lots and newly developed lands available, **high construction and material costs remain significant barriers to development**.

As Haines Junction navigates the evolving housing needs, it will be important to **explore ways to increase rental housing, particularly 1- and 2-bedroom units<sup>29</sup>** to cater to low- and moderate-income earners, ensure adequate staff housing, and provide options for those experiencing homelessness. **Continuing the good work of implementing policy and bylaw changes can foster more flexible housing solutions and protect existing properties**.

The unique housing issues in Haines Junction would benefit from a collaborative approach. Locally-driven solutions may require external funding and support. The Village, CAFN, and Yukon Government all play roles in addressing housing needs. By working together, Haines Junction can build a future with diverse housing options and strategic financial assistance that meet the needs of all residents—from youth and seniors to young families, singles, and seasonal workers—and spans the entire housing lifecycle.

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29. Estimated need for 1-bedroom units affordable to low- and moderate-income earners is 41-55 units, for 2-bedroom units the estimated need is 3-17 units (2021-2013).





## Glossary

### AFFORDABLE HOUSING

In Canada, housing is typically considered to be affordable when it costs less than 30% of a household's before-tax income. Affordable housing includes housing provided by the private, public, and non-profit sectors across all housing tenures. Affordability describes the relationship between housing cost and household income rather than a specific type of housing.

### CORE HOUSING NEED (CHN)

A Statistics Canada concept that tests for the acceptability of a household's current housing against three standards: affordability, adequacy, and suitability. A household is in Core Housing Need if it does not meet one of the three standards and would have to spend more than 30% of its income to access acceptable housing.

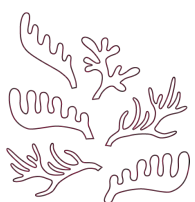
- The affordability standard is met when housing costs less than 30% of before-tax household income.
- The adequacy standard is met when housing does not require any major repairs.
- The suitability standard is met when housing has enough bedrooms for the household's size and type (as defined by the National Occupancy Standard). Housing is considered acceptable when all three standards are met and households in acceptable housing are not in Core Housing Need.

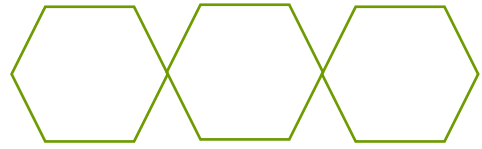
### EMERGENCY ACCOMMODATION

Emergency accommodation is temporary, short-term stays that people can access immediately when they are at risk of or experiencing homelessness. Emergency housing facilities may be open to all people or be restricted to target groups such as men or women and children.

### MARKET HOUSING

Market housing can include both home ownership and rental. It describes housing with prices set by the open market. Market housing is typically built by private organizations for profit and will only be built where profit is expected.





## **NON-MARKET HOUSING**

Non-market housing is built and operated by non-profit organizations and typically funded through government subsidies, incentives, and other support. Non-market housing will usually have restrictions on rents and below-market prices are maintained in perpetuity.

## **OFFICIAL COMMUNITY PLAN (OCP)**

Official Community Plans establish the long-term vision of a community, defining a set of goals, objectives, and policies to guide decision-making on land use and local planning. Any bylaws enacted after the adoption of an OCP must be consistent with the Plan, although, the OCP does not commit the local government to establishing a specific policy. OCPs establish a range of desired future land uses through land use designations – the land use designations do not change the zoning permissions for a property, but rather identify the type of zoning or uses desired in the future.

## **SUPPORTIVE HOUSING**

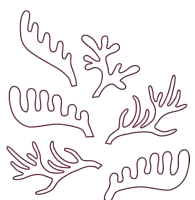
Subsidized units with on-site supports, usually for single adults, seniors, people with disabilities, and those at-risk of or experiencing homelessness. Supportive housing is typically operated by non-profit organizations with government subsidies. Long-term care and seniors' homes with on-site supports are also described as supportive housing.

## **TRANSITIONAL HOUSING**

Supportive, temporary accommodation meant to bridge the gap from homelessness or incarceration to permanent housing by offering structure, supervision, support, life skills, and education. Individuals typically stay in transitional housing for 30-days to three-years. Safe houses and second stage housing for women and children fleeing violence are often included in this category.

## **ZONING BYLAW**

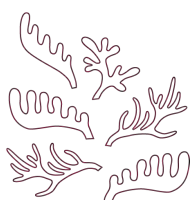
The Zoning Bylaw defines a range of residential, commercial, industrial, or agricultural zones within the jurisdiction of the local government, often identified on a map. Zoning also regulates the use of land in a community and a wide range of conditions, such as the types of activities or uses permitted on a lot, the size, height, or orientation of buildings, the minimum separation between buildings, setbacks from property lines, how many units are allowed on a lot, minimum lot sizes, and much more.

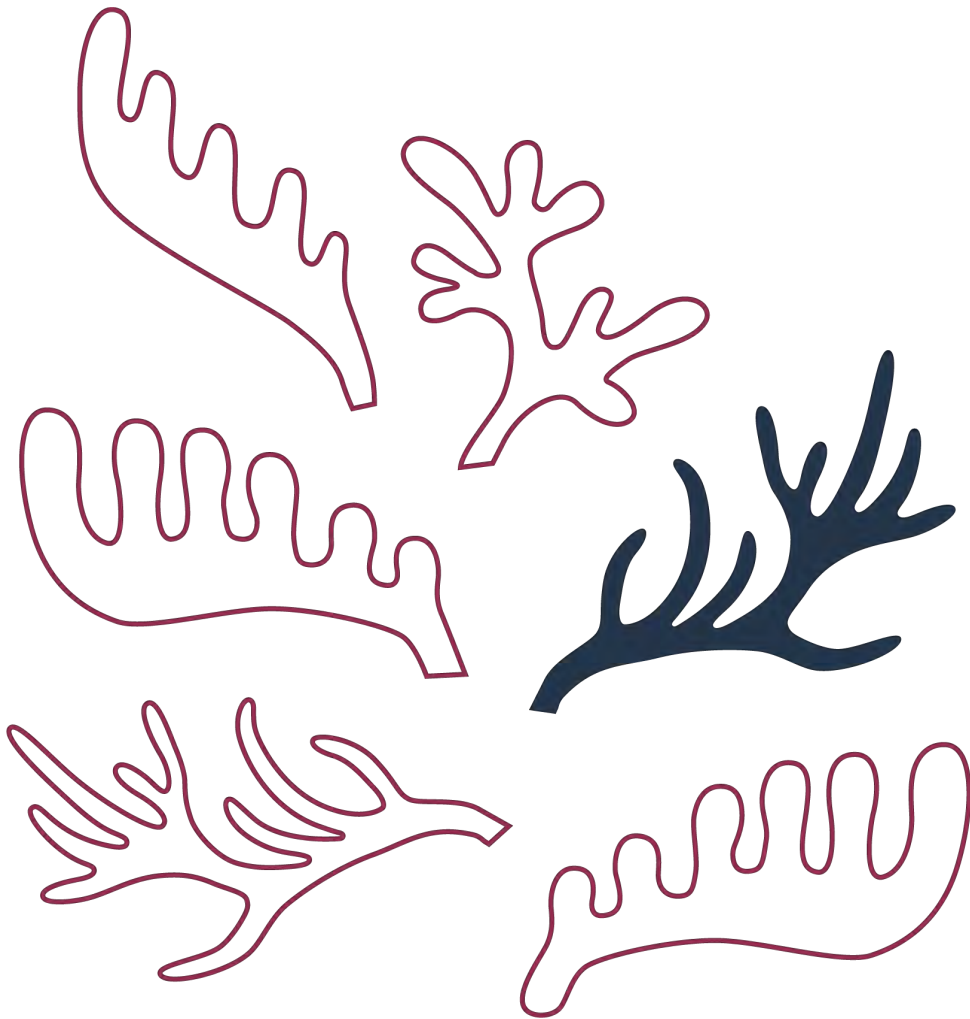




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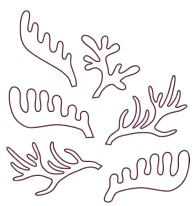
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# APPENDIX A

## What We Heard Engagement Report







**Village of Haines Junction**  
**Housing Needs Assessment**  
**What We Heard Engagement Report**

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## Introduction

CitySpaces Consulting was contracted by Yukon Housing Corporation (YHC) to complete a comprehensive Housing Needs Assessment in Village of Haines Junction. To inform this work, community engagement was conducted in-person from April 16 to 19, 2024.

The engagement process involved participation with staff, seniors and Elders, businesses, builders, youth, community organizations and social agencies, and the wider community, with a total of 104-participants. This report highlights feedback received from engagement activities and highlights unique perspectives and innovative solutions identified by the community.

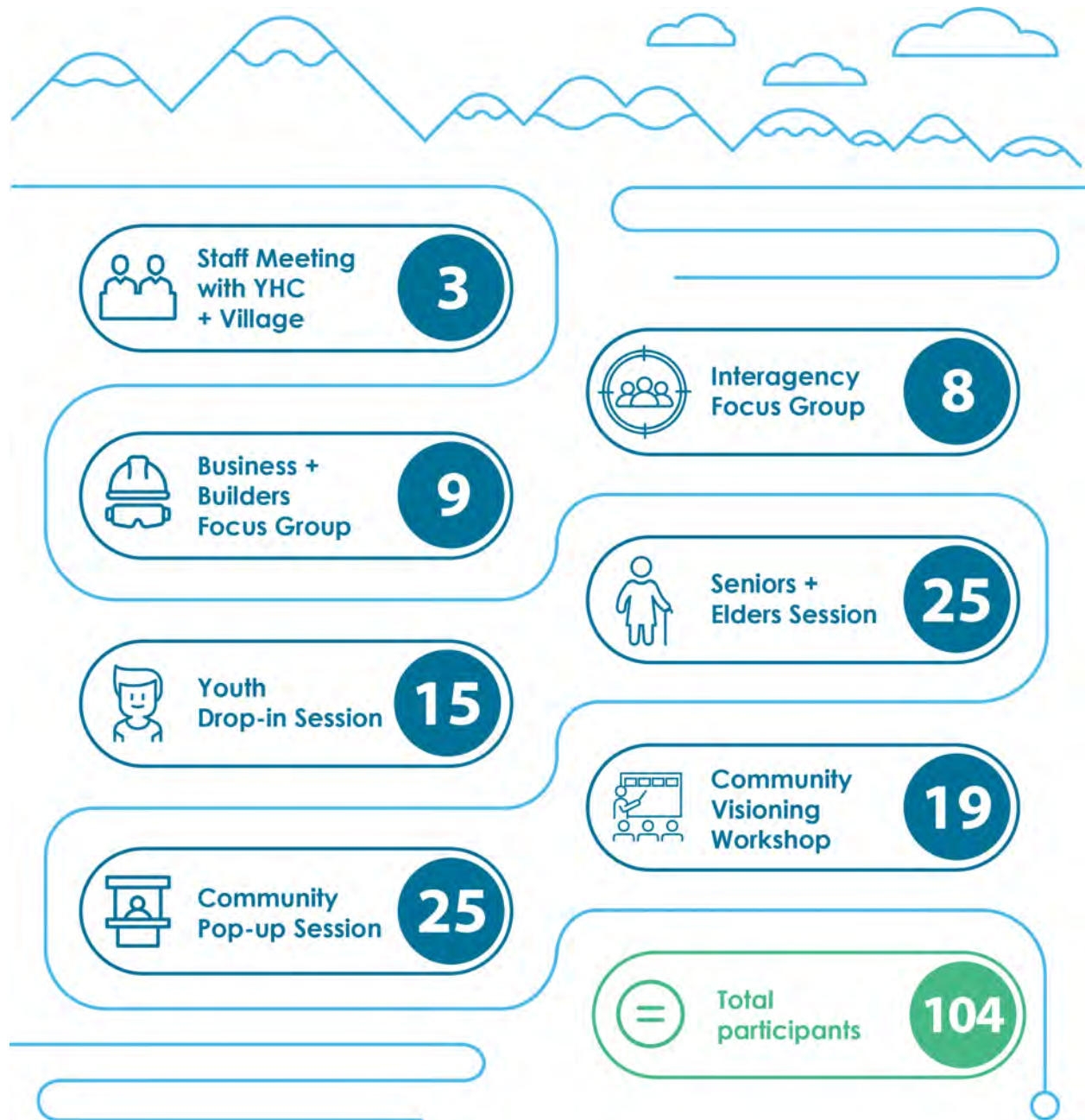
## Engagement Activities

The following engagement activities were conducted (see also Figure 1, page 2):

- Business + Builders Focus Group;
- Seniors + Elders Session;
- Community Pop-Up Session;
- Staff Meeting with YHC and Village; and
- Community Visioning Workshop;
- Youth Drop-In Session.
- Interagency Focus Group;



Figure 1: Engagement at-a-Glance



Note: Participants may be double counted if they attended more than one event.



# Key Themes

## Housing Development

The cost of development in the community is impacted by escalating land prices, construction costs, labour, material transport, and financing rates. Participants noted underlying issues to the rising costs including the financialization of housing (accumulating wealth in property) and supply chain issues. These factors can limit the ability of developers to offer affordable rental and ownership options - there is a discrepancy between what people can afford to pay in rent or mortgage versus the cost to build. Estimates of \$350-450 per square foot were quoted by participants. Anecdotally, it costs approximately \$800,000 to build a 2000 sq ft single-detached house.

There are several private vacant lots in the community that are currently sitting undeveloped. Yukon Government agreements for lot sales include a five-year development clause, which does not appear to have been consistently enforced. The current economic situation and cost of construction may also be a barrier for landowners to develop their lots. Further, the minimum property tax is set at \$400, which means it costs very little to leave a property empty for many years. Raising property tax could encourage development or sale; however, this could negatively impact residents who may not be able to afford their land tax if the value increased. St. Elias Chamber of Commerce is working on a project to assess ways to stimulate community investment in abandoned, derelict, undeveloped and underdeveloped properties in the community.<sup>1</sup>

Land development is occurring in Haines Junction, with territorial government support. The Yukon Government is currently developing over 40 new lots with the Mountain Ridge Residential Infill project. Participants noted that heavy subsidization and tax breaks are not a long-term solution and instead suggested the land trust model as a way to reduce housing prices.

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1. St. Elias Chamber of Commerce. Stimulating Community Investment Project.



Other considerations mentioned by community members included the provision of communal spaces such as parks, gardens, trees, and green spaces.

