



# Village of Haines Junction

June 25, 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. June 11, 2025, Council Meeting Minutes
6. **Proclamations**
7. **Delegations**
8. **Public Hearings and Public Input Sessions**
  - a. Bylaw #429-25 Zoning Bylaw #411-24 Amendment #2
9. **Old Business**
  - a. RTC Municipal Matching Grant
10. **New Business**
  - a. Accounts Payable to June 25, 2025
11. **Bylaws – Reports, Readings and Adoption**
  - a. Bylaw #429-25 Zoning Bylaw #411-24 Amendment #2, for first and second reading
12. **Correspondence**
  - a. Haines Junction Health Centre Newsletter
  - b. Letter to Council re: Survey Pins
13. **Council Reports and Notice of Motions**
14. **Questions from the Public**
15. **Motion to Close Meeting to the Public**
  - a. Meeting scheduling
  - b. RTC - Nominations received for the Community Recognition Program
  - c.
16. **Adjournment**

**The next Regular Council Meeting will take place at 7:00 pm on July 9th in Council Chambers and via Zoom.**

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

## Join Zoom Meeting

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

Meeting ID: 867 634 7100

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One tap mobile

+17806660144,,8676347100# Canada

+12042727920,,8676347100# Canada

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Dial by your location

- +1 780 666 0144 Canada
- +1 204 272 7920 Canada
- +1 438 809 7799 Canada
- +1 587 328 1099 Canada
- +1 647 374 4685 Canada
- +1 647 558 0588 Canada
- +1 778 907 2071 Canada

Meeting ID: 867 634 7100

Find your local number: <https://us02web.zoom.us/u/kbq7uk0jkn>

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

**Report to Council  
Village of Haines Junction  
June 25, 2025**

**RE:   Municipal Matching Rental Construction Program**

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**Recommendation**

That Council approve the following resolution:

*That a Yukon Housing Corporation Municipal Matching Rental Construction Program Grant be awarded to Mangala Chatterton and David Fairbank in the amount of \$2,000.*

**Background**

The Municipal Matching Rental Construction Program is a one-time capital grant offered by the Government of Yukon, Yukon Housing Corporation to help increase the supply of rental housing in municipalities. The program has 3 tiers of funding, with Tier 1 being \$10,000 per housing unit. To be eligible for the grant, applicants must be approved for a development incentive program administered by a Yukon municipality.

In 2020, Council approved Bylaw #369-20, Yukon Housing Corporation Municipal Matching Rental Construction Program Bylaw and Policy #28-20, Yukon Housing Corporation Municipal Matching Rental Construction Program Grant. The bylaw and policy provide for grants of \$1,000 for minor developments such as garden suites and duplexes. Staff are authorized to approve applications for grants up to \$1,000, and Council shall approve by resolution applications for grants greater than \$1,000.

**Current Status**

In 2020, Mangala Chatterton and David Fairbank applied for the Village grant to construct a duplex at 143 Spruce Street.

In an email thread dated July 24, 2020 between the applicant, Ron Bramadat A/Director, Community Partnering and Lending Branch and CAO Dan Rodin, it is stated that YHC will provide a grant of \$20,000 (\$10,000 per unit), with \$2,000 (\$1,000 per unit) matched funding from the Village.

All conditions of the grant have been met by the applicant and the matching municipal grant of \$2,000 is payable. As this amount is above \$1,000 a resolution of Council is required.

**Attachments**

Bylaw #369-20, Yukon Housing Corporation Municipal Matching Rental Construction Program Bylaw  
Policy #28-20, Yukon Housing Corporation Municipal Matching Rental Construction Program Grant  
Email / letter correspondence re Proof of Receipt of YHC grant

Prepared by

Donna Istchenko, Treasurer

## **Village of Haines Junction**

### **Policy #28-20 - Yukon Housing Corporation Municipal Matching Rental Construction Program Grant**

#### **Policy (approved by Council)**

##### Objective

The Village of Haines Junction believes that it is important to support developers who wish to develop rental housing that conforms to the municipal zoning bylaw requirements.

This Policy has been created to financially assist developers who wish to access the Yukon Housing Matching Municipal Rental Housing Grant

##### Yukon Housing

The Yukon Housing Corporation program provides incentives to developers who wish to build rental housing in the Yukon.

The program has three (3) Tiers. Developers can receive:

- Tier One (1) \$10,000 per housing unit;
- Tier Two (2) \$50,000; and,
- Tier Three (3) \$500,000.

For the Tier One grant, Yukon Housing has agreed that if the municipality provides a grant of \$1,000, the developer can apply for a \$10,000 grant for each rental housing unit.

##### Parameters

The Village will provide a grant of up to \$1,000 per development, subject to all property taxes being paid, to developers who have built a rental development that conforms to our municipal zoning bylaw if it will enable the developer to receive a Tier One development grant.

Staff will administer grants up to \$1,000.

Council will consider making, on a case-by-case basis, grants to larger developments.

The value of a grant by Council may be paid in annual installments during a period of up to ten (10) years and the grant will be paid to the owner of the property.

Developers will be required to provide proof that they will receive the appropriate Yukon Housing Grant prior to receiving the Municipal Grant

Developments that receive a \$1,000 Municipal Grant must be made available as rental accommodation for a minimum of two (2) years

Developments that will receive a grant paid in installments must be made available as rental accommodation from the date of receiving a permit to occupy to the end date of the year of the last installment.

