



**Village of Haines Junction**  
**September 11, 2024**  
**Regular Council Meeting 7:00 p.m.**

*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 Regular Council Meeting Minutes August 28, 2024
- 6. Proclamations**
- 7. Delegations**
  - a. Lotus Studios
  - b. George Van Sickle and Kate Moylan
- 8. Public Hearings and Public Input Sessions**
- 9. Old Business**
  - a. Trail Committee Presentation
  - b. 41-24 Affordable Housing Construction Grant Policy
  - c. RTC – Tipping Fees Second Reading
  - d. Notes – August 28, 2024 Public Engagement on the Zoning Bylaw
- 10. New Business**
  - a. Accounts Payable to September 11, 2024
  - b. Draft Progress Report 2022-2024
  - c. Draft Community Statistics Report 2023
- 11. Bylaws – Reports, Readings and Adoption**
  - a. Third Reading - Bylaw #418-24 New Dwelling Construction Grant for Young Residents
  - b. Second Reading - Bylaw #417-24 Affordable Housing Construction Grant
  - c. Second Reading - Bylaw 415-24 Waste Management Cost Recovery and Sorting Requirements
  - d. Second Reading - Consolidated Municipal Fees Bylaw #343-19 Amendment #7 Tipping Fees
- 12. Correspondence**
  - a. Letter from Iristel regarding competition in the northern telecom market
  - b. Letter from NDP regarding the Electoral Boundaries Commission
  - c. Parks Canada Information Bulletin – Alder Creek Prescribed Fire
- 13. Council Reports**
- 14. Questions from the Public**
- 15. Motion to Close Meeting to the Public**
- 16. Adjournment**

**The next Regular Council Meeting will take place at 7:00 p.m. on September 25, 2024 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/j/8676347100>

*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: Sept 11th 2024

Individual, Group or Association: Lotus Studios Inc

Representative(s) of the Above: Rebecca Schatz

Main Spokesperson: Rebecca Schatz

Topic(s): Use of the Convention Center auditorium to hold community yoga classes

Wednesdays 10am- 11am starting Sept 18 to June 4 free of charge. Classes are senior-centered.

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

Projector or Other Electronic Support Required: NA

Request Made By: Rebecca Schatz Date: 05 Sept 2024



Lotus Studios Wellness  
Box 2164  
Haines Junction  
Y0B1L0  
(250)797-4921  
rebeccaschatzrmt@gmail.com

Dear Council,

I am writing to request complimentary use of the Convention Center auditorium for community chair yoga classes, led by an instructor, every Wednesday from 10-11am, starting September 18th, 2024, and continuing through May 2025.

Since 2022, Lotus Yoga has been offering weekly yoga classes from October to May in Haines Junction/Dakwakada, serving a diverse group of over 50 participants aged 18-75. During the 2023 winter season, attendees enjoyed a range of group wellness activities, including yoga, meditation, and sound baths.

I hope Council will make an exception in our case to use the municipal owned recreation and convention centre facilities at no cost for the community-focused yoga classes.

Lotus Yoga meets the following criteria based on the Local Community Group and Individuals Support Policy  
Policy #36-21

- Membership to the group is open to everyone;
- Provides a service, program, or activity to our community (Haines Junction/Dakwakada);
- Access to the program, event, or activity is open to all residents
- Does not charge a fee to attendees (a \$5 donation fee is recommended to cover the cost of the instructors time preparing for and facilitating the class)
- The group will not have paid staff
- The group will be a non-profit group

Winters in Haines Junction can be quite lengthy and harsh, making it challenging for some individuals to venture outdoors during the colder months. Offering this yoga community service enables individuals to practice yoga in a comfortable setting on a regular basis throughout the winter months, catering to those who require a more gentle and accommodating environment.

While videos can be convenient, a live yoga teacher access offers a more immersive, personalized, and transformative experience. For those doing videos at home, they can come to Sarah-Monique's class and ask about a pose or request a variation depending on their mobility and strength.