## Housing Affordability + Cost of Living

Participants described a financial squeeze with increasing housing, food, and living costs. Utility costs can also be high, such as heating oil, electricity, or wood fuel. Grocery bills are noticeably higher in Haines Junction compared to Whitehorse and travelling to Whitehorse is increasingly more expensive with rising gasoline prices. Since 2020, the Haines Junction Food Association has been running a Monthly Food Hamper Program in partnership with the Whitehorse Food Bank, United Way Yukon and Champagne and Aishihik First Nations. According to locals, the uptake in the food program is increasing.

**The rising cost of living is placing strain on residents.** Participants stressed the need for more affordable housing, including rental options at market rates, rent-geared-to-income housing, and opportunities like rent-to-own, co-op housing, and a potential development corporation. Ensuring homes are built to be sustainable and climate resilient can support lower operation costs in the future, including renewable methods such as solar power.

## Homelessness and Transitional Housing

The cold winter climate in Haines Junction makes it unlikely to see visible homelessness. However, participants noted **couch surfing and overcrowding** is common. At the time of this study, there were no supportive housing facilities in Haines Junction. Some hotels are informally used for emergency and permanent housing. Participants expressed concerns about living standards in particular hotels and lack of cooking facilities for long-term stays.

**More stable housing options** were identified as a need for people at-risk of homelessness who may otherwise end up living in hotel rooms, including transitional housing or safe homes that also incorporate life skills training.

## Staff Housing and Temporary Seasonal Housing

Haines Junction currently has **staff housing** provided by Yukon Housing Corporation, CAFN, Parks Canada, RCMP, and Health and Social Services. Some private employers also provide housing for staff. Participants noted the clear need for staff housing to support recruitment and retention of workers. Multiple employers noted a struggle in finding staff, including the



Village, CAFN, school, and the university. A tension was acknowledged between the need for staff housing and avoiding excessive subsidies that might discourage community investment. For example, the three-year cap for staff housing was mentioned as being too long. Solution ideas included a partnership with local employers to develop a staff housing complex (with secured rents).

**Temporary and seasonal housing** came up as an ongoing issue. Companies may build work camps, rent houses locally, use hotels, or setup temporary mobile homes. Tourism is a major driver of the Haines Junction economy and the population swells in summer months. Employers noted that hotels often will not rent long-term in the summer which impacts projects.

**Short-term rentals** are available in the community but there are currently no regulations for this form of temporary accommodation. There are no official lists, but an estimated 9 short-term rentals within the municipal boundary, with another 5+ located out of town (based on online listings and participant information).

## Diversify Housing Options

Haines Junction residents expressed a desire for more diversified housing options. There is a need for affordable housing for young families and singles, such as apartments, townhouses, and tiny homes. Given high housing costs, smaller units were identified as a necessity rather than a choice. **Younger generations specifically struggle to afford housing.**

The community could benefit from more housing types, such as duplexes, triplexes, multiplexes, townhouses, and low-income family multi-unit lots. Also, participants expressed a need for larger family homes with four+ bedrooms. Garden suites (also called secondary suites) could provide a greater variety of options for moderate-income earners with the opportunity to collect rent.

As the community grows, consideration for sustainable housing policies can support Haines Junction's unique housing challenges. **The community has a spectrum of housing need from small to large units and long-term resident needs to seasonal housing needs.** Participants preferred a variety of housing sizes beyond just 3- to 4-bedrooms, as well as diverse lot options including yards, trees and scenic views. Residents were open to opportunities for quick-build rapid housing which could include prefabricated homes, mobile homes, or modular homes.



Overall, community members want to see **varied housing options (in terms of size, type, price, and style) available for people across the whole cycle of life** including children, young adults, older adults, and seniors and Elders; this includes transitional options for youth, options for renters and buyers, and accessible, barrier-free housing for seniors and persons with disabilities.

## Unique Perspectives

### Seniors and Elders

Residents expressed that Haines Junction could use more diverse housing options for seniors and Elders. Many seniors and Elders are living in 3- or 4- bedroom detached homes that can be difficult to maintain as people age. Smaller 1- and 2-bedroom housing options are needed, such as apartments or condominiums for independent living, which would also create opportunities for new families to move to Haines Junction and contribute towards the community and economy.

There is one seniors-specific building in Haines Junction, which is operated by YHC for low-income seniors. Seniors and middle-income Elders are seeking options to transition into when they need more support or require accessible housing due to mobility challenges. Participants noted that they would have to relocate to Whitehorse for assisted living. This type of housing in Haines Junction was envisioned to have supports such as meals, space for socialization, medical help, and respite care.



St. Elias Convention Centre, Haines Junction, YT

As the population ages, there is also a growing demand for accessible housing, including wheelchair-accessible homes and smaller, one-level residences. There is a need for more affordable senior housing, home support, and an assisted living facility near the health center. Additionally, some residents expressed concern about a lack of attention to seniors'





specific needs and the unequal distribution of government spending, urging a focus on intergenerational community-building to foster cohesion.

## Youth

CitySpaces visited St. Elias Community School to engage with secondary school students, ages ranging from 12 to 18. Fifteen (15) students participated. They were asked to share their thoughts on "The Best Things About Haines Junction" by placing stickers of different aspects of the community on a large 'tier list'. Analysis of the stickers revealed that students were largely satisfied with culture, nature, parks and trails, community centres, and the Health Clinic. Students expressed dissatisfaction with mobile homes, apartment buildings, and shelter and services in the community. With most housing options scoring low, this speaks to the need for improved housing in the community.



Image: St. Elias Community School, Haines Junction, YT

Teachers also participated in the activity. They value similar aspects of the community including culture, nature, and health services. Teachers expressed dissatisfaction with houses, apartments, and mobile homes.

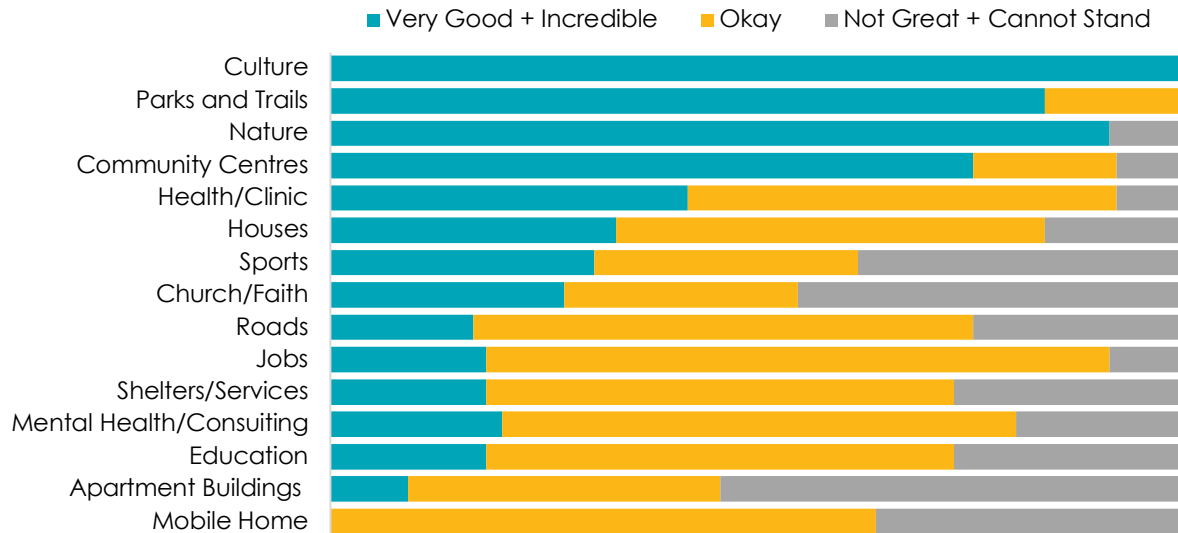
Students were asked if they planned to stay or leave the community after graduation and their reasons. Most students shared they would choose to stay or were unsure. Common reasons for staying in the community included friends and family, sports teams, hunting and fishing, natural beauty and lakes. Common reasons for uncertainty included friends and family in Whitehorse and more amenities. Given the strong desire to stay in the community, improved housing options could make a big difference in retaining youth.

A few students said the education in Haines Junction is adequate but behind Whitehorse. The school itself is over-capacity with multiple classes using one room. Culture was rated



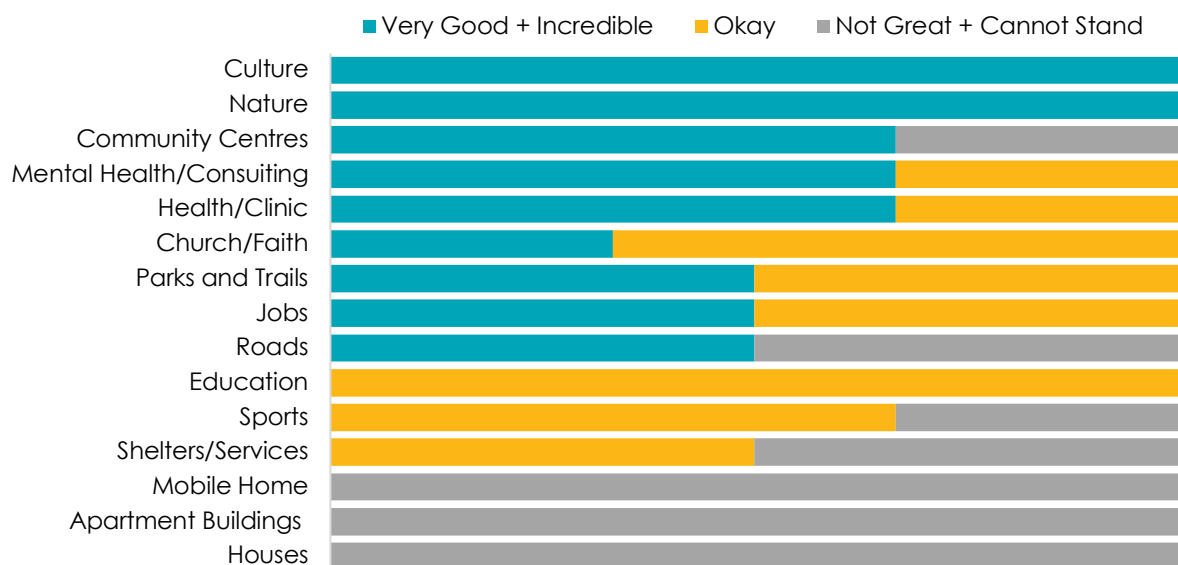
highly for both students and teachers. One student commented on enjoying Southern Tutchone language classes.

**Figure 2: Youth Perspectives, Village of Haines Junction**



Teachers mentioned the need for staff housing and better access to the Home Ownership Loan Program. Also, there is a growing number of immigrant families in Haines Junction that struggle to find adequate housing. Limited housing options directly impacts the economic potential of Haines Junction.

**Figure 3: Teacher Perspectives, Village of Haines Junction**



# Community Visioning

CitySpaces organized an evening workshop, welcoming the public and extending direct invitations to special-interest groups. Nineteen (19) people attended the workshop.

Participants were asked to articulate their long-term housing vision for Haines Junction, addressing the question: **“What do you want housing in Haines Junction to look like in the next 3-, 5-, and 10-years?”**



The insights gathered are displayed in Figure 4 (Appendix A) and include:

- Affordable Housing;
- Allow / Facilitate Smaller Homes;
- Community Development Strategy;
- Full Housing Lifecycle Availability;
- Government Housing Services;
- Homeownership for all;
- Independent + Assisted Seniors' Housing;
- Multi-family Development;
- Quick-Build Rapid Housing;
- Stable Housing Options; and
- Sustainable Development.



## Innovative Solutions

Solving the housing issues in Haines Junction requires locally made solutions and external support and funding. Participants envision a future where housing is affordable for everyone and there are enough options to meet unique needs.

Haines Junction is one of only three communities outside Whitehorse to have a housing market. Smaller homes are needed in Haines Junction to meet the needs of 1- and 2-person households. **It is estimated the community will need an additional 51-units for 1-person households and 34-units for 2-person households by 2031.**<sup>2</sup>

The Village has land holdings and is the approving body for development. To support housing development, the **updated Zoning Bylaw** has reduced minimum house size requirements and allowed secondary suites in most residential zones (except R-2 Multi-Unit Residential). Additionally, the Village recently received funding from the Canada Mortgage and Housing Corporation for the **Housing Accelerator Fund (HAF)**. HAF is intended to remove barriers to housing development to build more homes faster, boost supply, and support affordable, diverse and climate-resilient communities.<sup>3</sup> Under this initiative, the Village has multiple new programs such as the new dwelling construction grant program for young residents.

Outside of HAF, the Village is developing an Affordable Housing Construction Grant which provides an opportunity for local developers to come forward with innovative ideas for funding and support.

Yukon Housing Corporation has a role to play in providing subsidized housing to meet local need and income assistance is vital for many people to stay housed. YHC provides 28 housing units, 22 Rent-Geared-to-Income (RGI) and six staff housing units. **Social housing** rent calculations are based on 25% of gross income, with a \$100,632 cap.<sup>4</sup> The Rent-Geared-to-Income (RGI) model is often critiqued as it does not incentivize clients to seek

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2. Statistics Canada, 2023. HART – 2021 Census of Canada – Selected Characteristics of Census Households for Housing Need.

3. CMHC, July 26, 2024, Housing Accelerator Fund.

4 Yukon Government, 2024, Household income limits (HILs).



higher incomes. YHC also provides **housing programs** for home repair, rent subsidies, new housing construction, and the Municipal Rental Construction Fund for one-time capital grant projects. Currently, there are no rent-to-own or down payment assistance programs. The Home Ownership Loan Program was under review at the time of this study. Energy efficiency programs are provided by Yukon Government as well as CAFN.

**Community members identified potential solutions and areas to further explore:**

- Relaxed policies and regulations, like the new Zoning Bylaw, to allow a wider variety of housing types;
- Improved financial opportunities or assistance programs so more households in Haines Junction can become homeowners, including ideas such as 'rent-to-down payment' or 'rent-to-own' programs;
- More subsidies to develop affordable housing, either from Yukon Government or Canada Mortgage and Housing Corporation;
- Utilize Village land to reduce overall development costs and encourage more housing;
- Partnership with local employers to develop a staff housing complex and secure rents;
- Adoption of a standards of maintenance bylaw to regulate residential properties, including hotels;
- Creation of co-op housing to help more households access homeownership;
- Incorporation of the land trust model to reduce housing prices in the long-term;
- More stable housing options for people at-risk of homelessness, such as a transitional house or safe house that incorporates life skills training; and
- Asset renewal for the health centre and the local school.