Developers or homeowners who receive a \$1,000 grant and who do not make their properties available for rent at equal to or less than the market rental rates for a period of two (2) years from the date of occupancy will be required to repay a proportionate amount of the grant for the period that the property was not available for rent at equal to or less than market rental rates. Failure to make the repayment will result in the amount being added to the following year property taxes.

Homeowners building living suites, garden suites or duplexes will not be required to possess a municipal business license.

Developers who would otherwise receive a grant in installments will forfeit their right to future installments from the date that they cease to make their property available for rent.

**Adopted by Resolution #202-20 on the 27<sup>th</sup> day of May, 2020.**



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**Dan Rodin, Chief Administrative Officer**

## **Village of Haines Junction**

### **Policy #28-20 - Yukon Housing Corporation Municipal Matching Rental Construction Program Grant**

#### **Implementation Procedures (developed by Staff)**

##### **Definitions**

*Dwelling Unit* means one or more rooms for the use of one family as a residence containing cooking, living, sleeping and sanitary facilities. It will be self-contained, and it will either have a common entrance or private entrance to the building it is a component of.

*Municipal Grant* means the amount of money provided by the Village of Haines Junction.

*Market Rental Rate* means the 135% of the Average Rate for the type of accommodation by type as published by the Yukon Bureau of Statistics for the most current year quarter in the table *Rent Summary for All Buildings with Rental Units, by Type, Whitehorse*.

##### **Process**

Staff will ensure that the development conforms to the Village of Haines Junction Zoning Bylaw.

The maximum municipal grant approved by staff will be \$1,000 per development.

Staff will prepare reports to Council that provide the necessary information for Council to deliberate on larger grants.

The developer may apply at any time for the Municipal Grant prior to the rental unit receiving an Occupancy Permit.

The developer must make written application on the prescribed application form *Village of Haines Junction Yukon Housing Municipal Matching Grant*, and also provide any other information as requested by staff.

Payment will be made only after the developer provides proof of receipt of the grant from Yukon Housing.

Payment is subject to property taxes being paid in full and the property having no other financial claims upon it by the municipality being owed.

Developments that receive the Municipal Grant must be made rented or made available as rental accommodation for two (2) years.

Rental rates must not exceed the current Market Rental Rate.

If a development which has received the \$1,000 municipal grant is not made available for rent at the Market Rental Rate for the two (2) year period, developers will be required to repay a proportionate amount of the grant calculated as on the following formula:

$$P / 24 * VG = RA$$

P - Period not made available for rent

VG - Value of Grant

RA – repayment amount

Developers will be advised by letter if they are required to repay a portion of their grant or if they have forfeited their right to the future grant installments.

## **The Village of Haines Junction**

### **Bylaw # 369-20**

#### **A BYLAW TO PROVIDE FOR GRANTS TO DEVELOPERS WHO BUILD RENTAL DEVELOPMENTS THAT MEET THE CRITERIA FOR YUKON HOUSING CORPORATION MUNICIPAL MATCHING RENTAL CONSTRUCTION PROGRAM GRANTS**

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**Whereas**, Section 245 of the Municipal Act provides that Council may by bylaw provide grants, gifts, or loans of money or municipal property or a guarantee of any borrowing within borrowing limits, including grants for property taxes or municipal service charges, as council considers expedient, to any person, institution, association, group, government, or body;

**Whereas**, Council recognizes that rental accommodation is in short supply in Haines Junction which results in difficulty in attracting and retaining employees;

**Whereas**, Yukon Housing Authority has a program that offers grants to developers of rental housing who also receive funding from the local municipality;

**Now therefore**, the Council of the Village of Haines Junction in open meeting assembled, hereby enacts as follows:

#### **1. Short Title:**

- 1.1. This Bylaw may be cited as the **Yukon Housing Corporation Municipal Matching Rental Construction Program Bylaw #369-20**.

#### **2. Grant Eligibility:**

- 2.1. Grants will only be given to developers who meet the following criteria:
  - 2.1.1. The development(s) comply with the Village of Haines Junction Official Community Plan and current Zoning Bylaw.
  - 2.1.2. The developer has provided proof that they will receive a Yukon Housing grant for the development of rental housing if they are in receipt of a Municipal Grant.
  - 2.1.3. There is no outstanding debts owed to the municipality on the property.
  - 2.1.4. The developer, if required by Bylaw, holds a valid municipal or inter-municipal business licence.

#### **3. Grant Value:**

- 3.1. The Municipality of Haines Junction will provide:
  - 3.1.1. A grant of \$1,000 for minor developments such as living or garden suites and duplexes.
  - 3.1.2. Grants greater than \$1,000 as approved by Council Resolution.



#### **4. Administration**

- 4.1. The administration of this Village of Haines Junction Bylaw will be done pursuant to this Bylaw and Village of Haines Junction Policy as amended from time to time.

#### **5. Grant Approval**

- 5.1. Staff will approve applications for grants of up to \$1,000.  
5.2. Council will approve by resolution applications for grants greater than \$1,000.

#### **6. Multi-Year Grant**

- 6.1. Council may approve by resolution that a grant be given in annual installments during a period of up to ten (10) years.

#### **7. Enactment**

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

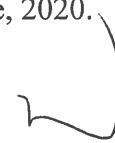
#### **8. Readings**

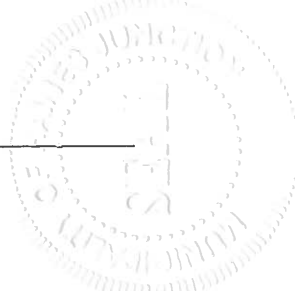
Read a first time on the 27<sup>th</sup> day of May, 2020.