Here are several other benefits to having a yoga teacher in class:

1. Personalized attention: A live teacher can provide adjustments, corrections, and modifications tailored to your needs.
2. Real-time feedback: Instant feedback helps you improve your alignment, technique, and overall practice.
3. Customized sequencing: Teachers can adapt the class to suit the students' needs, goals, and energy levels.
4. Energetic atmosphere: A live class fosters a sense of community, energy, and motivation.
5. Hands-on assistance: Teachers can provide physical adjustments, helping you deepen your practice and prevent injuries.
6. Q&A and discussion: Live classes allow for questions, discussions, and exploration of yoga philosophy and techniques.
7. Accountability and motivation: A teacher's presence can keep you motivated and accountable.
8. Safety: A live teacher can help prevent injuries by correcting misalignments and providing modifications.

Exercise is preventative medicine and group exercise during winter offers numerous benefits, including:

1. **\*Motivation\***: Exercising with others can boost motivation and accountability, helping you stay active during the cold winter months.
2. **\*Social Support\***: Group exercise provides opportunities to connect with others, reducing feelings of loneliness and isolation common during winter.
3. **\*Variety\***: Group classes often offer diverse workouts, preventing boredom and preventing plateaus.
4. **\*Improved Mental Health\***: Exercise releases endorphins, which can help alleviate symptoms of Seasonal Affective Disorder (SAD) and winter blues.
5. **\*Increased Safety\***: Exercising with others can be safer during winter months, especially when outdoors.
6. **\*Accountability\***: Group exercise encourages commitment, helping you maintain a consistent exercise routine.

7. \*Fun\*: Group classes can add a social and enjoyable aspect to your winter workout routine!
8. \*Improved Physical Health\*: Regular exercise can help boost your immune system, reducing the risk of winter illnesses.

We're excited for the council to consider our request to host free community yoga classes in the auditorium.

Let me know if you have any other questions.

Sincerely,

Rebecca Schatz, Director, Lotus Studios



## Village of Haines Junction Delegation Request

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Requested Council Meeting Date: 11 SEP 24

Individual, Group or Association: GEORGE VAN SICKLE & KATE MOYLAN

Representative(s) of the Above: \_\_\_\_\_

Main Spokesperson: GEORGE VAN SICKLE

Topic(s): ZONING BYLAW PROPOSAL

Written Materials Submitted (if applicable): LETTER TO MAYOR + COUNCIL

DATED SEPT 8

Projector or Other Electronic Support Required: NO

Request Made By: GEORGE VAN SICKLE Date: 9 SEPT 24

George Van Sickle and Kate Moylan  
139 Spruce Street  
Haines Junction, Yukon Y0B 1L0  
[gvansickle@gmail.com](mailto:gvansickle@gmail.com) / [katemoylan1@gmail.com](mailto:katemoylan1@gmail.com)  
867-334-5333 / 867-332-1584

**RECEIVED**

SEP 09 2024

Village of  
Haines Junction

September 8, 2024

Mayor and Council  
Village of Haines Junction

RE: Allowing Mobile Homes in Zone R1 in proposed Zoning Bylaw

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Dear Mayor and Council,

The new, proposed Zoning Bylaw has not been well thought out regarding the inclusion of Mobile Homes in R1.

First, this change is unfair to R1 homeowners who have made considerable investments in construction of Bylaw compliant residences only to have the rules changed on them. This is especially so in developing subdivisions where there are multiple undeveloped lots that could, and likely will, under the new Bylaw, be infilled with Mobile Units. The Village is literally taking money from existing, tax paying, homeowners. This is bad policy and it is wrong.

To illustrate this first point, we have built a nice looking, well constructed, and highly energy efficient home that adds value to the community.

We are now in a situation where a used Mobile Home (older than the specified 10 years in the new Bylaw) has been installed 2 lots away from us in violation of the current Bylaw. There are 9 other undeveloped lots on the east end of Spruce St. that would be eligible for Mobile Homes which would potentially be 50% of the homes at our end of the development.