# APPENDIX A

## Community Visioning Workshop Board



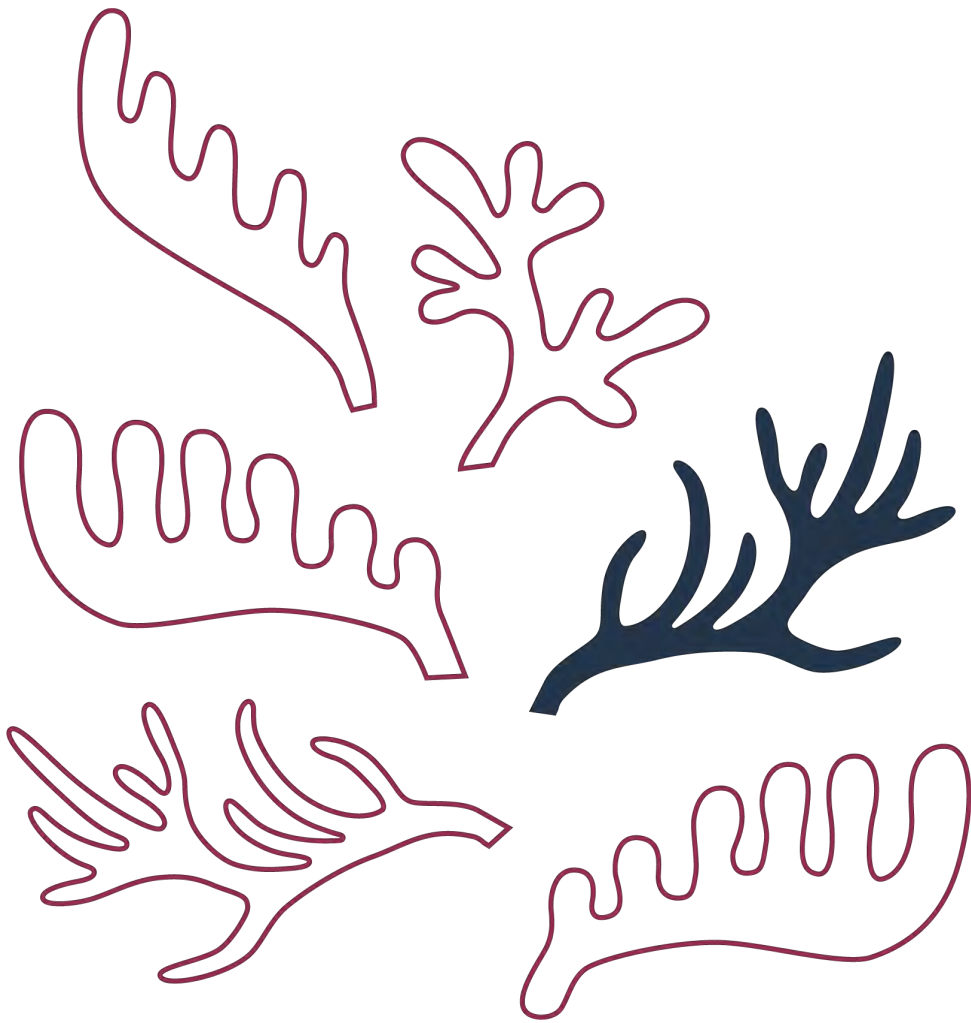


Figure 4: Haines Junction Community Visioning Workshop Board

WHAT DO YOU WANT HOUSING IN HAINES JUNCTION TO LOOK LIKE IN THE NEXT 3-, 5-, AND 10-YEARS?

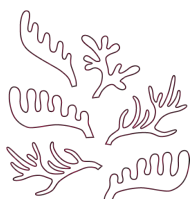
Allow/Facilitate Smaller Homes	Affordable	Quick Build Rapid Housing	Multifamily Development	Independent + Assisted Seniors Housing	Government Housing Services	Stable Housing Options	Full Housing Lifecycle Availability	Community Development Strategy	Sustainability Development	Homeownership for all
1 to 2 Bedroom Tiny Homes for Low-Moderate Income Earners	Rent Geared to Income Above Poverty Line	More Pre-fab Homes	1 to 2 Bedroom Apartment Buildings	Assisted Living by Health Centre	Already Developed Lots with Homes Built (Do this YG)	Homeless Transition (Life Skills Training)	Transition Options for Youth	Strategy to Develop Vacant Lots	Homes are Heated by Solar/Electricity (No Oil)	Rent to Down Payment Program
Smaller Housing (i.e. Duplex)	Affordable Housing for All	Modular Homes (Seniors)		Home Support for Seniors + Elders	Yukon Housing Owned - Staff Housing	Transition Safe House/Shelter		Policy on Airbnb Homes/Rentals (Too many exist here already)	Sustainable + Resilient	Improve Financing Opportunities
Duplex/Triplex Development	Rent to Own	Trailer Park Development		Supportive Housing (Women, Youth, Senior, Special Needs)	Small Rentals for Seasonal or Term Staff	No one living in hotel rooms	Availability (Options for renters and buyers)	Please do not clear cut (We don't want HJ looking like Whistlebend)	Communal Spaces (Parks, Gardens, Trails, Green Spaces)	Rent to Own
More Duplexes	Co-Op Housing			Accessible Housing (Barrier-Free)			Accessible Housing (Barrier-Free + Accessible)	Collaborative Planning		
More Garden (Rental) Suites	Affordable for Low-Income Families (Medium Market Rent)			Senior Housing			Varied (Type, Price, Style, Size)	More Local Planned/ Built Developments		
Let People Build Tiny Homes				More Affordable Senior Homes				Incentivize Right-Size Housing		
	Development Condo Corps							Infrastructure (Sewers, Waste, Water)		
								No Basements (Above Ground)		
								Country Residential		





# APPENDIX B

## Demographic + Economic Profile





**Village of Haines Junction**  
**Housing Needs Assessment**  
**Demographic + Economic Profile**

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# Introduction

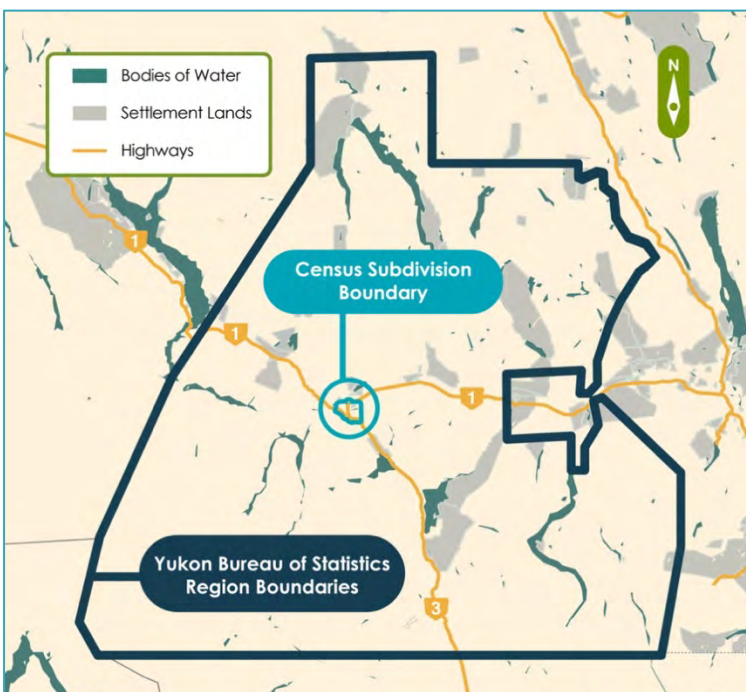
The Village of Haines Junction Housing Needs Assessment – Demographic and Economic Profile provides an overview of quantitative data related to demographics, economics, and housing (both market and non-market). Data sources include Statistics Canada, Yukon Housing Corporation, and Yukon Bureau of Statistics.

A comprehensive list of key demographic and socio-economic indicators are provided in tables, which inform the Housing Needs Assessment.

Before collecting and analyzing quantitative data, understanding the data sources available is essential. For example, Yukon Bureau of Statistics (YBS) published data follows a larger boundary including the surrounding area up to halfway to the next municipal boundary along the highway. YBS also produces some data at the Census Subdivision level (e.g., population estimates, real estate transactions, rent, etc.), while other data indicators can be made available at this level upon request (on a cost-recovery basis).

**Figure 1: Population Boundaries**

Source: Yukon Bureau of Statistics, Statistics Canada



**Table 1: Population Comparison**

SOURCE	TOTAL POPULATION (2021)
Yukon Bureau of Statistics	999*
Statistics Canada	688

\*Increased to 1,056-residents in 2024



## Population & Household Data

**Table 2: Total Population, Village of Haines Junction (2006–2021)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

YEAR	TOTAL POPULATION
2006	589
2011	593
2016	613
2021	688

**Table 3: Population Growth, Village of Haines Junction, Yukon & Canada (2006–2021)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

COMMUNITY	2006	2011	2016	2021	POPULATION GROWTH 2006-2021	
					(#)	(%)
Village of Haines Junction	589	593	613	688	99	16.8%
Yukon	30,372	33,897	35,874	40,232	9,860	32.5%
Canada	31,612,897	33,476,688	35,151,728	36,881,981	5,378,084	16.7%

**Table 4: Average Annual Growth Rate, Village of Haines Junction, Yukon & Canada (2006–2021)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

COMMUNITY	2006 – 2011	2011–2016	2016–2021	2006–2021
Village of Haines Junction	0.1%	0.7%	2.3%	1.0%
Yukon	2.2%	1.1%	2.3%	1.9%
Canada	1.2%	1.0%	1.0%	1.0%



**Table 5: Total Population, Village of Haines Junction & Yukon (2024)***Source: Yukon Bureau of Statistics, Population estimates by age and sex, July 2024*

COMMUNITY	TOTAL POPULATION
Village of Haines Junction	1,056
Yukon	46,259

**Table 6: Median and Average Age, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

YEAR	2011	2016	2021
Median Age	41.6	41.2	41.2
Average Age	–	40.0	40.9

**Table 7: Age Group Distribution, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

AGE GROUP	2011		2016		2021	
	#	%	#	%	#	%
0–14	105	18%	120	19%	130	19%
15–19	40	7%	30	5%	40	6%
20–24	30	5%	35	6%	25	4%
25–44	150	25%	155	25%	185	27%
45–64	190	32%	190	30%	190	28%
65–79	80	13%	85	14%	115	17%
80+	0	0%	10	2%	5	1%
<b>Total</b>	<b>595</b>	<b>100%</b>	<b>625</b>	<b>100%</b>	<b>690</b>	<b>100%</b>



**Table 8: Age Group Distribution, Village of Haines Junction (2024)***Source: Yukon Bureau of Statistics, Population Report Q1 2024*

AGE GROUP	2023	
	#	%
0–14	168	16%
15–19	60	6%
20–24	38	4%
25–44	272	25%
45–64	306	29%
65–79	183	17%
80+	29	3%
<b>Total</b>	<b>1,056</b>	<b>100%</b>

**Table 9: Mobility, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

MOBILITY	2011	2016	2021
Non-Movers <sup>1</sup>	525	520	590
Non-Migrants <sup>2</sup>	30	25	50
Migrants <sup>3</sup>	65	55	35
Interprovincial Migrants	20	10	10

1. Non-Movers: Persons who, on Census Day, lived in the same residence as they did on the same date 1-year or 5-years earlier. Movers: persons who, on Census Day, did not live in the same residence as they did 1-year or 5-years earlier.

2. Non-Migrants: are movers who lived in the same census subdivision on Census Day as they did on the same date 1-year or 5-years earlier.

3. Migrants: include internal migrants (lived in Canada 1-year or 5-years ago) and external migrants (did not live in Canada 1 year or 5 years ago).



**Table 10: Immigration, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

IMMIGRATION	2011	2016	2021
Immigrants <sup>4</sup>	65	65	60
Non-Immigrants <sup>5</sup>	545	540	620
Recent Immigrants	10	10	10

**Table 11: Total Households, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

YEAR	2011	2016	2021
Total Households	260	280	310

**Table 12: Households – Indigenous Identity, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

POPULATION	2011		2016		2021	
	#	%	#	%	#	%
Indigenous	285	42%	255	42%	285	42%
Non-Indigenous	395	58%	350	58%	395	58%

**Table 13: Average Household Size, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

YEAR	2011	2016	2021
Average Household Size	2.2	2.2	2.2

---

4. Immigrant: persons who are, or who have ever been, landed immigrants or permanent residents.

5. Non-immigrant: persons who are Canadian citizens by birth.



**Table 14: Breakdown of Households by Size, Village of Haines Junction (2011–2021)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

HOUSEHOLD SIZE	2011		2016		2021	
	#	%	#	%	#	%
1-person	85	32%	100	37%	110	35%
2-person	95	36%	95	35%	115	37%
3-person	35	13%	35	13%	35	11%
4-person	25	9%	25	9%	25	8%
5+person	25	9%	15	6%	25	8%
<b>Total</b>	<b>265</b>	<b>100%</b>	<b>270</b>	<b>100%</b>	<b>310</b>	<b>100%</b>

**Table 15: Total Private Households by Tenure (2011–2021), Village of Haines Junction**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

HOUSING TENURE	2011		2016		2021	
	#	%	#	%	#	%
Owner	170	65%	155	56%	200	65%
Renter	65	25%	110	40%	65	21%
Dwelling provided by the local government or First Nation Government <sup>6</sup>	25	10%	15	5%	45	15%
<b>Total</b>	<b>260</b>	<b>100%</b>	<b>275</b>	<b>100%</b>	<b>310</b>	<b>100%</b>

6. Statistics Canada definition states 'Dwelling provided by the local government, First Nation, or Indian Band'.



## Anticipated Population and Household Data

Yukon Bureau of Statistics' (YBS) demographic projection model uses various demographic trends (e.g., births, deaths, in-migration and out-migration) that are analyzed using simple trend analyses and segmented regressions based on best-fit of linear segments of the data. Then three scenarios — Low Growth, Medium Growth, and High Growth — are developed by applying sets of weights to the model parameters. In addition to the demographic projection model, another projection model — the DemEcon model — is estimated with net migratory growth as a function of economic growth and a projection scenario is developed based on the model parameters. A fourth projection scenario, the Preferred Projection, is finally derived as a weighted average of the Medium Growth scenario of the demographic projection model and the scenario developed with the results of the DemEcon model. YBS considers this fourth projection scenario to be the most likely scenario. The demographic projection models are updated every five years when postcensal population estimates (i.e., census population adjusted for net under-coverage) become available. However, the DemEcon model and the Preferred Projection are updated every year using changed forecasts of economic growth.

For Haines Junction, in the most likely scenario (Preferred projection), the population is projected to reach 1,630 in 2045. This would be an increase of 578 people, or 54.9%, compared to 2023 (1,052).