Read a second time on the 27<sup>th</sup> day of May, 2020.

Read a third time and adopted on the 10<sup>th</sup> day of June, 2020.

  
\_\_\_\_\_  
Thomas Eckervogt, Mayor

  
\_\_\_\_\_  
Dan Rodin, CAO



**From:** Ron.Bramadat@gov.yk.ca <Ron.Bramadat@gov.yk.ca>  
**Sent:** July 24, 2020 3:31 PM  
**To:** nataschaa56@hotmail.com <nataschaa56@hotmail.com>  
**Cc:** cao@hainesjunction.ca <cao@hainesjunction.ca>; heydavef@gmail.com <heydavef@gmail.com>; TANYA.KRUSE@gov.yk.ca <TANYA.KRUSE@gov.yk.ca>  
**Subject:** RE: Municipal Matching for Chatterton and Fairbank

Hello Nataschaa,

Thank you for the elaboration of your funding request.

Pursuant to this message and Dan Rodin's input and support, YHC will approve MMRCF funding for your duplex project in the amount of \$10,000 per unit, with municipal matching based on \$1000 per unit.

The total amount offered by YHC will then be \$20,000 for the duplex, with \$2,000 matched funding from the Municipality of Haines Junction.

The duplex plans and permit inspections must clearly indicate the separation of the two units, as required by the authority having jurisdiction.

The YHC Program Officer will contact you again to follow up with your agreement.

I am pleased that YHC is able to support your initiative and look forward to the success of your project moving forward!

Best regards,  
Ron

**Yukon**

**Ron Bramadat**

A/Director, Community Partnering and Lending Branch  
Yukon Housing Corporation |

T 867-667-3773 | C 867-333-9988 | F 867-393-7597 | [Yukon.ca](http://Yukon.ca)



## Village of Haines Junction

Box 5339 • Haines Junction, Yukon Territory • Canada • Y0B 1L0  
Phone: (867) 634-7100 • Fax: (867) 634-2008 • E-mail: [admin@hainesjunction.ca](mailto:admin@hainesjunction.ca)  
Website: [www.hainesjunctionyukon.com](http://www.hainesjunctionyukon.com)

April 26, 2023

Nataaschaa Chatterton and Dave Fairbank  
Box 5525  
Haines Junction, Yukon  
Y0B 1L0

Dear Nataschaa and Dave:

I have recently come across some documents regarding an application that you made to the Village for a Municipal Matching Rental Construction Program Grant dating back to 2020. I cannot find any documentation confirming that the grant was approved by the Village, however an email thread between you, the Village and Yukon Housing appears to indicate that you were approved for a grant of \$20,000 from Yukon Housing based on a matching contribution of \$2,000 from the Village, for your duplex unit on Spruce Street.

Can you please advise if it is your understanding that this grant was in fact approved by the Village, and if you were advised of any conditions regarding payment? I will note that the Village of Haines Junction Policy #28-20, Yukon Housing Corporation Municipal Matching Rental Construction Program Grant states that "payment will be made only after the developer provides proof of receipt of the grant from Yukon Housing" and that the units "must be rented or made available as rental accommodation for two years".

I look forward to your response and apologize for any delay by the Village on this matter.

Yours truly,

Donna Istchenko  
Treasurer

## Donna Istchenko, VHJ Treasurer

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**From:** Nataschaa Chatterton <nataschaa56@hotmail.com>  
**Sent:** October 31, 2024 5:43 PM  
**To:** Donna Istchenko, VHJ Treasurer  
**Subject:** Fw: Municipal Matching Rental Construction - GMY2005  
**Attachments:** Approval ltr GMY2005 - Amended.pdf; MMRC Funding\_Agrmt GMY2005 Amended.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### External Email

\*\*\* WARNING \*\*\* This e-mail originated from outside your organization. Verify the contents and do not click links, open attachments or reply, unless you recognize the sender and their e-mail address. If you are uncertain about any e-mail received, please contact Tangerine Technology at [info@TangerineTechnology.ca](mailto:info@TangerineTechnology.ca).

Hello Donna,

Please see attached letter to attest that we did receive \$20,000 for the municipal matching grant.

Warmly,

Nataschaa

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**From:** TANYA.KRUSE@gov.yk.ca <TANYA.KRUSE@gov.yk.ca>  
**Sent:** July 24, 2020 4:29 PM  
**To:** nataschaa56@hotmail.com <nataschaa56@hotmail.com>; heydavef@gmail.com <heydavef@gmail.com>  
**Subject:** RE: Municipal Matching Rental Construction - GMY2005

Hello Ms. Chatterton and Mr. Fairbank,

As per Ron's previous email, I have attached an amended approval letter and funding agreement to include two units under the municipal matching rental construction program.

Once you have had a chance to review and if you agree, please endorse the agreement and scan and email it back to me.

Please do not hesitate to contact me should you have any questions.

Sincerely,



Yukon Housing Corporation  
PO Box 2703 Y-1, Whitehorse, Yukon Y1A 2C6

July 24, 2020

Mangala Chatterton and  
David Fairbank  
Box 5525  
Haines Junction, YT Y0B 1L0

Dear Ms. Chatterton and Mr. Fairbank:

Re: Municipal Matching Rental Construction Program

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Yukon Housing Corporation (YHC) is pleased to advise you that your application for the Municipal Matching Rental Construction Program has been approved. The transfer funding agreement is attached for your perusal and signature.