Plus, there are 12 lots on the Ridge Rd. entrance to the Area 1 development starting 1 lot away from our house. If these lots are infilled with Mobile Homes, and the Bylaw as proposed does allow for this, there could potentially be as many as 21 Mobile Homes vs. the 10 existing stick-built houses.

Essentially, it is possible that the east end of Spruce St. and first part of Ridge Rd. could be dominated by Mobile Homes, significantly degrading both the home values and the aesthetic appeal of the area. This Bylaw proposal would allow this situation, one which we did not agree



to when we invested in our property and home. This aspect of the proposed Bylaw is bad policy, it is unfair, and it should not go forward as written.

Second, the proposed Bylaw has no limitation on the density of Mobile Home units in new subdivision areas. Council appears to assume that the proposed Bylaw will result in a sprinkling of Mobile Homes in a community otherwise dominated by site-built or perhaps modular homes. However, market conditions in the new subdivision, given the likely cost of the new lots, may force new homeowners to purchase the cheapest option, which is used or new mobile homes.

At some density of Mobile Units, potential homeowners willing and able to enhance the community through more expensive site built homes will be discouraged, thus promoting further infill with Mobile Units. Who wants to invest in a nice house and property in a subdivision dominated, or even potentially dominated by Mobile Homes? A new subdivision area could evolve into exactly the Mobile Home ghettoization that the Bylaw change is trying to avoid. Not to mention the added unfairness to existing nearby homeowners mentioned above.

Third, this new Bylaw is trying to have it both ways. It is trying to support affordable housing, on the backs of existing homeowners. You can't have it both ways.

The established low cost homeownership model is to rent out lots on which to site Mobile Homes (not lot purchases) in areas dedicated for the purpose. If the density is reasonable and there is green space planned in, these areas do not have to become ghetto-like if other dimensions of the Bylaw are enforced. This is the way to get affordable housing in Haines Junction.

Fourth, Mobile Homes are initially less expensive for a reason. They cost less to finance because they are not as long lived or efficient as site-built homes properly constructed for the Yukon climate. They cost more to heat, are less healthy, and degrade more quickly, entering the waste stream far earlier than a properly constructed Yukon home. They are irresponsible from a climate change and environmental perspective. Allowing wide open infill of Mobile Homes is not encouraging a responsible use of resources. It is bad policy and is environmentally irresponsible.

Fifth, encouraging Mobile Homes in the community takes money and work opportunities from the pockets of local tradespeople and Yukon suppliers. The money goes outside the Territory to the manufacturer. This policy proposal undermines the Haines Junction economy.

Here are some suggestions for improving the proposed Bylaw as it regards Mobile Homes:

1. Maintain the RM zoning and remove Mobile Homes from R1.
2. There are 150 or more lots planned for Area 1. In support of true affordable housing, create a portion of this area to be developed for the RM designation on rented lots.
3. Failing this, at the very least, limit the density of Mobile Homes in all R1 areas. Doing so will ensure that Mobile Homes do not come to dominate these new developments, thus

avoiding adding insult to the injury of an already treeless, soon to be weed-filled, subdivision into a desolate Mobile Home park.

4. Barring that, then **at the very least** be more fair to existing homeowners by excluding Mobile Homes from existing R1 subdivisions. Leave the experiment of "Mobile Homes as R1" for the new subdivision.

Finally, passing and major Bylaw with contested issues imbedded just prior to the pending election is not the best practice of governance. This Bylaw should be re-evaluated by the next Mayor and Council, who will be tasked with overseeing its implementation. Let's not saddle our new Mayor and Council with controversy right out of the gate.

Thank you for your kind consideration of this matter.

Sincerely,

Handwritten signatures in blue ink. The first signature is for George Van Sickle and the second is for Kate Moylan.