**Table 16 Population Projections, Village of Haines Junction (2024-2045)**

Source: Yukon Bureau of Statistics, Population Projections, by community, 2024-2045

YEAR	PREFERRED PROJECTION	PROJECTED GROWTH RATE
2024	1,070	1.7%
2025	1,090	1.9%
2026	1,110	1.8%
2027	1,140	2.7%
2028	1,160	1.8%
2029	1,180	1.7%
2030	1,220	3.4%
2031	1,240	1.6%
2032	1,280	3.2%
2033	1,300	1.6%
2034	1,330	2.3%
2035	1,350	1.5%
2036	1,380	2.2%
2037	1,410	2.2%
2038	1,430	1.4%
2039	1,460	2.1%
2040	1,490	2.1%
2041	1,520	2.0%
2042	1,550	2.0%
2043	1,570	1.3%
2044	1,600	1.9%
2045	1,630	1.9%



**Table 17: Anticipated Population, Village of Haines Junction, Yukon & Canada (2021–2031)**

Source: Yukon Bureau of Statistics, Population Projections 2018–2040, Statistics Canada Population Projections 2021–2068; Statistics Canada, 2021 Census of Population.

YEAR	VILLAGE OF HAINES JUNCTION	YUKON	CANADA
2021	688	42,640	38,246,100
2022	705	43,340	38,882,000
2023	721	44,070	39,426,000
2024	739	44,840	39,953,100
2025	756	45,500	40,464,700
2026	775	46,160	40,964,600
2027	793	46,880	41,452,700
2028	812	47,630	41,928,300
2029	832	48,370	42,391,300
2030	852	49,040	42,840,800
2031	872	49,640	43,276,600
Projected Growth (2021–2031)	184	7,000	5,030,500
<b>Projected Growth Rate</b>	<b>2.4%</b>	<b>1.5%</b>	<b>1.2%</b>

**Table 18: Anticipated Age Group Distribution, Village of Haines Junction, Yukon & Canada (2021–2031)**

- Household projections are available through a custom order from Yukon Bureau of Statistics.



**Table 19: Anticipated Number of Households\*, Village of Haines Junction, Yukon & Canada (2021–2031)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

YEAR	ANTICIPATED HOUSEHOLDS
2021	313
2022	320
2023	328
2024	336
2025	344
2026	352
2027	361
2028	369
2029	378
2030	387
2031	396
Projected Household Growth (2021–2031)	83
<b>Projected Growth Rate</b>	<b>2.4%</b>

\*Calculated by dividing the population projection by the 2021 household size.

**Table 20: Anticipated Average Household Size, Village of Haines Junction, Yukon & Canada (2021–2031)**

- Household projections are available through a custom-order from Yukon Bureau of Statistics.



## Household Data

**Table 21: Median Total Household Pre-Tax Income, Village of Haines Junction (2010–2020)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

	2010	2015	2020
Median Total Household Pre-Tax Income	\$74,826	\$69,824	\$89,000
Average Total Household Pre-Tax Income	\$83,470	\$77,185	\$99,000

**Table 22: Household Total Income Groups, Village of Haines Junction (2010–2020)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

INCOME GROUP	2011		2016		2021	
	#	%	#	%	#	%
< \$ 5,000	0	0%	5	2%	0	0%
\$5,000 to \$9,999	0	0%	0	0%	0	0%
\$10,000 to \$14,999	0	0%	10	4%	5	2%
\$15,000 to \$19,999	20	8%	10	4%	5	2%
\$20,000 to \$24,999	15	6%	20	7%	5	2%
\$25,000 to \$29,999	15	6%	10	4%	5	2%
\$30,000 to \$34,999	25	10%	10	4%	15	5%
\$35,000 to \$39,999	25	10%	10	4%	15	5%
\$40,000 to \$44,999	15	6%	5	2%	5	2%
\$45,000 to \$49,999	15	6%	10	4%	15	5%
\$50,000 to \$59,999	20	8%	20	7%	20	7%
\$60,000 to \$69,999	45	18%	20	7%	15	5%
\$70,000 to \$79,999	45	18%	15	6%	25	9%
\$80,000 to \$89,999	30	12%	25	9%	15	5%
\$90,000 to \$99,999	30	12%	15	6%	15	5%
\$100,000 to \$124,999	25	10%	40	15%	45	16%
\$125,000 to \$149,999	35	14%	20	7%	25	9%
\$150,000 to \$199,999	25	10%	15	6%	40	14%
\$200,000 +	25	10%	10	4%	20	7%
<b>Total</b>	<b>255</b>		<b>270</b>		<b>290</b>	



## Economic and Force Data

**Table 23: Total Population Aged 15 Years and Over by Labour Force Status, Village of Haines Junction**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

VILLAGE OF HAINES JUNCTION	2011	2016	2021
In the Labour Force	390	335	365
Not in the Labour Force	125	155	185

**Table 24: Unemployment Rate and Participation Rate, Haines Junction (2011–2021)**

Source: Statistics Canada, 2021, 2016 Census of Population, 2011 National Household Survey

VILLAGE OF HAINES JUNCTION	2011	2016	2021
Unemployment Rate <sup>7</sup>	11.5%	14.9%	13.7%
Participation Rate <sup>8</sup>	66.3%	68.4%	65.8%

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7. Unemployment Rate: the unemployed expressed as a percentage of the labour force.

8. Participation Rate: the total labour force, expressed as a percentage of the population aged 15 years and over.



**Table 25: # And % of Workers by Industry, Village of Haines Junction (North American Industry Classification System – NAICS)**

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 National Household Survey

INDUSTRY	2011		2016		2021	
	#	%	#	%	#	%
Agriculture, forestry, fishing and hunting	10	3%	0	0%	10	3%
Mining, quarrying, and oil and gas extraction	0	0%	10	3%	10	3%
Utilities	0	0%	0	0%	0	0%
Construction	35	9%	30	9%	30	8%
Manufacturing	0	0%	10	3%	0	0%
Wholesale trade	0	0%	0	0%	0	0%
Retail trade	15	4%	15	5%	15	4%
Transportation and warehousing	10	3%	10	3%	10	3%
Information and cultural industries	0	0%	0	0%	10	3%
Finance and insurance	0	0%	0	0%	0	0%
Real estate and rental and leasing	0	0%	10	3%	0	0%
Professional, scientific and technical services	10	3%	0	0%	15	4%
Management of companies and enterprises	0	0%	0	0%	0	0%
Administrative and support, waste management and remediation services	10	3%	10	3%	15	4%
Educational services	20	5%	25	8%	35	10%
Health care and social assistance	10	3%	25	8%	35	10%
Arts, entertainment, and recreation	30	8%	25	8%	25	7%
Accommodation and food services	45	12%	35	11%	20	6%
Other services (except public administration)	10	3%	10	3%	0	0%
Public administration	165	45%	105	33%	125	35%
<b>Total</b>	<b>370</b>	<b>100%</b>	<b>320</b>	<b>100%</b>	<b>355</b>	<b>100%</b>





**Table 26: Commuting Destination, Village of Haines Junction (2011–2021)**

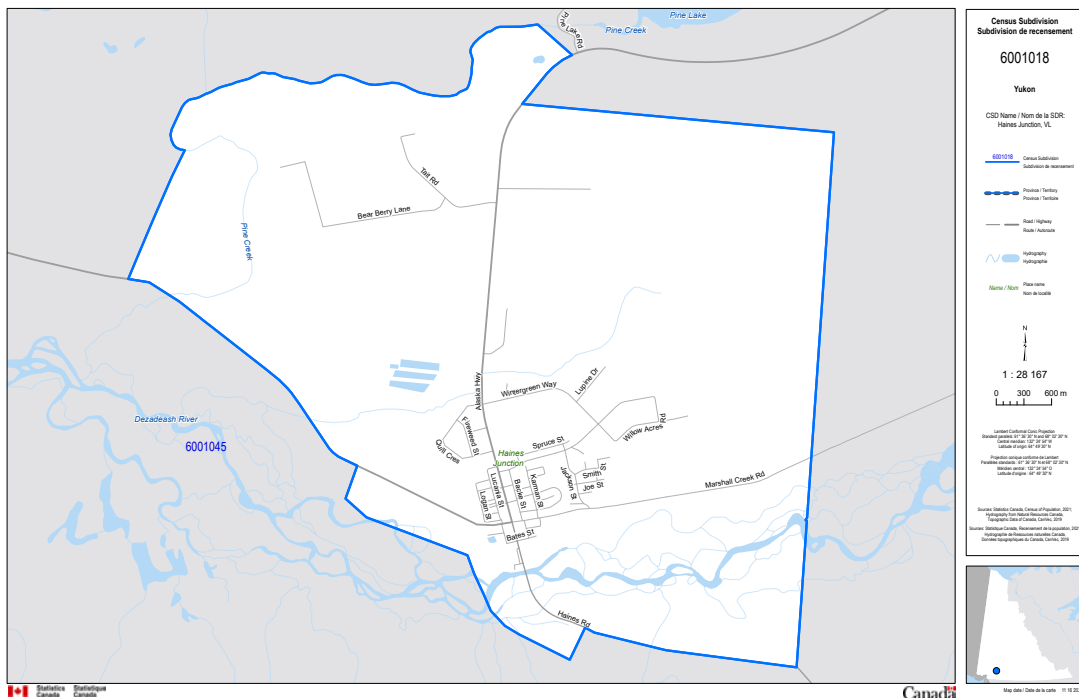
Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 National Household Survey

VILLAGE OF HAINES JUNCTION	2011	2016	2021
Commute within CSD <sup>9</sup>	*	200	200
Commute to a different CSD within CD <sup>10</sup>	*	25	25
Commute to a different CSD and CD	*	0	0
Commute to a different province or territory	*	0	20

\*Commuting Destination data is not available for 2011.

**Figure 2 Haines Junction Census Subdivision**

Source: Statistics Canada



**Table 27 Households within 800m of a high frequency transit stop or station**

- Data not available.

9. CSD – Census Subdivision: general term for municipalities as determined by territorial legislation (i.e. Haines Junction – see Figure 2)

10. CD – Census Division: Group of neighboring municipalities joined together for the purposes of regional planning and managing common services (i.e. Yukon Territory)

# Housing Profile

## Housing Data

**Table 28: Total Number of Private Dwellings & Total Number of Private Dwellings Occupied by Usual Residents, Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

VILLAGE OF HAINES JUNCTION	2021
Total Private Dwellings	380
Private Dwellings Occupied by Usual Residents	311

**Table 29: Total Number of Occupied Private Dwellings by Structural Type of Dwelling: # and %, Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

STRUCTURE TYPE	2021	
	#	%
Single-detached house	260	85%
Semi-detached house	10	3%
Row house	0	0%
Apartment or flat in duplex	0	0%
Apartment in a building that has fewer than five storeys	15	5%
Apartment in a building that has five or more storeys	0	0%
Other single-attached house	0	0%
Movable dwelling	20	7%
<b>Total</b>	<b>305</b>	<b>100%</b>



**Table 30: Total Number of Occupied Private Dwellings by Number of Bedrooms, Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

UNIT SIZE	2021	
	#	%
0-bedroom (Studio)	0	0%
1-bedroom	55	18%
2-bedroom	100	32%
3-bedroom	110	35%
4+bedroom	45	15%
<b>Total</b>	<b>310</b>	<b>100%</b>

**Table 31: Total Occupied Private Dwellings by Period of Construction, Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

DATE BUILT	2021	
	#	%
Pre-1960	10	3%
1961-1980	90	28%
1981-1990	45	14%
1991-2000	50	16%
2001-2010	35	11%
2011-2021	90	28%
<b>Total</b>	<b>320</b>	<b>100%</b>

**Table 32: Median Monthly Shelter Costs, Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

TENURE TYPE	MEDIAN MONTHLY SHELTER COST (2021)
Owned Dwellings	\$765
Dwelling provided by the local government or First Nation Government	\$532
Rented Dwellings	\$940



**Table 33: Median Value of Dwellings, Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

VILLAGE OF HAINES JUNCTION	2021
Median Value of Dwellings	\$360,000

**Table 34: Average Sales Price, Village of Haines Junction (2018–2022)**

Source: Custom Data Request from Yukon Property Assessment and Taxation

HOUSING TYPE	2018	2019	2020	2021	2022
Single Dwelling*	\$262,500	\$235,635	\$312,254	\$283,067	\$402,583
Mobile Home	\$55,000	\$85,034	\$168,750	\$197,500	N/A
Country Residential	\$202,500	\$486,500	\$352,625	\$400,000	\$686,000
<b>Average Total</b>	<b>\$197,000</b>	<b>\$210,394</b>	<b>\$310,015</b>	<b>\$279,196</b>	<b>\$487,608</b>

\*Average Sales Price data for single dwellings excludes sales with prices lower than \$100,000.

**Table 35: New Residential Building Permits, Village of Haines Junction (2017–2022)**

Source: Yukon Bureau of Statistics, Community Statistics, Building Permit Data

VILLAGE OF HAINES JUNCTION	2017	2018	2019	2020	2021	2022
New Residential Building Permits	9	24	6	11	13	35

**Table 36: Median Rent, Village of Haines Junction (2018–2022)**

Source: Yukon Bureau of Statistics, Yukon Rent Survey 2018–2024

2018	2019	2020	2021	2022	2023	2024
\$900 <sup>A</sup>	\$800 <sup>A</sup>	\$690 <sup>A</sup>	\$1,000 <sup>A</sup>	\$1,190 <sup>A</sup>	\$966 <sup>A</sup>	\$1,075 <sup>A</sup>
\$620 <sup>O</sup>	\$800 <sup>O</sup>	\$620 <sup>O</sup>	\$1,040 <sup>O</sup>	- <sup>O</sup>	\$970 <sup>O</sup>	

A - April Rent Survey    O – October Rent Survey<sup>11</sup>

11. The Yukon Rent Survey is completed twice a year in April and October. Wherever possible the October median rent has been provided. In 2022, the October rent data was suppressed. In 2024, the April rent data is the most recent available data.