You qualify for a maximum amount of \$20,000.00 which will work in conjunction with the Village of Haines Junction Minor Incentive Program. As part of the Agreement Schedule B there will be three project draws; a 25% draw at the beginning of the project, 50% at the mid-point and the remaining 25% will be released once the project has been finalized. YHC will require regular updates (photo journal of progress), a cost breakdown and other evidence of work progress throughout the life of the project. Funding is only approved for the scope of work submitted with your original application.

All approved work must be completed no later than July 24, 2022.

Please contact the Program Officer at 667-3544 or email [tanya.kruse@gov.yk.ca](mailto:tanya.kruse@gov.yk.ca) if you have any questions about the program or about endorsing the funding agreement.

Regards,

*Tanya Kruse*  
Program Officer

Attachment

# **Municipal Accounts Payable to June 25, 2025**

<b><u>Cheque No.</u></b>	<b><u>Name</u></b>	<b><u>Amount</u></b>	<b><u>Department</u></b>	<b><u>Description</u></b>
Transfer	Payroll Account #4305418	\$ 36,000.18	Administration	Net Pay - Pay Period 13
		\$ 5,047.72	Administration	RRSP Contribution - Pay Period 13
		\$ 848.65	\$ 41,896.55 Administration	Union Dues June 2025
280563	M& D Services	\$ 1,478.61	Convention Centre	May 2025 Custodial Services
		\$ 583.45	Mezzanine	May 2025 Custodial Services
		\$ 455.58	Administration	May 2025 Custodial Services
		\$ 319.70	Fire Department	May 2025 Custodial Services
		\$ 319.70	PW (Outhouses)	May 2025 Custodial Services
		\$ 40.00	\$ 3,197.04 Convention Centre	Kitchen towels laundry
280564	Ellen Stutz Petty - Cash	\$ 1,077.85	Recycling Centre	Refundables paid out
280565	Workers' Safety and Compensation Board	\$ 10,466.64	Administration	Installment payment
280566	Balsillie Patti Management Consulting	\$ 5,266.30	Administration	Conflict resolution approach VoHJ
280567	Cathway Yukon's Water Resource	\$ 55,517.50	Water & Sewer	Well pump removal and new pump and motor
280568	ClearTech	\$ 121,800.00	Water & Sewer	Arsenic media
280569	CMP Engineering	\$ 86.63	Water & Sewer	Automation troubleshooting
280570	Darlene Sillery	\$ 90.00	Administration	Notary public for land transfer documents
280571	Ellen Stutz Petty - Cash	\$ 1,887.80	Recycling Centre	Refundables paid out
280572	Grime Stoppers	\$ 634.73	Convention Centre	Table cloth cleaning
280573	Hach Sales & Service Canada LP	\$ 771.53	Water & Sewer	Water testing reagents
280574	Inland Truck & Equipment	\$ 2,868.28	Public Works	Def pump, engine filter, def filter
		\$ 794.96	\$ 3,663.24 Landfill & Recycling	Def hoses for small Kenworth
280575	Jacob's Industries Limited	\$ 622.13	Water & Sewer	Co2

\* Denotes an item not directly funded by the Village

\*\* Grant funded

# **Municipal Accounts Payable to June 25, 2025**

280576	MacKellar Contracting		\$ 1,470.00	Capital/Landfill	Gravel
280577	Mike Gemmill		\$ 94.88	Fire Department	Eye protection
280578	NF electrical and Event Production Ltd.		\$ 12,370.01	Capital/Landfill	Electrical install at Gatehouse
280579	Source Motors Ltd.	\$ 1,469.82		Arena	May 2025 Heating Fuel
		\$ 830.25		Administration	May 2025 Heating Fuel
		\$ 830.26		Convention Centre	May 2025 Heating Fuel
		\$ 936.79		Recycling Centre	May 2025 Heating Fuel
		\$ 422.30		Landfill & Recycling	May 2025 Fuel
		\$ 5,190.91		Public Works	May 2025 Fuel
		\$ 106.44	\$ 9,786.77	Fire Department	May 2025 Fuel
280580	Xerox		\$ 470.86	Administration	Printing and photocopies
280581	Yukon Service Supply	\$ 725.81		Water & Sewer	Sodium Hypochlorite
		\$ 1,043.44		Convention Centre	Janitor supplies
		\$ 101.85		Public Works	Garbage bags
		\$ 130.10	\$ 2,001.20	Recycling Centre	Pallet Wrap

Municipal Accounts Payable **\$ 273,171.66**

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

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

\* Denotes an item not directly funded by the Village

\*\* Grant funded

## VILLAGE OF HAINES JUNCTION

### Bylaw #429-25

#### A Bylaw to Provide for an Amendment to the Haines Junction Zoning Bylaw #411-24

**WHEREAS** the *Municipal Act*, being Chapter 154 of the Revised Statutes of the Yukon, 2002 and amendments thereto, Section 220 provides for the power to amend a bylaw; and

**WHEREAS** the *Municipal Act*, being Chapter 154 of the Revised Statutes of the Yukon, 2002 and amendments thereto, Sections 294 and 296 describes the provisions for a Public Notice and Public Hearing on any proposed zoning bylaw or amendment thereto; and

**WHEREAS** Council deems it proper and expedient to consider such an amendment, in accordance with the objectives, policies and practices approved by Council;

**NOW THEREFORE** the Council for the Village of Haines Junction, duly assembled, hereby enacts as follows:

#### **SHORT TITLE**

This bylaw shall be cited as "**Zoning Bylaw #411-24 Amendment #2 Bylaw**."