George Van Sickle and Kate Moylan

cc: [cao@hainesjunction.ca](mailto:cao@hainesjunction.ca)  
[corporate@hainesjunction.ca](mailto:corporate@hainesjunction.ca)



# Trail Signage and App Proposal

Trail Signage and App Committee – Lianna Grice, Dave Weir, Dave Heath, Collin Kallio, Chris Cybulskie, Owen MacKinnon, Devin Wittig, and Roberta Nakoochee

1



## Trail Descriptions & Maintenance Recommendations

**Pine Lake Trail**

- Paved trail from Dezadeash Day Use Area to Pine Lake Campground
- Include segment from Source Motors to Top Spot
- Seasonal mowing for sightlines, wildlife interactions and invasive species

**Lagoon Loop**

- Loop trail north of Environmental Control Facility (outside of fenced property)
- Popular with birders
- Seasonal brushing required along north fence line

**Willow Acres Trails**

- Extensive trail network north of Willow Acres and Marshall Creek Road, greatly valued by local community
- Short re-routes required around wet areas
- Brushing required to re-establish trail from Alaska Highway to Lupine Drive

2

## Trail Descriptions & Maintenance Recommendations

**Tomlin Hill Loop**

- Intricate network of trails starting at Tomlin Hill, bounded by Alaska Highway North, Logan Street, Quill Crescent and Pumphouse 3
- Seasonal brushing and garbage collection

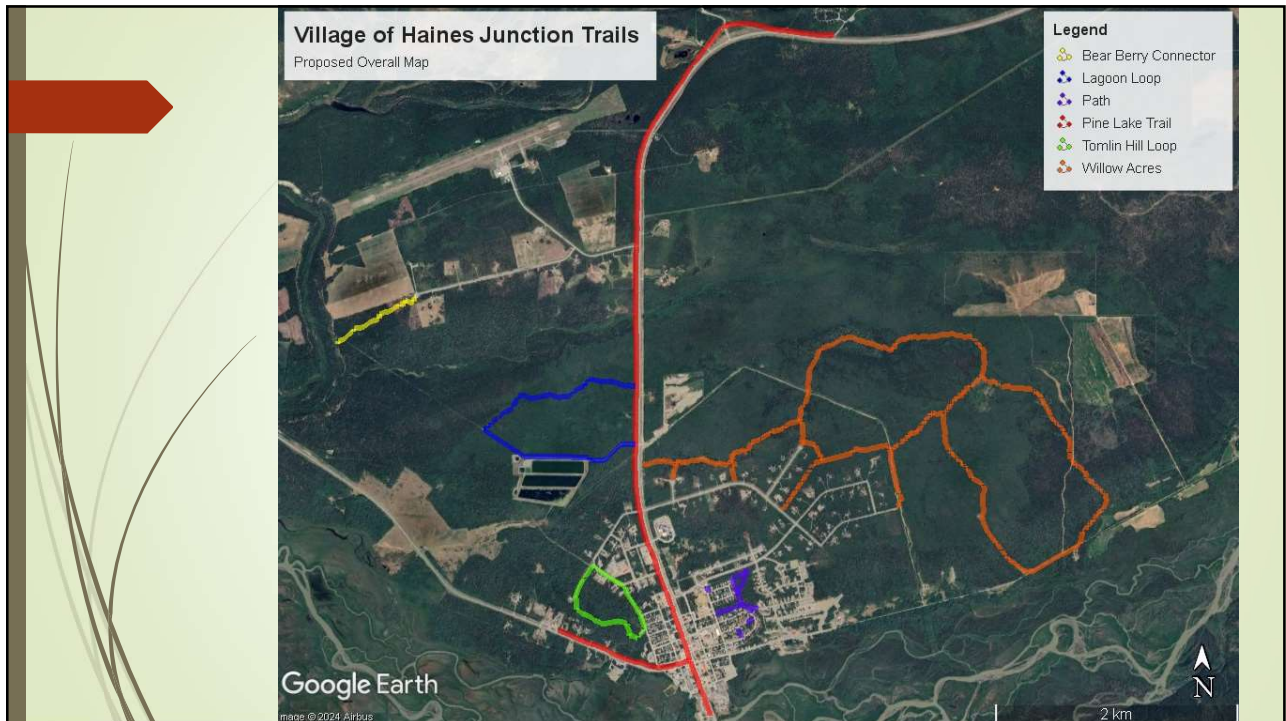
**Bear Berry Connector**

- New trail connecting Bear Berry Road to Pine Creek and existing Forestry/St. Elias Ski Club trails
- Additional work required to complete trail construction/establishment