**Table 37 Median Rent by Size and Vacancy Rate, Village of Haines Junction (2023)**

VILLAGE OF HAINES JUNCTION	TOTAL	BACHELOR	1-BED	2-BED	3-4 BED	5+ BED
Median Rent	\$970	–	\$970	–	–	–
Vacancy Rate	–	–	0.0%	–	–	–

**Table 38: Rental Universe<sup>12</sup>, Village of Haines Junction (2018–2022)**

Source: Yukon Bureau of Statistics, Yukon Rent Survey 2018–2022

2018	2019	2020	2021	2022	2023	2024
20 <sup>A</sup>	24 <sup>A</sup>	20 <sup>A</sup>	15 <sup>A</sup>	19 <sup>A</sup>	10 <sup>A</sup>	
20 <sup>O</sup>	19 <sup>O</sup>	18 <sup>O</sup>	17 <sup>O</sup>	4 <sup>O13</sup>	10 <sup>O</sup>	11 <sup>A</sup>

A - April Rent Survey O – October Rent Survey

**Table 39: Number of Vacant Units, Village of Haines Junction (2018–2022)**

Source: Yukon Bureau of Statistics, Yukon Rent Survey 2018–2022

VILLAGE OF HAINES JUNCTION	2018	2019	2020	2021	2022	2023
Vacant Units	0	1	0	0	0	0

## Non-Market Data

**Table 40: Number of Yukon Housing Corporation Units, Village of Haines Junction (2018–2023)**

Source: Yukon Housing Corporation, January 2023 Monthly Report

VILLAGE OF HAINES JUNCTION	2018	2019	2020	2021	2022	2023
Yukon Housing Corporation Units	28	28	28	28	28	28

12. The rental universe refers to the total set or pool of rental properties available within a specific market or area.

13. Flagged by Yukon Bureau of Statistics for data quality concerns due to small sample size



**Table 41: Yukon Housing Corporation Units by Type, Village of Haines Junction (2023)***Source: Yukon Housing Corporation, January 2023 Monthly Report*

UNIT TYPE	2023
Social Housing	12
Seniors	9
Staff Housing	7
<b>Total</b>	<b>28</b>

**Table 42: Number of Rent Supplement Recipients, Village of Haines Junction (2018–2023)***Source: Yukon Housing Corporation, January 2023 Monthly Report*

VILLAGE OF HAINES JUNCTION	2018	2019	2020	2021	2022	2023
Rent Supplements	1	1	1	0	0	0
Canada Yukon Housing Benefit	–	–	–	1	2	1

**Table 43: Waitlist Data\*, Village of Haines Junction (2022)***Source: Yukon Housing Corporation, January 2023 Monthly Report*

WAITLIST DATA	2022
Senior	1
Non-Senior	12
Staff	1
<b>Total</b>	<b>14</b>

\*waitlists are not always indicative of demand and further qualitative engagement is recommended.

**Table 44: Number of Shelter Beds\*, Village of Haines Junction (2023)**

\*this information is only available in communities where shelter beds are located.

**Table 45: Number of Co-operatives, Transitional Housing Units / Housing with Supports Units & Number of Disabilities Services clients living in residential placements, Village of Haines Junction (2023)**

\*this information is only available in communities where shelter beds are located.





**Table 46: Percentage of Tenant Households in Subsidized Housing, Village of Haines Junction (2011–2021)**

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 National Household Survey

VILLAGE OF HAINES JUNCTION	2011	2016	2021
Tenant Households in Subsidized Housing	38.5%	19.0%	14.3%

**Table 47: Housing Data from Yukon First Nations\***

\*Data not publicly available

**Table 48 One-parent Households, Village of Haines Junction**

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 National Household Survey

ONE-PARENT FAMILIES	2011		2016		2021	
	#	%*	#	%	#	%
Female Parent	30	86%	20	57%	25	71%
Male Parent	5	14%	10	29%	10	29%
<b>Total</b>	<b>35</b>	<b>100%</b>	<b>35</b>	<b>–</b>	<b>35</b>	<b>100%</b>

\*Percent of all lone parent households, not all households



# Current and Future Housing Need

## Housing Standards

**Table 49: Households in Core Housing Need, Village of Haines Junction, (2011–2021)**

Source: Statistics Canada, 2021 + 2016 Census of Population, 2011 National Household Survey

HOUSEHOLD TYPE	2011		2016		2021	
	#	%	#	%	#	%
Owner	–	–	30	20%	25	13%
Renter	–	–	35	33%	20	31%
<b>All Households</b>	<b>–</b>	<b>19%</b>	<b>65</b>	<b>25%</b>	<b>50</b>	<b>19%</b>

**Table 50: Households Spending 30%+ on Housing (Affordability Standard), Village of Haines Junction, (2011–2021)**

Source: Statistics Canada, 2021 + 2016 Census of Population, 2011 National Household Survey

HOUSEHOLD TYPE	2011		2016		2021	
	#	%	#	%	#	%
All Households	25	10%	35	13%	30	10%
Owner Households	10	5.9%	20	13%	15	8%
Tenant Households	15	17%	15	14%	10	15%

**Table 51: Households in Overcrowded Dwellings (Suitability Standard), Village of Haines Junction, (2011–2021)**

Source: Statistics Canada, 2021 + 2016 Census of Population, 2011 National Household Survey

HOUSEHOLD TYPE	2011		2016		2021	
	#	%	#	%	#	%
All Households	25	10%	15	5%	15	5%
Owner Households	–	–	10	7%	10	5%
Tenant Households	–	–	10	9%	10	15%

**Table 52: Households Requiring Major Repair (Adequacy Standard), Village of Haines Junction, (2011–2021)**

Source: Statistics Canada, 2021 + 2016 Census of Population, 2011 National Household Survey

HOUSEHOLD TYPE	2011		2016		2021	
	#	%	#	%	#	%
All Households	60	23%	55	20%	45	15%
Owner Households	–	–	25	16%	30	15%
Tenant Households	–	–	25	23%	15	23%



## Housing Estimates

**Table 53: 2021–2031 Estimated Housing Need, Village of Haines Junction (2021 Core Housing Need + Household Projection)<sup>14</sup>**

Source: Statistics Canada, 2023, "HART – 2021 Census of Canada – Selected Characteristics of Census Households for Housing Need"

INCOME QUINTILE	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	<20%	20–49%	50–79%	70–119%	>120%		
HOUSEHOLD INCOME	<\$20,000	\$20,000 – \$44,999	\$45,000 – \$74,999	\$75,000 – \$109,999	\$110,000+		
MONTHLY AFFORDABLE HOUSING COST	<\$500	\$500 – \$1,124	\$1,125 – \$1,874	\$1,875 – \$2,750	\$2,750+	TOTAL	%
1–Person	3	23	18	4	3	51	51%
2–Person	0	13	4	5	12	34	34%
3–Person	0	0	3	0	5	8	8%
4+Person	0	0	0	0	7	7	7%
<b>TOTAL</b>	<b>3</b>	<b>36</b>	<b>25</b>	<b>9</b>	<b>27</b>	<b>100</b>	<b>100%</b>
<b>% of New Dwellings</b>	<b>3%</b>	<b>36%</b>	<b>25%</b>	<b>9%</b>	<b>27%</b>	<b>100%</b>	
<b>Annual Units Required</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>11</b>	

14. The HART dataset is based on the 25% Census sample to allow cross tabulation of variables only collected through the long-form survey; this has led to a discrepancy in the reported total households for 2021, which results in a variation in the estimated growth through 2031. The same growth rate has been applied (2.4%) and the 2031 estimate would be the same if the 2021 base counts matched. Table 48 provides the Yukon Statistics estimated households through 2031, based on 100% sample household count from the 2021 Census. The resulting discrepancy in estimated household growth between 2021 and 2031 is 12 (71 based on the HART dataset, or 83 based on the Yukon Statistics estimate) or approximately 16%. The additional estimated need beyond 71 is due to pre-existing core housing need in 2021. The distribution of core housing need is also affected by the impacts of random rounding of low values. Due to small sample sizes and the impact of random rounding on low values, there are also data suppression challenges for core housing need counts resulting in a variation of up to 15 from the numbers presented.



**Table 54: Estimated 2021–2031 Housing Need Allocated by Income Quintile and Household Size, Village of Haines Junction**

Source: Statistics Canada, 2023, "HART – 2021 Census of Canada – Selected Characteristics of Census Households for Housing Need"

HOUSEHOLD SIZE	INCOME QUINTILE					TOTAL
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	
1–Person	3%	23%	18%	4%	3%	<b>51%</b>
2–Person	0%	13%	4%	5%	12%	<b>34%</b>
3–Person	0%	0%	3%	0%	5%	<b>8%</b>
4+Person	0%	0%	0%	0%	7%	<b>7%</b>
<b>Total</b>	<b>3%</b>	<b>36%</b>	<b>25%</b>	<b>9%</b>	<b>27%</b>	<b>100%</b>

**Table 55: Estimated 2021–2031 Housing Need Allocated to Minimum Bedrooms Required by Household Size, Village of Haines Junction<sup>15</sup>**

Source: Statistics Canada, 2023, "HART – 2021 Census of Canada – Selected Characteristics of Census Households for Housing Need"

HOUSEHOLD SIZE	UNIT SIZE			
	1-BEDROOM	2-BEDROOM	3-BEDROOM	4+BEDROOM
1-person	51	0	0	0
2-person	28	6	0	0
3-person	0	8	0	0
4+person	0	0	4	4
<b>Total</b>	<b>79</b>	<b>14</b>	<b>4</b>	<b>4</b>
Annual	8	1	0	0
Share	79%	14%	4%	4%

<sup>15</sup> Due to the impacts of rounding in the calculation, the estimated need for 4+person households is evenly split between 3- and 4+ bedroom units, however, the estimated total need was for seven units rather than eight. This means the total in Table 55 is one higher than in Table 53 on the previous page.



**Table 56: Minimum Bedrooms Required by Share of Household Size, Village of Haines Junction\***

Source: Statistics Canada, 2023, "HART – 2021 Census of Canada – Selected Characteristics of Census Households for Housing Need"

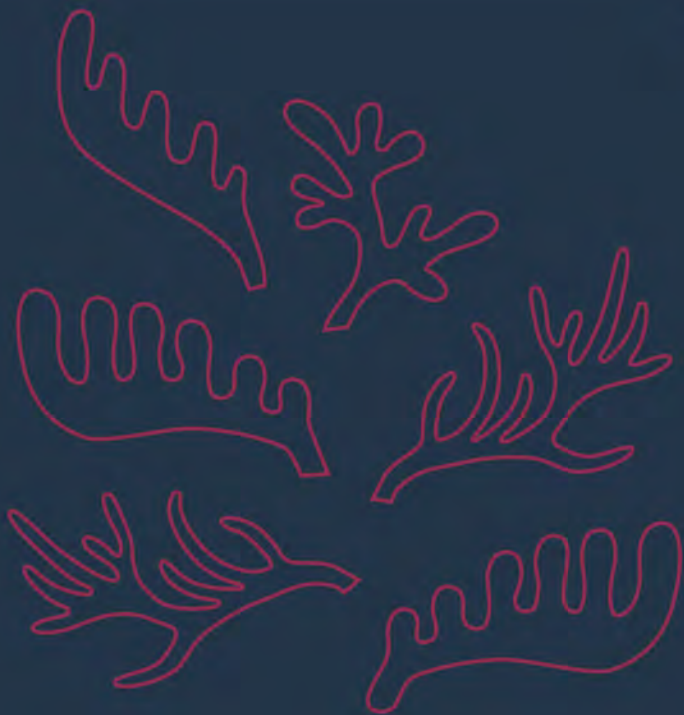
HOUSEHOLD SIZE	UNIT SIZE			
	1-BEDROOM	2-BEDROOM	3-BEDROOM	4+BEDROOM
1-person	100%	0%	0%	0%
2-person	83%	17%	0%	0%
3-person	0%	100%	0%	0%
4+person	0%	0%	50%	50%

\* Estimated share of households of a given size who need a unit with X bedrooms to meet the National Occupancy Standards (NOS). E.g., 83% of 2 person households need at least a 1 bedroom, while 17% need at least a two bedroom. Population & Household Data









**Municipal Accounts Payable to February 12, 2025**

<u>Cheque No.</u>	<u>Name</u>	<u>Amount</u>	<u>Department</u>	<u>Description</u>
Transfer	Payroll Account #4305418	\$ 32,816.55	Administration	Net Pay - Pay Period
		\$ 5,953.42	Administration	RRSP Contribution - Pay Period
		\$ 1,149.67	Administration	Union Dues January 2025
		\$ 44,909.80	Administration	Receiver General January 2025
		\$ 10,487.34	Fire Department	Honorarium Jul. - Dec. 2024
		\$ 95,316.78		
280355	Atco Electric	\$ 661.10	Administration	Electricity: January 2025 billing
		\$ 12,326.43	Arena	Electricity: January 2025 billing
		\$ 661.10	Convention Centre	Electricity: January 2025 billing
		\$ 69.09	Community Hall	Electricity: January 2025 billing
		\$ 377.57	Fire Department	Electricity: January 2025 billing
		\$ 714.44	Landfill & Recycling	Electricity: January 2025 billing
		\$ 72.73	Pool	Electricity: January 2025 billing
		\$ 554.49	Public Works	Electricity: January 2025 billing
		\$ 3,728.15	Roads & Streets	Electricity: January 2025 billing
		\$ 12,710.10	Water & Sewer	Electricity: January 2025 billing
		\$ 31,875.20		
280356	Acklands - Grainger Inc.	\$ 577.99	Cap/Landfill	Traffic Signs
280357	Advance Security & Automation Ltd.	\$ 173.25	Convention Centre	Monthly alarm monitoring
280358	Annika Eckervogt-Brewster	\$ 687.50	Administration	Poll Clerk By Election for Mayor 2025
280359	Association of Yukon Communities (AYC)	\$ 340.00	Administration	Inter-Municipal business Licenses # 1,2,3,4
280360	Catalis Technologies Canada Inc	\$ 999.00	Administration	Website feature enhancement
280361	Cathy MacKinnon	\$ 1,600.00	Administration	Returning Officer By Election for Mayor 2025
280362	Ellen Stutz Petty - Cash	\$ 1,032.60	Recycling Centre	Refundables paid out
280363	Emco Corporation	\$ 345.16	Water & Sewer	Air relief valve

\* Denotes an item not directly funded by the Village

\*\* Grant funded

**Municipal Accounts Payable to February 12, 2025**

280364	HJ Volunteer Fire Department		\$ 5,019.23	Fire Department	Attendance paid at incorrect rate
280365	Inland Kenworth		\$ 539.82	Public Works	Loader leveler arm
280366	Jacob's Industries		\$ 373.28	Water & Sewer	Co2
280367	Kusina Gracia		\$ 181.13	Legislative	Public tipping fee information session
280368	Mack Built Contracting Inc.		\$ 315.00	Water & Sewer	Thaw waterline
280369	Marguerite Richard		\$ 687.50	Administration	Poll Clerk By Election for Mayor 2025
280370	Municipal Information Network		\$ 194.25	Administration	Annual subscription 2025
280371	NF Electrical and Event Production Ltd		\$ 361.52	Convention Centre	Sale of audio and visual equipment parts
280372	Northwestel	\$250.14		Administration	January 27, 2025 billing
		\$73.47		Public Works	January 27, 2025 billing
		\$699.91		Water & Sewer	January 27, 2025 billing
		\$691.05		Protective Services	January 27, 2025 billing
		\$128.74		Convention Centre	January 27, 2025 billing
		\$36.76		Arena	January 27, 2025 billing
		\$66.47	\$1,946.54	Recycling Centre	January 27, 2025 billing
280373	Roberta Allison		\$687.50	Administration	Poll Clerk By Election for Mayor 2025
280374	Tangerine Technology	\$1,893.15		Administration	Network support
		\$ 996.45	\$2,889.60	Water & Sewer	Network support
280375	Xerox		\$615.36	Administration	Printing and Photocopies
280376	Yukon Communities Insurance Association		\$ 6,250.00	Administration	Reciprocal Insurance Premium 2025
280377	Yukon Pump Ltd		\$ 415.80	Cap/Landfill	Traffic signs

\* Denotes an item not directly funded by the Village

\*\* Grant funded

**Municipal Accounts Payable to February 12, 2025**

280378	Yukon Service Supply	\$	414.75			Water & Sewer	Sodium Hypo chloride
		\$	445.20	\$	859.95	Convention Centre	Garbage Bags, hand towels, dish soap

Municipal Accounts Payable **\$ 153,424.01**

Adopted on \_\_\_\_\_

Mayor \_\_\_\_\_ CAO \_\_\_\_\_

\* Denotes an item not directly funded by the Village

\*\* Grant funded



**Village of Haines Junction  
Report to Council**

**February 11, 2025**

**Council Decision**  
 **Council Direction**  
 **Council Information**  
 **Closed Meeting**

**RE: Awarding of 2025 Donated Refundables Funds**

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**Recommendation**

That Council

- Evenly distribute available funds of \$5275.35 to the following three Community Groups: Creative Junction, Haines Junction Parent Association, thereby awarding each group \$1758.45.