#### **INTERPRETATION**

For this bylaw all definitions are described in Bylaw #411-24 and its amendments thereto including this bylaw.

#### **PROVISIONS**

This bylaw makes the following amendments to Zoning Bylaw #411-24:

- The Mountain Ridge subdivision shall be added to the zoning framework as outlined in the Area 1 Master Plan.
- Appendix "A" – Updated "Zoning Overview Map" and "Downtown Zoning Overview Map" shall replace the corresponding maps in the original Zoning Bylaw #411-24.

#### **ENACTMENT**

3. This bylaw shall come into full force and effect upon the final passage thereof.

#### **READINGS**

Read for the first time on this 25<sup>th</sup> day of June 2025.

Read for the second time on this 25<sup>th</sup> day of June 2025.

A Public Hearing was held on the \_\_\_\_ day of \_\_\_\_ 2025.

Read a third time and finally adopted on the \_\_\_\_ day of \_\_\_\_ 2025.

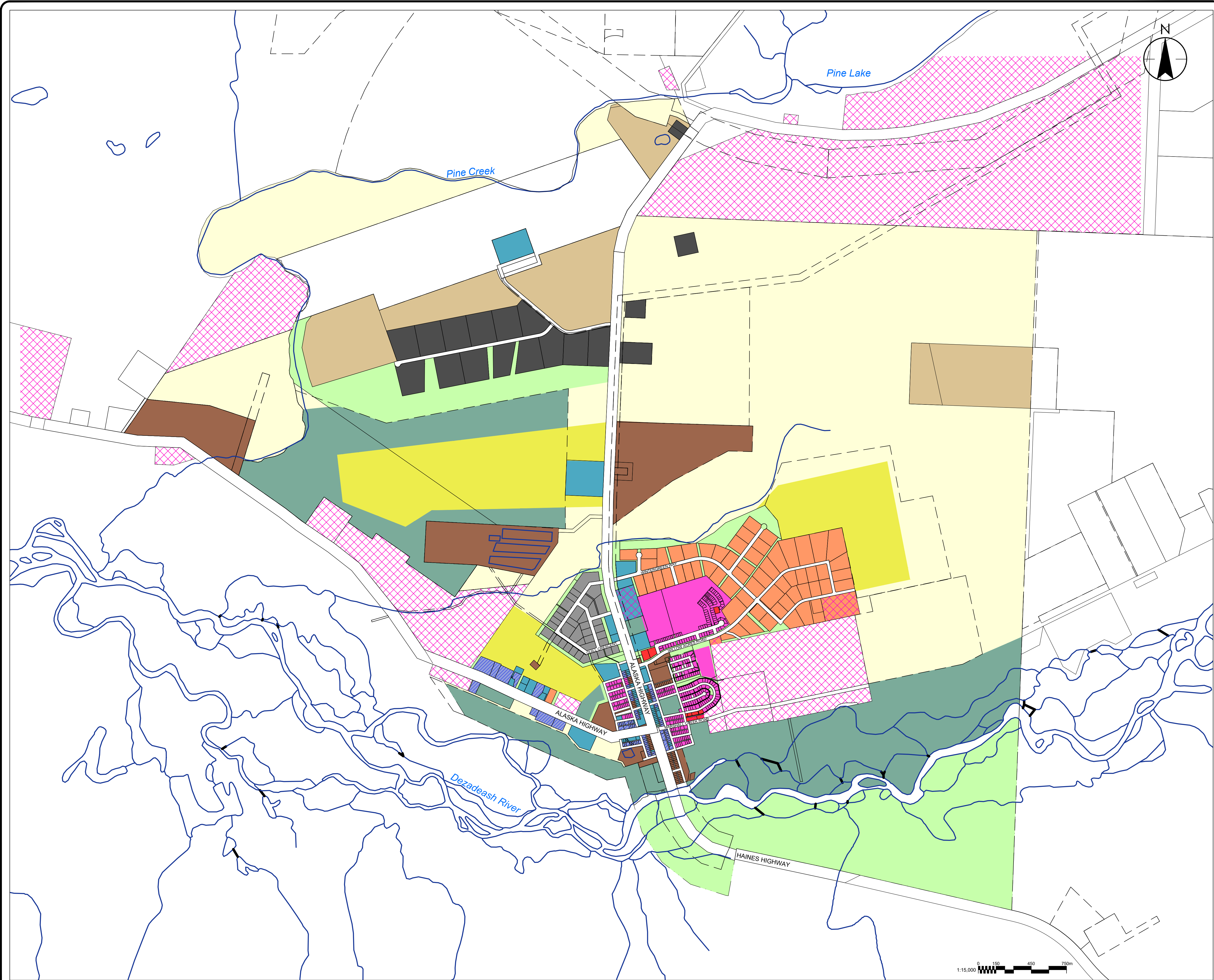
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Diane Strand, Mayor