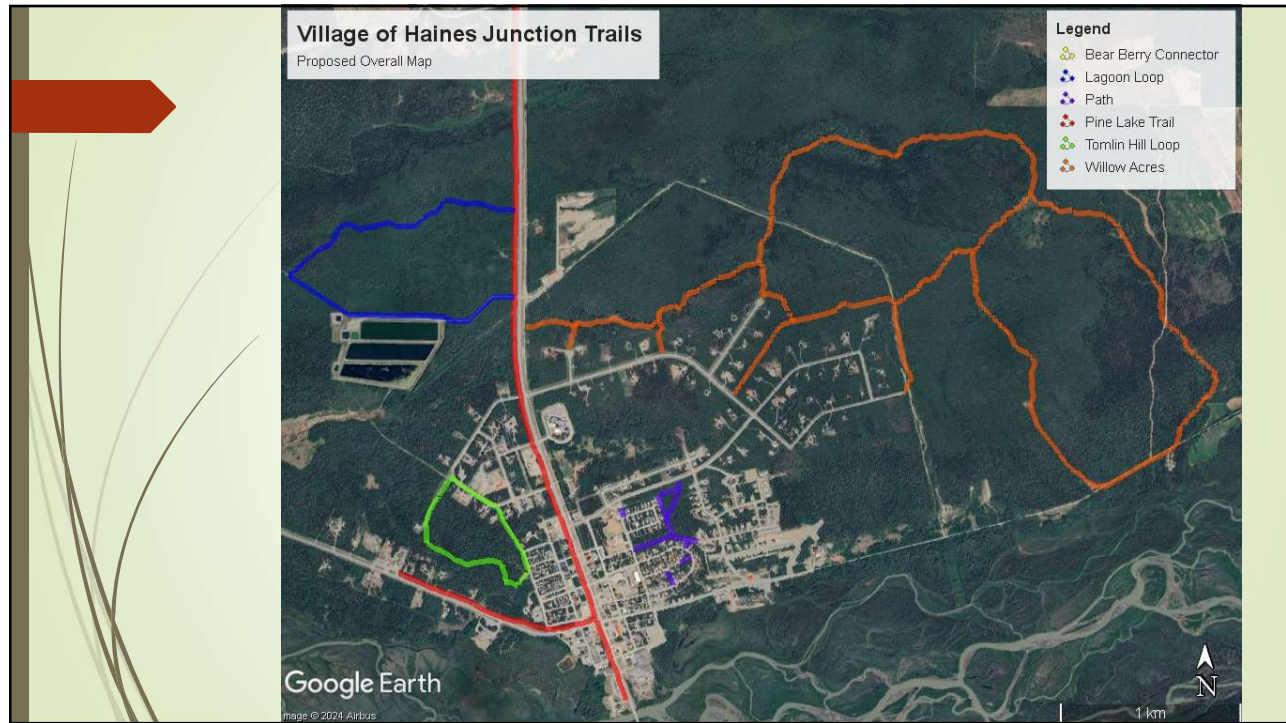
**Urban Trails**

- Short trails, primarily east of the Alaska Highway, that connect urban areas
- Includes the Legacy Trail and trail from Legacy Trail to Willow Acres Road
- Legacy Trail requires regular maintenance of gravel surface (grading and compacting)

3



4



5

## Trail Signage

Large information signs

- Located at Convention Center, Da Ku Cultural Center and Pine Lake Day Use Area
- Panel A - Overall trail map with distances and QR code directing to AllTrails and VHJ website
- Panel B - Information panel (multi-use trail etiquette, bear safety, traveling on First Nations traditional territory)

Trail access signs

- Located at trail access points
- Includes trail name and QR code directing to AllTrails

Directional signs

- Located at frequent intervals throughout trail and at any crossings

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# Information Signs

**VILLAGE OF HAINES JUNCTION**  
**TRAIL NETWORK**

There are many multi-use trails within the Village of Haines Junction ranging from the paved Pine Lake Trail to longer singletrack trails.