**Background**

This procurement process is carried out under the [Village's Donation of Refundable Items Policy #31-20](#). This policy defines the process for distributing the refund money collected from the donation of refundable items ("refundables") at the Haines Junction Recycle Centre.

The policy:

- Requires staff to publicly advertise the annual intake deadline for a minimum of three (3) weeks in at least three (3) prominent locations in the community, with at least one location being digitally and at least one location in hard copy format.
- Establishes the following eligibility criteria:
  - Community Groups must be based out of, or have a chapter of the organization based out of, the greater Haines Junction/Dakwākāda Region
  - Have a minimum of 5 active members.
  - Have a minimum annual budget of \$250.
  - Have been operating during the current calendar year.
  - Provide arts, sports, recreational and/or cultural programming to the community.
- Requires Community groups to complete and submit their applications by the advertised deadline to be considered.
- Requires the deadline for applications to be no later than January 15 of each year (formerly December 31).\*
- Requires monies to be distributed evenly between Eligible Community Groups, unless there are extenuating circumstances.
- Allows Council to allocate funds to another community initiative, or to the following year, should no applications be received.

\*Last year, Council revised the policy to extend the deadline to be outside of the holiday season to encourage more groups to apply.

## Current Status

The adjacent poster was used to advertise this funding opportunity on December 12, 2024, approximately 1 month prior to the application deadline. The poster was advertised according to our Administrative Procedures for Communicating Public Notices -- the poster was posted on noticeboards in town, on our website, on Facebook, and sent to our email distribution list. The poster was re-advertised one week prior to the deadline.

This year we received 3 applications, down from 7 applications received last year. Applications were assessed by the Donated Refundables Fund Application Review Board (consisting of 3 Village Staff) for eligibility.

Per Table 1 all applications were considered eligible per the criteria in the policy.



**PUBLIC NOTICE**  
**Donated Refundables Fund**  
 Posted December 12, 2024

**Next deadline for applications:**  
**January 15, 2025, 5:00 pm**

The Village of Haines Junction Recycle Centre accepts donated refundable items throughout the year. The refund munny collected is held in a Donated Refundables fund to be awarded on an annual basis to eligible groups, as per the Donation of Refundable Items Policy #31-20. Village staff review grant applications once per year and make recommendations to Village Council.

For more information on the conditions of this funding program and to get a copy of the application form

call: **867-634-7100**  
 email: **corporate@hainesjunction.ca**  
 visit: **hainesjunction.ca/p/funding-opportunities**

VILLAGE OF HAINES JUNCTION  
 (867) 634-7100 | admin@hainesjunction.ca | www.hainesjunction.ca

Table 1: Eligibility of Applications per the [Village’s Donation of Refundable Items Policy #31-20](#).

### Adjudication of Applications to Donated Recyclables Fund

Authority: Donation of Refundable Items Policy #31-20  
 Funds to allocate: \$ 5,275.35  
 Review committee: Donna Itschenko, Dave Fairbank, Aynsle Ogden

Community Group	Eligibility Criteria (Per Schedule B)					Submitted prior to Application Deadline*	Application is Complete?	Eligible?	Recommended Allocation**
	Based out of greater HJ Region	Have Minimum of 5 Active Members	Have a minimum annual budget of \$250	Have been operating during current calendar year	Provides arts, sports, recreational and/or cultural programming to community				
Creative Junction Collective	Yes	Yes	Yes	Yes	Yes	Yes	Yes	\$ 1,758.45	
HJ Parent Association	Yes	Yes	Yes	Yes	Yes	Yes	Yes	\$ 1,758.45	
Junction Arts and Music	Yes	Yes	Yes	Yes	Yes	Yes	Yes	\$ 1,758.45	

\*Per the policy, Community groups must complete and submit their application by the advertised deadline to be considered

\*\*Per the policy, funds shall be distributed evenly between eligible community groups unless there are extenuating circumstances, which shall be included in Board's recommendation to Council

\*\*\*If no applications are received, the Board shall make a recommendation to Council whether to allocate the Funds to the following year or to another community initiative

## Discussion/Analysis

Per Table 2, the amount of funds to distribute steadily increased between 2021 to 2023; the value of donated refundables almost doubled in 2023 from what was donated in 2021. This trend did not continue into 2024; the amount of donations decreased in 2024 from 2023.

Table 2: Allocation of funds in 2021 and 2022, and recommended allocation for 2023

Year	Total funds	Augusto!	Creative Junction	Romp & Run	Grad	JAM	Ski Club	Soccer
2021	\$3476.90	\$869.23	\$869.23	\$869.23	\$869.23	n/a	n/a	n/a
2022	\$4927.15	n/a	\$985.43	\$985.43	\$985.43	\$985.43	\$985.43	n/a
2023	\$6332.60	n/a	\$1055.44	\$1055.44	\$1055.44	\$1055.44	\$1055.44	\$1055.44
2024	\$5275.35	n/a	\$1758.45	n/a	\$1758.45	\$1758.45	n/a	n/a

**Next Steps**

With Council’s approval, we will proceed award funding to the successful applicants.

**Draft Resolution**

THAT Administration proceed to award funds to successful applicants as recommended in the February 12, 2025 RTC - Awarding of 2024 Donated Refundables Funds.

Prepared by

Aynslie Ogden  
Corporate Manager





**Village of Haines Junction  
Report to Council**

**February 11, 2025**

Council Decision  
 Council Direction  
 Council Information  
 Closed Meeting

**RE: Fire Chief Staffing Options**

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**Recommendation**

Council consider the four options presented in this RTC for staffing a Fire Chief position when undertaking their strategic planning exercise.

**Background**

Unlike police and emergency medical services, fire departments are a discretionary community service. There is no legislated requirement within the Municipal Act for fire departments to exist in any manner whatsoever. However, once they are created, there is legislation directing their organization and action. For the Haines Junction Volunteer Fire Department (HJVFD), this legislation includes the Municipal Act, the Fire Prevention Act<sup>1</sup>, the Worker Safety and Compensation Act, the Occupational Health and Safety Act, the Volunteer Fire Department Bylaw #372-20 and the Criminal Code of Canada.

Fire services in the Yukon were extensively reviewed in 2021<sup>2</sup>. This review was initiated because:

- The Yukon has embraced a volunteer fire department model for virtually all communities, outside of the City of Whitehorse. Local operation of small community fire services using volunteers is a necessity in terms of population and economic viability but cannot be expected to thrive in every community. This model is particularly challenging in terms of time, expectations, and expertise.
- Demands on the fire services are increasing with population of both seasonal/recreational and permanent residents, especially retirees, who move from larger southern Canadian cities. Expectations of service delivery levels in the communities are inconsistent with local or territorial capability.
- The Fire Marshal's Office and YG receive frequent complaints about imposing excessive regulation and demonstrating a continuing lack of appreciation for local volunteers.
- There is a developing deep-seated public reluctance toward increased regulation, and with fire services specifically. This is exacerbated by an elevated level of entitlement present with regard to citizen expectations for service levels across Yukon.

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<sup>1</sup> Fire Protection Act S6 the chief or acting chief of the fire brigade of every municipality or settlement in which a fire brigade has been established, and the municipal clerk of every municipality in which no fire brigade has been established is, because of their office, a local assistant to the fire marshal and is subject to the directions of the fire marshal in carrying out the provisions of this Act in the boundaries of the municipality or settlement.

<sup>2</sup> Review of the Yukon Fire Marshal's Office fire suppression and rescue resources distribution

[https://yukon.ca/sites/default/files/final\\_report\\_-\\_review\\_of\\_yukon\\_fmo\\_and\\_fire\\_services\\_response\\_specialties\\_november\\_2021.pdf](https://yukon.ca/sites/default/files/final_report_-_review_of_yukon_fmo_and_fire_services_response_specialties_november_2021.pdf)

- There are growing needs for fire service compliance with Occupational Health & Safety (OH&S), Yukon Government regulatory requirements, and other agencies.
- Following updating of the Criminal Code 2003, it is now possible for organizations and its representative to be charged with criminal negligence for workplace health and safety violations.
  - **217.1** Everyone who undertakes, or has the authority, to direct how another person does work or performs a task is under a legal duty to take reasonable steps to prevent bodily harm to that person, or any other person, arising from that work or task.
  - Fire service managers in Yellowknife were charged under these new provisions following the deaths of two fire fighters while on active duty.
- Penalties for non-compliance with established OH&S legislation or regulation can be significant. The City of Fort St. John was fined \$327,000 for violations related to exposure control and respiratory protection including mask fit-testing.
- Fire services and related resources are expensive and require planning to manage costs and maintain compliance with regulatory requirements.

The review interviewed Fire Chiefs across Yukon who identified the following challenges:

- An increasing time burden for administration, increased overall responsibility, and increased liability.
- Many Fire Chiefs do not come from government or business backgrounds and can therefore be challenged with the administrative requirements of the role.
- Other Fire Chiefs also found themselves in the role with little operational experience or fire commend training, and as a result, decision-making at incident scenes can be a concern.
- There was little interest in any increased administrative function amongst Fire Chiefs who emphatically stated that they have no further time available and no desire to do more administratively.

Likely in part due to the current capacity within VFD's to carry out administrative functions; the review concluded that across the Yukon, there is a lack of meaningful enforcement of regulatory compliance with requirements for training, fitness and medical exams, OH&S requirements, reporting and records management, provision of education and prevention programming, and appointment of staff as required in the legislation noted above. The review also pointed out that new criminal code provisions should serve as a reminder and a warning to all fire service administrators and government officials that all expectations must be met lest severe liability and/or penalty result from an incident. The review concluded that the operation of a fire department requires active, engaged and educated leadership without which a department will fail.

Shortly after the review was released in 2021, the HJVFD Fire Chief resigned stating:

- For the past decade or so, our volunteer numbers have remained pretty constant, though the names have changed. There has been a core group of about 8 people, but we have never been able to get over the hump of having a dedicated group of 12 to 16 which would be ideal. It is challenging to recruit, train, and retain volunteers. This takes more imagination,

planning, and time than I have to give, so hopefully someone will step forward with that energy and skill set.

- In addition to this, other demands are also being made on this position such as; fire inspections, public education, public communication, administrative requirements, ensuring annual inspections are completed, ensuring fire turnout gear is OH&S compliant, monthly checks are completed, volunteer training, volunteer medicals are current, proper drivers licences are in place, attending conferences, and honestly, just hounding people to complete these tasks. It's amazing how long it can take just to get 12 signatures at times!
- The community of Haines Junction - Dakwakada is growing pretty rapidly these days, and that means the responsibilities for the department are increasing.
- While we don't always see a large number of fire calls, we also provide backup for EMS, the Community Health Nurses, as well as Wildland Fire Management. What is lacking at times is a good working relationship between YG and the VOHJ. Until 2020 we had gone 13 years without a formal firefighting agreement with YG. Finally last year we were able to hammer out an agreement, but I still think we compromised a lot. Regardless at least we now have something to build on.
- Going forward, I think it will be a big ask for a Volunteer to step in as a Fire Chief, considering the responsibility and time commitment required to do a proper and complete job. If we do find a person, that is great. If not, I think at some point the VOHJ will need to put it out as a paid position, as Watson Lake and Dawson City have done.
- A paid full time Fire Chief, may also mean that our Municipal Insurance classification could change, potentially reducing everyone's insurance rates on their homes as well. Perhaps it could be a hybrid position that also includes the Municipal bylaw file, which I think is also pretty common.

The 2021 Fire Service Review shares an important reminder: that every fire fighter, past and present, is to be commended for their dedication, ingenuity, and perseverance. The fact they strive toward providing the best service possible to their community is a testament to their selflessness. Volunteer firefighters clearly take pride in the services they provide and the work they perform. Despite limitations, volunteer firefighters continue to treat the organization with respect and their customers with dignity.

## **Current Status**

Members of the HJVFD met with Council on January 8, 2025, to provide an update. The Fire Chief vacancy was again raised as a significant issue for which Council's assistance is sought. Council asked staff to bring forward options for staffing of a Fire Chief position. The approaches for staffing this position in other, similar-sized northern communities were researched, and advice was sought from HJVFD's previous Fire Chief.

## **Discussion/Analysis/Alternatives**

### Option 1: Status Quo – Volunteer Fire Chief

This option involves encouraging current members of the HJVFD to consider taking on the Fire Chief role.