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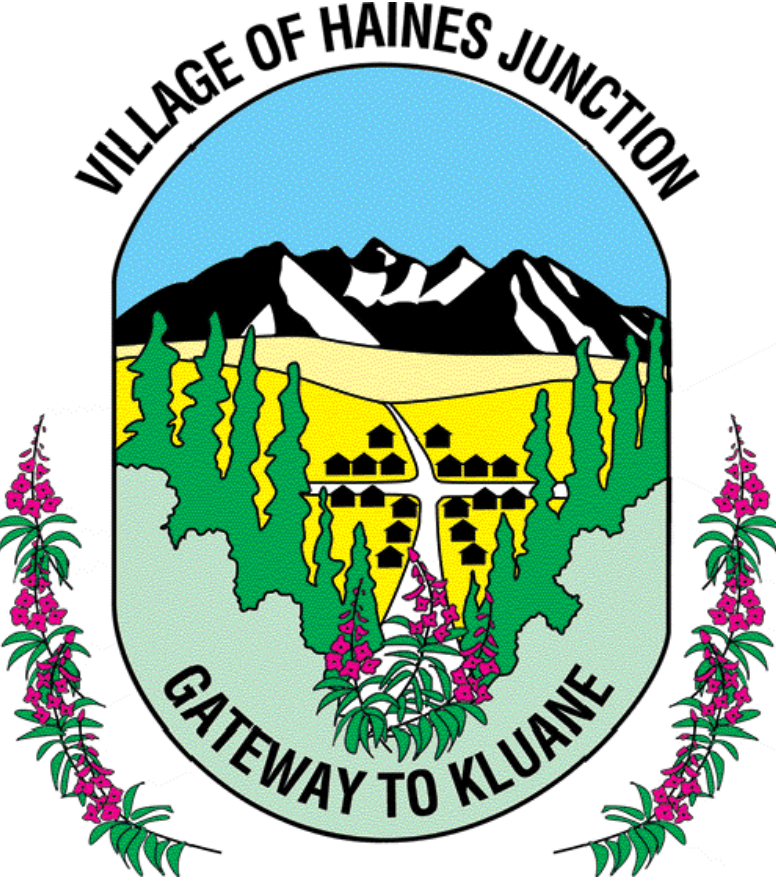
David Fairbank, Chief Administrative Officer





- Legend**
- Municipal Boundary
  - Surveyed Land Parcels
  - Land Dispositions
  - Easements
  - Urban Residential (R-1)
  - Multiple Unit Residential (R-2)
  - Country Residential (RC)
  - Tourist Commercial (CT)
  - Mixed Commercial (CM)
  - Light (Service) Industrial (M-1)
  - Public Use Community (PD)
  - Parks & Recreation Community (PR)
  - Greenbelt Community (GB)
  - Open Space (OS)
  - Agriculture General (AG)
  - Agriculture Residential (AR)
  - Future Development (FD)
  - Settlement Lands

1	2025-06-05	ISSUED FOR USE
	YYYY-MM-DD	SUBMISSION INFORMATION



VILLAGE OF HAINES JUNCTION  
GATEWAY TO KLUANE

PROJECT

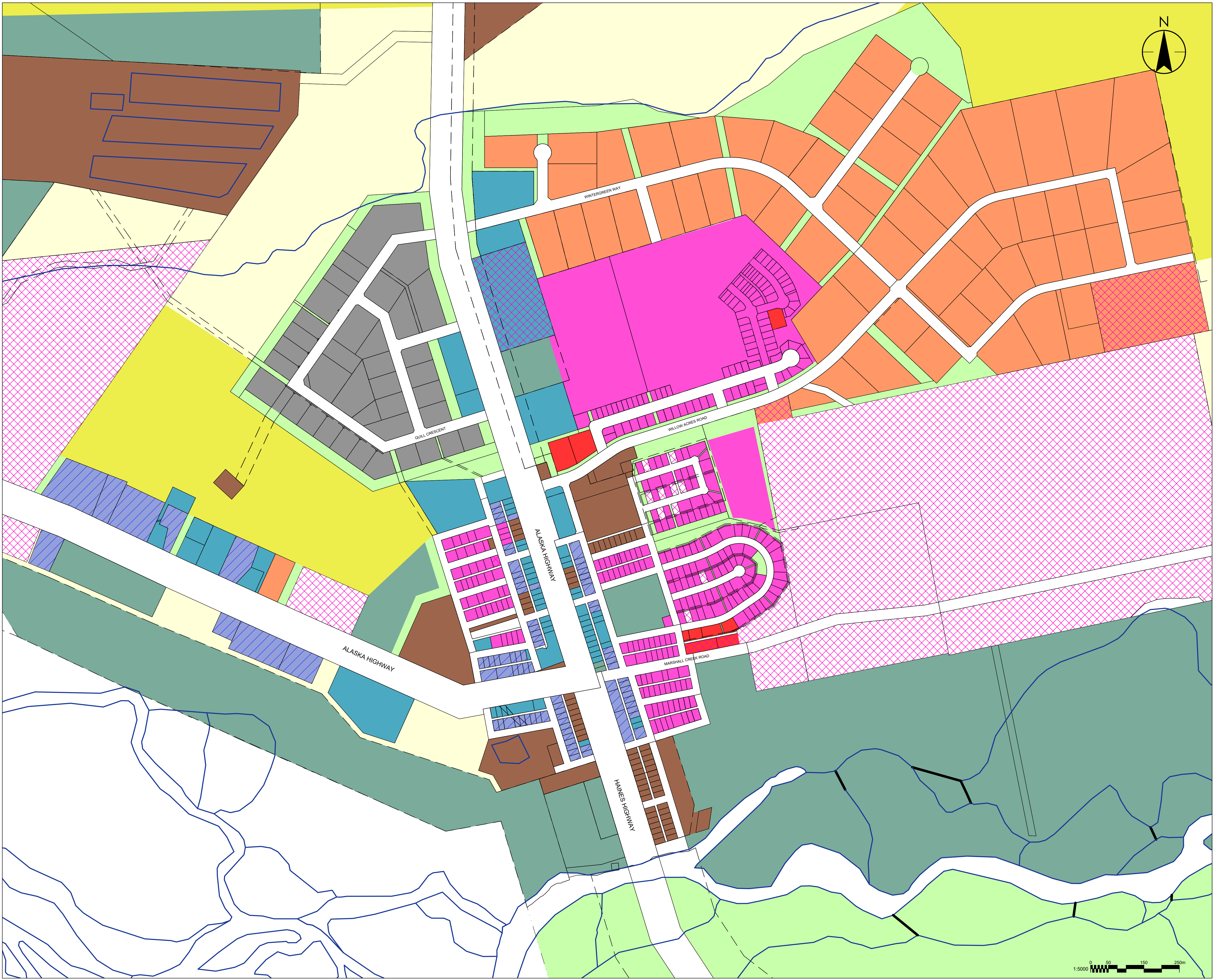
VILLAGE OF HAINES JUNCTION  
ZONING BY-LAW