*Assessment:*

- Given that the position has been vacant since 2022, it does not appear that anyone within the HJVFD is willing to step forward to take on this role under present circumstances.
- Continuing with status quo does not reflect an organization that is taking its responsibilities to meet regulatory requirements for provision of fire protection services seriously.
- This option places the Village in a position of significant potential liability should a workplace safety incident occur
- Under the Municipal Act (S358), the municipality is liable for loss or damage to a person or property in respect of the provision of protective fire services only if and when the municipality is found to be grossly negligent in the provision of those services. Gross negligence in fire services occurs when a fire department fails to exercise a reasonable level of care, resulting in harm to others. This could include sending an untrained person into a burning building, or using equipment that is not properly maintained. While it is highly unlikely that this would occur given the caliber of volunteers with the HJVFD, the challenges the department has faced in maintaining appropriate records could present a risk in demonstrating due diligence.
- It is also worth noting that all HJVFD members voluntarily donate their honoraria back to the HJVFD. This practice demonstrates the level of dedication of our local volunteer fire fighters to the department and may reflect either the reality, or the perception of, the department as having an extremely limited budget. However, it may also be a barrier to one of the members stepping forward to take on the role of Fire Chief, and it could be a barrier to recruitment and retention. Communications on the availability of annual budget for honoraria, training and safety equipment with HJVFD members needs to be enhanced and the practice of donating honoraria be stopped. An assessment should also be carried out to ensure that honoraria rates are consistent with other VFD's and Emergency Responders (e.g. HJEMS) and reflect cost of living adjustments.

Option 2: Split administrative and expert functions into separate positions

Reassigning the administrative functions from the Fire Chief to a Deputy/Assistant Fire Chief Position would alleviate the burden that is causing significant challenges within Volunteer Fire Departments across Yukon. Much of the administrative burden has to do with record keeping. Presently, the HJVFD uses paper-based reporting that requires review to ensure required information is being documented.

*Assessment:*

- This option is preferred by our former Fire Chief.
- There would need to be clear roles and responsibilities (e.g. job descriptions) for the Fire Chief and Assistant Fire Chief position (e.g. Who is responsible for training? Who is responsible for inspections? Who is responsible for prevention-related public education? Who is responsible for monitoring regulatory changes?). Supervisory responsibilities for

the Assistant Fire Chief should be assigned to the Fire Chief to ensure close coordination, and minimize the potential for conflict, between these two positions.

- Bylaw 372-20, the Haines Junction Volunteer Fire Department Bylaw, would need to be amended to reflect updated roles and responsibilities.
- This structure could support succession planning, as the Assistant Fire Chief could eventually assume the Fire Chief's role.
- It would be a mistake to consider the Assistant Fire Chief merely a clerical position. It would be important for the incumbent in this position to have their Basic Fire Fighter training as well as experience within a VFD and for them to be fully aware of the fire services regulatory environment and associated responsibilities.
- FirePro2, a Canadian company, provides fully customizable software to assist volunteer fire departments with reporting and record keeping. It is built on modules (e.g. incidents, personnel, training, inventory, inspections) so you can pay only for what you need and not pay for features you won't use. This software system should be further explored for its potential usefulness to the HJVFD. <https://fp2.ca/about-fp2/>
- It is not uncommon for larger municipalities to staff both a Fire Chief and a Deputy Fire Chief position.
- While the Assistant Position may require full time hours for several months to address the backlog, it would not be a full-time position in the long term. This may make for a challenging position to recruit.

#### Option 3: Hybrid Position – Manager of Protective Services

Few small northern municipalities have a full-time paid Fire Chief position. Such communities, including Watson Lake, Dawson City, Fort Simpson and Inuvik, have established a hybrid Director of Protective Services who has the role of Fire Chief and is also responsible for municipal enforcement and emergency measures.

##### *Assessment:*

- This model is worth considering because at present, staff's capacity to carry out municipal enforcement and emergency measures planning and coordination is limited. It could be argued that from a risk management perspective, these positions would be more important than the staffing of a recreation administrator.
- Creating a full-time paid position would make recruitment easier than recruiting for a part-time position.

#### Option 4: Advocate for a change to a singular Yukon Fire Service with local community stations

This option involves setting up a Yukon Fire Service under a similar model to the Yukon Emergency Medical Services.

##### *Assessment:*

- The 2012 Fire Service Review found that most Yukon Fire Chiefs would willingly relinquish local responsibility and to do what they joined for, to respond to calls and do training.

- In conversations with CAO’s and the AYC, several municipalities indicated they would request transition of their VFD’s to a Yukon Fire Service as they have been unable to meet the multitude of requirements by themselves.
- This option would be a longer-term goal – and would be additional to Options 1-3, one of which would need to be in place until such time as a transition to a new fire services delivery model is undertaken across Yukon.
- There is no indication at this time that this transition is being discussed at AYC or YG and will likely need a champion who is willing and able to step forward to advocate for this change.

### Fiscal Impact

Option	How calculated	Estimated Annual Cost
1: Status Quo – Volunteer Fire Chief	Annual honorarium <ul style="list-style-type: none"> <li>• Fire Chief = ~\$4,220/yr</li> <li>• Deputy Fire Chief = ~\$2,110/yr</li> <li>• 13 Firefighters ~\$1,055 = \$13,715/yr</li> </ul> Attendance payment per hour (for practices, drills, callouts), estimate 4 hours/month <ul style="list-style-type: none"> <li>• Fire Chief/Deputy Fire Chief \$29.29/hour = ~\$1,405</li> <li>• 13 Firefighters \$23.43/hour = \$1,220</li> </ul>	~\$22,670
2: Split administrative and expert functions into separate positions	Fire Chief (per option 1) ~\$4,920 Part-time Assistant Fire Chief (based on 50% of Option 3, no benefits) ~\$55,000	~\$59,920
3: Hybrid Position – Manager of Protective Services	Current VHJ Payscale for Managers: <ul style="list-style-type: none"> <li>• \$88,000-\$132,000 (mid range = \$110,000)</li> <li>• Plus Benefits (~20%)</li> </ul>	~\$132,000
4: Advocate for a change to a singular Yukon Fire Service with local community stations	Likely similar to Option 1	~\$22,670

## **Draft Resolution**

THAT Council consider these options when undertaking their strategic planning exercise.

Prepared by

Aynslie Ogden  
Policy and Communications Manager

Approved by

Dave Fairbank  
Chief Administrative Officer





**Village of Haines Junction  
Report to Council**

**February 11, 2025**

**Council Decision**  
 **Council Direction**  
 **Council Information**  
 **Closed Meeting**

**RE: Next steps on public input on tipping fees**

---

### **Recommendation**

Council is recommended to pass a motion on next steps following from the January 29, 2025 Committee of the Whole meeting, and the January 13, 2025 public meeting on tipping fees.

### **Background**

Council held a Committee of the Whole meeting on January 29, 2025 to review and discuss public input gathered during the January 13, 2025 public meeting on tipping fees.

### **Current Status**

Council discussed the following next steps at the conclusion of the January 29, 2025 Committee of the Whole meeting:

- Council is exploring options for committee/working group; have not decided yet how it wants to proceed
- The Village is pursuing a composting unit
- Village is continuing to work with AYC to seek support from YG with ELVs
- Village is continuing to work with local contractors on grubbing/stripping
- Tipping fees will start March 5<sup>th</sup>. As data comes in, will have information on which adjustments to the fee schedule can be made.

Several other potential next steps were discussed at the meeting, that Council may wish to provide direction on in the near-term:

- Whether to offer free clean-up days for a certain volume and category of residential waste
- Whether to subsidize ELV disposal in 2025
- Explore local options for depolluting/transporting ELVs to Whitehorse
- Correction of the by-volume residual waste fee noted in the Consolidated Fees Bylaw
- Re-opening of the free store
- Construction of a covered area for large items adjacent to the free store
- Staffing of the free store
- Whether to issue salvage permits/credits
- Whether to offer garbage pick-up service to people unable to drive
- Whether to donate garbage bag tags to community organizations working with low-income residents (e.g. the food bank society)

## **Draft Resolution**

THAT the following actions are being taken to address community concerns and solutions on tipping fees:

- Staff will work with YG to purchase a composting unit
- The Village will continue to work with AYC to seek support from YG with ELVs
- Staff will continue to work with local contractors on options to address grubbing/stripping
- Staff will share data on tipping fees and volume of materials entering the facility six months following the enactment of tipping fees on March 5, 2025 to support decision-making on potential adjustments to the fee schedule.
- Plus any additional next steps as determined by Council.

Prepared by

Aynslie Ogden  
Policy/Communications Manager



## Village of Haines Junction

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Website: [www.hainesjunctionyukon.com](http://www.hainesjunctionyukon.com)

Feb 11, 2025

RE: Letter of Support for the Kluane Mountain Bluegrass Festival

Dear Sir or Madam:

On behalf of the Village of Haines Junction, we are pleased to support the 2026 Kluane Bluegrass Festival. This annual three-day June event has become a key cultural celebration in the Yukon, drawing visitors to experience world-class music in a breathtaking setting.

The festival showcases live music, workshops, and festivities for all ages, providing a space for musicians, enthusiasts, and families to celebrate bluegrass traditions. Beyond entertainment, it fosters artistic development and community engagement.

The festival significantly boosts tourism and the local economy, attracting visitors who support businesses and accommodations. Its stunning location in Haines Junction, near Kluane National Park, enhances the experience for all attendees.

We commend the festival team for their dedication and are proud to support its continuation. Please reach out if you require any further assistance. We look forward to the festival's success in 2026.

Sincerely,

Diane Strand  
Mayor



**Village of Haines Junction  
Report to Council**

**February 11, 2025**

Council Decision  
 Council Direction  
 Council Information  
 Closed Meeting

**RE: Heating Fuel**

---

### **Background**

To ensure the Village has access to services needed for the operation of the facility, an annual tendering process is conducted under the under the Village's Standing Offer and Supply Arrangement's Policy #26-20 and the Competitive Bidding Process Policy #5-94.

As outlined in the January 8, 2025 Report to Council on 2025 Annual Tenders, eight tenders were issued in November/December 2024 to establish supply contracts for 2025. These tenders were advertised per the following procedures:

- Businesses that were listed within our business license directory that offer services related to a tender were sent letters to notify them that we were seeking bids.
- The tenders were also advertised according to our Administrative Procedures for Communicating Public Notices. A poster was made up for each tender and posted on noticeboards in town, on our website, on Facebook, and sent to our email distribution list.

Despite these efforts to advertise contract opportunities, three tenders, including the Heating Fuel tender, did not receive any bids.

### **Current Status**

When bids are not received on a tender, the normal procedure is for administration to proceed with hiring available contractors on an as-needed basis. If more than one contractor is available, we will request quotes and hire the contractor with the lowest rate.

The supply of heating fuel is a critical importance to the Village. For this reason, we would like to have a contract in place to ensure a guaranteed supply of heating fuel for the 2025 year.

Administration reached out to last year's heating fuel supplier, Source Motors, for a quote to provide heating fuel for 2025.

## **Discussion**

The tendering process ensures the Village of Haines Junction:

- Provides opportunities for local contractors.
- Ensures the Village is getting the best price for the services it requires.
- Ensures the Village has access to services necessary to the operation of the municipality.

Source Motors offered the Village a discount of \$0.04 below the regular (fluctuating) price. Source Motors has been reliably and consistently supplying the Village with heating fuel for many years and is the only local supplier. For many years, Letters of Invitation to bid on this tender were sent to two other Whitehorse-based suppliers during the annual tendering process who have not submitted bids in recent years.

## **Next Steps**

Administration would like to proceed with establishing a sole source contract with Source Motors for the supply of heating fuel in 2025 at a discounted rate of \$0.04 off the regular (fluctuating) price.

Prepared by

Aynslie Ogden  
Policy/Communications Manager



**Village of Haines Junction  
Report to Council**

**February 11, 2025**

**Council Decision**  
 **Council Direction**  
 **Council Information**  
 **Closed Meeting**

**RE: Repeal of Bylaw 174-03-A and Schedule 9 of Bylaw 343-19**

---

### **Recommendation**

To repeal the outdated Landfill User Fees Bylaw, and its associate Schedule under the Consolidated Municipal Fees Bylaw, because these were replaced following the adoption of the Bylaw #415-24, the Waste Management Cost Recovery and Sorting Requirements Bylaw, which established a new tipping fee structure.

### **Background**

Bylaw 175-03 – A bylaw to provide for the Maintenance and Operation of the Municipal Landfill Site or the Landfill User Fees Bylaw, was adopted in 2003. Schedule A of this Bylaw established monthly fees for institutional users (Federal government departments, Yukon government departments and First Nation government departments) to dispose of waste at the landfill that was related to the size of the department.

This Bylaw was amended refer to fees being set in Schedule 9 of the Consolidated Municipal Fees Bylaw #343-19, which was amended reflect the addition of a shared annual fee, calculated by formula.

The Village of Haines Junction signed an Interim Regional Waste Management Agreement that is facilitating the transition of the Haines Junction landfill to a Regional Waste Management Facility. The Agreement provides funding for the municipality to ensure all residents within each regional boundary have access to a Regional Waste Management Facility. Under this agreement, the Village of Haines Junction agreed to develop a waste management bylaw that establishes sorting requirements and tipping fees

### **Current Status**

On September 25, 2024, Council adopted Bylaw #415-24, the Waste Management Cost Recovery and Sorting Requirements Bylaw, which established tipping fees. This new fee structure was reflected in an amendment to the Consolidated Municipal Fees Bylaw #342-19 that added Schedule 16.

- Bylaw #415-24, the Waste Management Cost Recovery and Sorting Requirements Bylaw replaces Bylaw #175-03, the 2003 bylaw that provided for the Maintenance and Operation of the Municipal Landfill Site. Therefore, Bylaw 175-03 should be repealed.
- Schedule 16 replaces Schedule 9 of the Consolidated Municipal Fees Bylaw #342-19. Therefore, Schedule 9 of Bylaw #342-19 should be repealed.

**Draft Resolution**

THAT Due to the adoption of the Bylaw #415-24, the Waste Management Cost Recovery and Sorting Requirements Bylaw on September 25, 2024, which established a new tipping fee structure, Bylaw 175-03 and Schedule 9 of Bylaw #342-19 are repealed.

Prepared by

Aynslie Ogden  
Policy/Communications Manager



VILLAGE OF HAINES JUNCTION  
BYLAW 174 - 03 - A.

Council Resolution 70  
NOTE NUMBER?

A Bylaw of the Village of Haines Junction to provide for the maintenance and operation of the municipal landfill site.

WHEREAS, Section 247 of the Municipal Act being Chapter 19 of the Revised Statutes of the Yukon, and amendments thereto, authorizes Council, by Bylaw, to take into revenue any charges for the operation of any services or utilities under the control of Council; and

WHEREAS, Section 248 of the Municipal Act, being Chapter 19 of the Revised Statutes of the Yukon, and amendments thereto, authorizes Council to provide for public benefit a service as a revenue generating activity for the municipality, and in this situation it is the maintenance and operating of grounds for the disposal of garbage;

NOW THEREFORE, the Council for the Village of Haines Junction, in open meeting assembled, HEREBY ENACTS AS FOLLOWS;

SHORT TITLE

1. This bylaw may be cited as the 'Landfill User Fees Bylaw'

LANDFILL USER FEES

2. a) Purpose

The Village of Haines Junction wishes to provide for the effective and efficient operation of the Village landfill site, by collecting fees to defray the cost of maintaining the landfill site.

b) Goals

The goals of the Village of Haines Junction are as follows;

- 1) To operate the landfill in an environmentally acceptable and economically sound manner.
- 2) To establish a cost recovery program for the landfill facility.
- 3) To set a fair fee structure that will not be a deterrent to users of the landfill.

FEES

3. a) The landfill User Fee Schedule is attached hereto as Schedule A and forms part of this Bylaw.
- b) Invoicing may be done on a quarterly, semi annual or annual basis at the beginning of each period.
- c) In accordance with Section 247 (2) of the Municipal Act, this bylaw provides that in default of these charges, the outstanding amount owing may be charged against real property in respect of which the service was provided and recovered as part of the taxes levied on that real property.

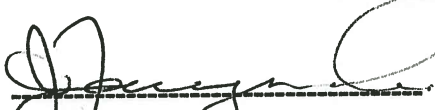
ENACTMENT

4. a) This bylaw shall come into full force and effect on the final passage thereof.
- b) Bylaw 111-97 is hereby rescinded.

Read a first time this the 11<sup>TH</sup> day of JUNE, 2003

Read a second time this the 11<sup>TH</sup> day of JUNE, 2003

Read a third time and finally passed this the 25<sup>TH</sup> day of JUNE, 2003

  
Mayor John Farynowski

  
Colin J. Dean C. A. O.

**VILLAGE OF HAINES JUNCTION**  
**Landfill Bylaw 174-03 -A.**

**SCHEDULE 'A'**

**FEES**

1. Each of the following government departments will be charged \$20.00 per month landfill user fee:

**Federal Government**

All buildings with 1 to 5 employees

**Yukon Territorial Government**

All buildings with 1 to 5 employees

**First Nation Governments**

All buildings with 1 to 5 employees

2. Each of the following government departments will be charged \$40.00 per month landfill user fee:

**Federal Government**

All buildings with 6 or more employees

**Yukon Territorial Government**

All buildings with 6 or more employees

**First Nation Governments**

All buildings with 6 or more employees

3. Each level of Government or Government department disposing of campground or interpretive centre refuse will be charged \$50.00 per campground or interpretive centre, per month of operation. Each level of Government or Government department disposing of serviced rest area refuse will be charged \$20.00 per rest area, per month of operation.

4. The following levels of Government, Village of Haines Junction, Yukon Territorial Government and Champagne Aishihik First Nations, will be charged an annual fee, reviewed annually, based on the net annual operational costs of the previous year, and the initial capital expenditures amortized over a five year period, and based on a formula using current assessment rolls for property and improvements, for the remaining area users of the municipal landfill, and not covered by any of the foregoing fees.

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## SCHEDULE 9

Bylaw Authorization: "Landfill User Fee Bylaw" – 174-03-A

Bylaw Section	Fee/Charge/Penalty Categories	Fee/Charge/Penalty
	Government Department Monthly Fee (1 to 5 employees): <ul style="list-style-type: none"> <li>- Federal Government</li> <li>- Yukon Territorial Government</li> <li>- First Nation Governments</li> </ul>	\$20.00
	Government Department Monthly Fee (6 or more employees)	\$40.00
	Campground or Interpretive Centre Refuse	\$50.00 per campground or interpretive centre per month of operation
	Rest Service Area Refuse Disposal	\$20.00 per rest area per month of operation
	Shared Annual Fee <ul style="list-style-type: none"> <li>- Village of Haines Junction</li> <li>- Yukon Territorial Government</li> <li>- Champagne and Aishihik First Nations</li> </ul>	Based on net annual operational cost of previous year and initial capital expenditures amortized over a 5-year period and based on a formula using current assessment rolls for property improvement not covered by foregoing fees.

### AMENDMENTS:

The following provision(s) is/are amended as follows:

- FEES
  - o (3)(a) The landfill User Fee can be found in the appropriate Schedule of the Consolidated Municipal Fees Bylaw.
  - o (3)(C) In accordance with the appropriate section of the Municipal Act, this bylaw provides that in default of these charges, the outstanding amount owing may be charged against real property in respect of which the service was provided and recovered as part of the taxes levied on that real property.

*Note: not to be included in the bylaw – Section 247 of the Municipal Act (current in 2019) refers to Tax Deferment Agreement for Seniors.*



**Village of Haines Junction  
Report to Council**

**February 12, 2025**

Council Decision  
 Council Direction  
 Council Information  
 Closed Meeting

**RE: 2025 Municipal By-Election (Councillor)**

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**Recommendation**

Council carries out first and second reading of Bylaw #421-25 A Bylaw to regulate the 2025 Municipal By-Election (Councillor).

**Background**

Due to the election of Councillor Diane Strand as Mayor on January 30, 2025, who was sworn in as Mayor on February 3, 2025, a vacancy has arisen on council.

Per Section 146 of the Municipal Act, when a vacancy on council arises:

- A nomination to fill a vacancy on council shall be held at time set by council, but no earlier than 30 days or later than 45 days after the vacancy occurs.
- If at least two-thirds of members of Council approve, the nominations to fill a vacancy may begin earlier than this time.
- If there is a poll it shall take place on the third Thursday after the nomination.

The Village of Haines Junction typically waives the requirement for an Electors List and opts for registration of electors. The proposed Bylaw #420-24 2024 Municipal By-Election Bylaw has been drafted to reflect this historic practice.

**Current Status**

The following schedule for the 2025 Municipal By-Election (Councillor) is proposed:

<b>Dates</b>	<b>Description</b>
Monday February 3, 2025	Date that the Council vacancy arose
Wednesday February 5, 2025	Notice of Nomination Day posted and advertised
Tuesday February 11, 2025	1st and 2nd Reading of Municipal By-Election Bylaw
Wednesday February 26, 2025	Nomination Day: deadline for submission of nominations (noon)
Wednesday February 26, 2025	Municipal By-Election Bylaw to be passed
TBC – February 27 <sup>th</sup> , 2025	All Candidates Forum
March 3, 2025	Special ballots made available
Thursday March 5, 2025	Advance Poll and Mobile Poll to be held
Thursday March 13, 2025	Election day

A webpage on the by-election has been added to provide information to the community <https://hainesjunction.ca/p/2025-byelection>. In addition, a public notice has been posted,

according to the Village's Procedures for Communicating Public Notices, to provide the community with notification of nomination day and election day.

**Draft Resolutions**

THAT notice of nominations to fill the Council vacancy begin earlier than 30 days after the Council position was vacated on February 3, 2025 as required in the Municipal Act.

THAT Bylaw #421-25 A Bylaw to regulate the 2025 Municipal By-Election (Councillor) be deemed read for a first time.

THAT Bylaw #421-25 A Bylaw to regulate the 2025 Municipal By-Election (Councillor) be deemed read for a second time.

Prepared by

Aynslie Ogden  
Policy and Communications Manager

# VILLAGE OF HAINES JUNCTION

## BYLAW #421-25

### A Bylaw to regulate the 2025 Municipal By-Election (Councillor)

---

WHEREAS, Section 56 (1) of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that a Council of a municipality shall by bylaw (a) appoint a returning officer to be responsible for the administration of the election or public vote; (b) establish the place for making nominations; (c) establish places that are reasonably accessible to electors who are physically incapacitated at which polls will be held if a poll is required and, subject to section 85, set hours during which polls shall be open; (d) appoint deputy returning officers as required, or delegate to the returning officer the power to appoint deputy returning officers; (e) otherwise arrange for the holding of the election or public vote; and

WHEREAS, Section 60 (1) (a) of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that Council may by bylaw dispense with the requirement of a list of electors for an election; and

WHEREAS, Section 60 (1) (b) of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that Council may by bylaw prescribe procedures and forms governing the conduct of elections otherwise consistent with the Act; and

WHEREAS, Section 61 (1) (b) of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that Council may by bylaw provide for a system of registration of persons entitled to vote at an election which shall include the prescribed oath required to be signed by each person applying to vote;

THEREFORE, the Council for the Municipality of the Village of Haines Junction, in open meeting duly assembled, ENACTS AS FOLLOWS:

#### 1.0 Short Title

1.1. This Bylaw shall be cited as the **2025 Municipal By-Election Bylaw (Councillor) #421-24**.

#### 2.0 Purpose

2.1 The purpose of this bylaw is to regulate the conduct of the 2025 Municipal Councillor By-Election.

#### 3.0 Definitions

3.1 “Election Official” means a person appointed to work in the election process.

3.2 “Returning Officer” means a person appointed by Council to conduct the election by receiving nominations, attending the polling place and having the power to ask the questions and receive the declarations or oaths authorized by law to be asked of and made by electors.

- 3.3 “CAO” means the Chief Administrative Officer for the Village of Haines Junction.
- 3.4 “Council” means the Village of Haines Junction Council, duly assembled, whose members are sworn to office.
- 3.5 “Deputy Returning Officer” means the person or persons appointed by the Returning Officer to act in his or her absence or as otherwise delegated by the Returning Officer.
- 3.6 “Poll Clerk” means a person or persons appointed by the Returning Officer to assist the Returning Officer in conduct of the election.

#### **4.0 Election Officials**

- 4.1 Cathy Mackinnon is hereby appointed Returning Officer for the Village of Haines Junction 2025 Municipal Election.
- 4.2 Council hereby delegates to the Returning Officer authority to appoint Deputy Returning Officers and Poll Clerks, as necessary.
- 4.3 For the purposes of fulfilling the requirements of Part 3 of the Municipal Act, the CAO or their designate is appointed as the Designated Municipal Officer.
- 4.4 Election officials shall, during their appointment term, refrain from any active or public support or criticism of any candidate.

#### **5.0 Nominations**

- 5.1 Nomination day is **Wednesday February 12th, 2025**.
- 5.2 The Municipal Office in the St. Elias Convention Centre, is hereby designated as the place for nomination proceedings.
- 5.3 Nominations will be accepted by the Returning Officer before noon on **Wednesday February 26th, 2025**.
- 5.4 A completed nomination paper which has been witnessed by either the Returning Officer, Notary Public or Designated Municipal Officer, may be faxed to the Returning Officer or Designated Municipal Officer at 867 634 2008 by 12:00 o'clock noon **Wednesday February 26th, 2025**. It is the responsibility of the nominee to ensure the fax has been received.

#### **6.0 Voting Opportunities**

- 6.1 Where the Returning Officer declares that an election is required the following voting opportunities will be made available:
  - 6.1.1 Advance Poll;
  - 6.1.2 Mobile Poll;
  - 6.1.3 Special Ballot; and,
  - 6.1.4.1 General Polling Day.

#### **7.0 Advance Poll**

- 7.1 The St. Elias Convention Centre, on the main floor in the Atrium, is hereby designated as the place for Advance Poll proceedings.
- 7.2 The Advance Poll will take place on **Thursday March 5, 2025**, between the hours of 8:00 a.m. and 8:00 p.m.
- 7.3 The Advance Poll is available to those voters who meet the legislated criteria for the



Advance Poll.

## 8.0 Mobile Poll

- 8.1 The Mobile Poll will take place on **Thursday March 5, 2025**, between the hours of 8:30 a.m. and 4:00 p.m.
- 8.2 The Mobile Poll is available to those voters who, due to physical incapacity, are incapable of attending a poll.
- 8.3 Polling will occur by arrangement with the Returning Officer.

## 9.0 Special Ballots

- 9.1 Special Ballots will be made available on **Monday March 3rd, 2025**, by request to those voters who meet the legislated criteria.
- 9.2 Special Ballots must be returned to the Returning Officer by 2:00 p.m. on **Thursday March 13th, 2025**.

## 10.0 General Polling Day

- 10.1 General Polling Day will take place on **Thursday March 13th, 2025**, between the hours of 8:00 a.m. and 8:00 p.m. in the Atrium of St. Elias Convention Centre.

## 11.0 Fees

- 11.1 The following rates shall be paid to persons acting as election officers:
  - 11.1.1 Returning Officer \$40.00 per hour
  - 11.1.2 Deputy Returning Officer \$30.00 per hour
  - 11.1.3 Poll Clerks \$25.00 per hour

## 12.0 Registration of Voters

- 12.1 The Village of Haines Junction shall dispense with the requirement for a list of electors for the 2025 Municipal By-Election.
- 12.2 All persons meeting the eligibility criteria contained in Section 48 of the Municipal Act and wishing to cast a ballot shall be required to record their Name, Civic Address and Signature on the Approved Voter Registration List attached hereto as Schedule "A".
- 12.3 The Returning Officer and Deputy Returning Officers appointed pursuant to Section 56 of the Municipal Act shall have the authority to administer the system of registration provided for in this bylaw, pursuant to Section 57 of the Municipal Act.

## 13.0 Prescribed Oaths

- 13.1 The Village of Haines Junction will use the forms and oaths provided by the Yukon Government.

**14.0 Notice to Electors**

- 14.1 Signage shall be displayed at all polling stations which shall inform voters of the following:
  - 14.1.1 The offences contained in Section 160 of the Municipal Act;
  - 14.1.2 The penalties associated with the offences contained in Section 164 of the Municipal Act; and
  - 14.1.3 A statement that, pursuant to this bylaw, the name of any individual challenged by a Returning Officer, Deputy Returning Officer, a candidate or candidate’s agent, or by an elector, who swears an oath of eligibility and votes in the election may be forwarded to the appropriate authorities for investigation and possible prosecution.

**15.0 Enactment**

- 15.1 This Bylaw shall come into force and effect on the adoption thereof.

**16.0 Readings**

- 16.1 Read a First time on the 12th day of February 2025
- 16.2 Read a Second time on the 12th day of February 2025
- 16.3 Read a Third time and adopted on the xx day of xx

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Diane Strand, Mayor

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Dave Fairbank, CAO





## CHAMPAGNE AND AISHIHIK FIRST NATIONS

January 31, 2025

Mayor Diane Strand  
Village of Haines Junction  
PO Box 5339  
Haines Junction, YT  
Y0B 1L0

Att: David Fairbank, CAO

On behalf of Champagne and Aishihik First Nations Council, congratulations to you as newly elected Mayor for the Village of Haines Junction.

We look forward to meeting with the Village Council in the near future.

Once again, congratulations Mayor Strand!

*Kwänischis,*



*Dän nätthe äda K'úkhjá*  
Chief Barb Joe

Cc: Executive Director Jennifer Lee