DRAWING

ZONING  
OVERVIEW

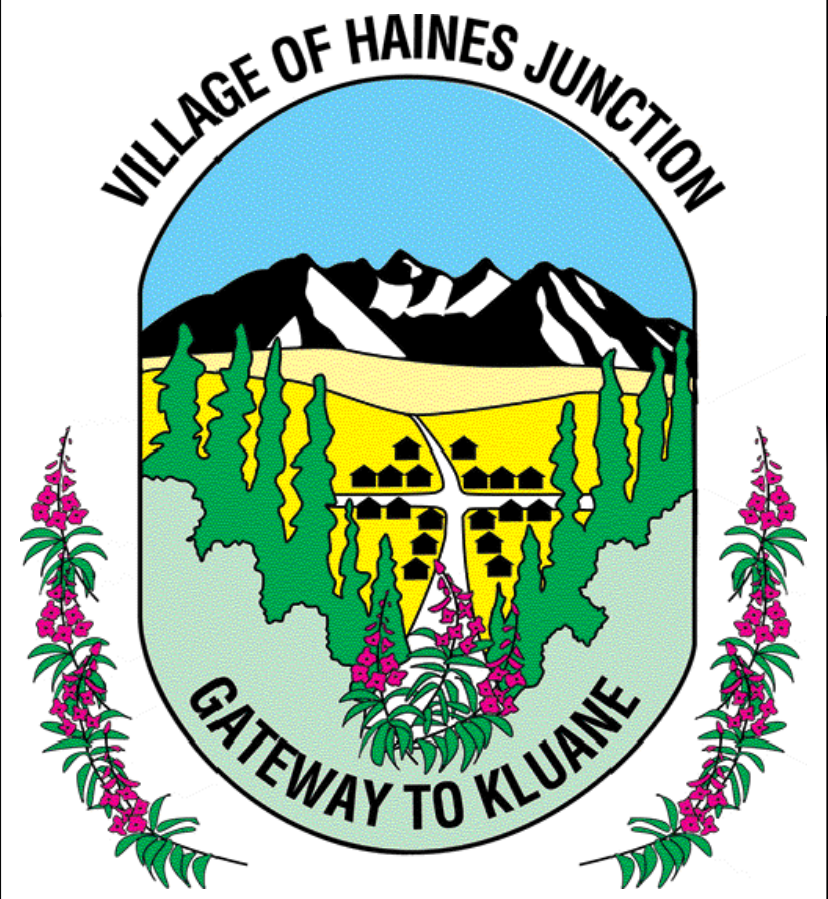
DESIGN	DATE	SCALE
-	2025-06-05	AS NOTED
DRAWN	PROJECT NO.	
AR	23-03	
CHECKED	DRAWING NO.	VERSION
-	C01	1
APPROVED		
-		





- Legend**
- Municipal Boundary
  - Surveyed Land Parcels
  - Land Dispositions
  - Easements
  - Urban Residential (R-1)
  - Multiple Unit Residential (R-2)
  - Country Residential (RC)
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  - Public Use Community (PD)
  - Parks & Recreation Community (PR)
  - Greenbelt Community (GB)
  - Open Space (OS)
  - Agriculture General (AG)
  - Agriculture Residential (AR)
  - Future Development (FD)
  - Settlement Lands

1	2025-06-05	ISSUED FOR USE
	YYYY-MM-DD	SUBMISSION INFORMATION



PROJECT			
VILLAGE OF HAINES JUNCTION ZONING BY-LAW			
DRAWING			
DOWNTOWN ZONING OVERVIEW			
DESIGN	DATE	SCALE	
-	2025-06-05	AS NOTED	
DRAWN	PROJECT NO.		
AR	23-03		
CHECKED	DRAWING NO.	C02	1
APPROVED			



News

# Dakwàkàda Nda Dän Kù Haines Junction Health Centre

June 2025

## Summer in mountain country

Taking basic precautions can ensure you maximize your time in the summer sun and stay out of the ER. Wearing a helmet while biking or quadding and a lifejacket during water sports could save your life! Carry a basic first aid kit with you on any outdoor pursuits to ensure minor injuries can be dealt with quickly. Covering up or wearing sunscreen is essential to avoid sunburn in the north!

A little prevention can go a long way!

## Mental health support

Mental health and substance use supports are available, free of charge, for all individuals in the community. Daily appointments are available for one-on-one support. In Haines Junction, phone 1-867-334-5688 to schedule a phone appointment. No previous connection with local mental health support is necessary. You can refer yourself any time. For urgent mental health support, call 988.

## Community health care access

- Please have your health care card ready when presenting to the Health Centre for medical assistance.
- Non-Canadian residents are required to pay for services up front. The fee is \$794.
- Canadians from outside Yukon must provide a valid health care card. The fee to be seen at the health centre for Canadians without a card is \$397.

**Remember – if you need urgent medical assistance, you will not be denied care but will be billed afterward.**

### Hours of operation

**Monday to Friday: 8 am to 4:30 pm**

**For emergencies after hours  
please call 867-634-4444 or 911**

### Appointments

Appointments are available daily.  
**Please call 867-634-444**

### Nurse appointments

**Monday, Tuesday, Thursday and  
Friday: 8:30 am to 11:30 am**

**Monday, Tuesday, Wednesday and  
Friday: 1 pm to 4 pm**

### Lab hours

**Tuesday: 1 pm to 4 pm**

**Wednesday: 8:30 am to 11:30 am**

### Administrative time

**Thursday: 1 pm to 3 pm**

**Open for emergencies 24/7**

### Administrative time

Call **867-634-3838** to inquire  
about medical travel or to book an  
appointment with Dr. Froud

**Dear Mayor & Council:**

Please find attached the invoices for the reinstatement of survey pins on our lots.

When we purchased these properties, we were informed by Dave Fairbanks and Lianna Grice that the survey pins would be replaced. However, we later received conflicting messages from Dave: first stating that we would need to cover the cost ourselves, and then indicating that the Village of Haines Junction would cover 50% of the cost.

This process has caused considerable frustration. One purchaser, Doug Burgis, returned his lot due to the ongoing confusion and lack of clarity. It's well understood that land cannot lawfully be sold without survey pins in place. Furthermore, there are multiple lots in Haines Junction affected by missing pins, largely due to water and sewer line construction. This issue has serious implications for future sales and property development.

I also engaged legal counsel to address the matter, and although a response was received from the Village's lawyer, it failed to address our original concern.

Given that we have been forced to proceed with the survey ourselves in order to begin building this summer, we respectfully request that the Village of Haines Junction cover the full amount of the attached invoice. We believe this is in keeping with good faith and fair dealing regarding the sale of land in proper condition.

Thank you for your attention to this matter. We look forward to your response.

Sincerely,

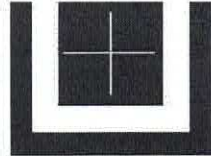
Rebecca Schatz

Cory Magnuson

Joanne Thomas

**UNDERHILL GEOMATICS LTD.**  
**UNDERHILL & UNDERHILL**  
Professional Land Surveyors & Geomatics Engineers

#4081 - 4th Avenue, Whitehorse, Y.T. Canada Y1H 1H4  
Telephone: (867) 668-2048 Fax: (867) 668-4456



**INVOICE # 34717**

Jon Belanger  
Belanger Contracting Inc.  
5-14 Ave  
Whitehorse, YT Y1A 0S3

May 31, 2025  
Project No: W25035  
Invoice No: 34717

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Period: from May 1, 2025 to May 31, 2025

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**Skakwak Street Haines Junction**

Re-Posting Survey for Lots 4-8, Block 18

Professional services provided: Re-Posting of lots 4 to 8 and plan preparation and submission  
Date of Survey April 23, 24 and May 1 2025

**Professional Personnel**

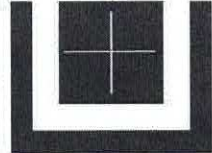
	Hours	Rate	Amount
Prof Services - Standard	1.00	200.00	200.00
Para Professional	25.00	140.00	3,500.00
2 Person STND Survey Crew with GPS / RTS	32.00	295.00	9,440.00
ACLS Plan Fee/each	1.00	100.00	100.00
CLS 77 Post	11.00	27.00	297.00
Fuel for vehicle mob/demob to site	948.60	0.48	455.33
Red Tops/each	11.00	9.00	99.00

**Sub Total \$14,091.33**

GST #10544 2842 5.00 % of 14,091.33 **704.57**

**Total this Invoice \$14,795.90**

**Terms: Net 30 Days 24% per annum interest charged on overdue accounts**



**INVOICE # 34716**

Jon Belanger  
Belanger Contracting Inc.  
5-14 Ave  
Whitehorse, YT Y1A 0S3

May 31, 2025  
Project No: W25035  
Invoice No: 34716

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Period: from May 1, 2025 to May 31, 2025

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**Skakwak Street Haines Junction**

Lot 7 and 8 Property Corner Stakes

Professional services provided: Lot 7 and 8 property corner stakes  
Date of Survey April 3 2025

**Professional Personnel**

	Hours	Rate	Amount
Prof Services - Standard	1.00	200.00	200.00
Para Professional	5.00	140.00	700.00
2 Person STND Survey Crew with GPS / RTS	8.00	295.00	2,360.00
Fuel for vehicle mob/demob to site	316.20	0.48	151.78
		<b>Sub Total</b>	<b>\$3,411.78</b>
		GST #10544 2842 5.00 % of 3,411.78	<b>170.59</b>
		<b>Total this Invoice</b>	<b>\$3,582.37</b>

**Terms: Net 30 Days 24% per annum interest charged on overdue accounts**