Trails have been developed and maintained by community volunteers. Responsible use of trails ensures their long term sustainability. Please avoid motorized use of trails during wet/muddy conditions.

**FIRST NATIONS TRADITIONAL TERRITORY**  
THE VILLAGE OF HAINES JUNCTION IS LOCATED WITHIN THE TRADITIONAL TERRITORY OF THE CHAMPAGNE AND AISHIHIK FIRST NATIONS

**MULTI USE TRAILS**  
ALL TRAILS IN THE VILLAGE OF HAINES JUNCTION ARE MULTI-USE. PLEASE BE AWARE AND CURTIOUS OF OTHER USERS

**YOU ARE IN BEAR COUNTRY**  
MAKE NOISE, TRAVEL IN GROUPS, KEEP PETS ON LEASH, CARRY BEAR SPRAY REPORT DANGEROUS WILDLIFE ENCOUNTERS USING THE YUKON TIPP LINE 1-800-661-0525

WWW.HAINESJUNCTION.CA  
TRAIL PLANNING INFORMATION

WWW.ALLTRAILS.COM  
DETAILED TRAIL INFORMATION AND ALERTS

7

# Information Signs

Replaceable trail map (vinyl sticker)

QR codes linked to hainesjunction.ca and Alltrails.com


General information about trails


Guidance on recreating on CAFN Traditional Territory, multi-use trails and bear safety


8


## Access Point Signs

- Located at main trail access points



**Lagoon Loop**  
2.9km 





**Bear Berry Connector**  
0.8km 


9


## Directional Signs


- Directional sign should be installed facing each direction of travel at every decision point.
- Decision points include trail intersections and significant changes in direction.
- A minimum of two signs should be posted at every decision point, one for each direction of travel.










  
Lupine Dr

  
Marshall Creek Rd

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## Signage Cost Estimate

Description	Quantity	Estimated Unit Rate	Estimated Cost
Information Sign	3	\$163.60	\$490.80
Access Point Sign	11	\$21.51	\$236.61
Directional Sign	100	\$8.03	\$803.00

Total (including GST) \$1,606.93  
mapping and graphic design not included


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## Online Trail Information

- ▀ Trail information should be hosted in two locations
- ▀ [www.hainesjunction.ca](http://www.hainesjunction.ca)
  - ▀ Include information on large information signs and additional information regarding trail development/history
- ▀ [www.alltrails.com](http://www.alltrails.com) through the Public Lands Program
  - ▀ Most likely to be accessed by visitors and new residents
  - ▀ Post trail alerts as needed

12





AllTrails | Public Lands Program

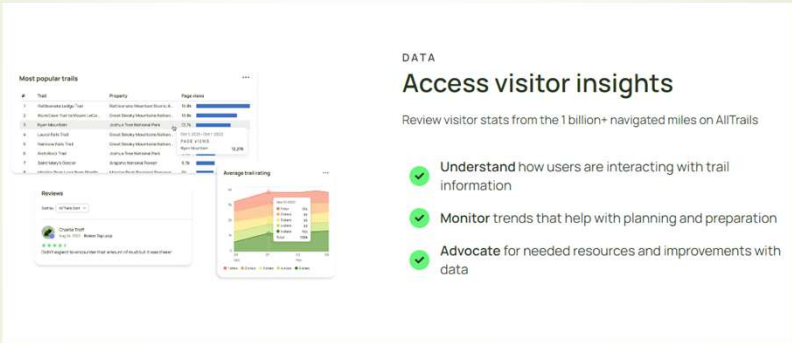
## Engage with the world's largest trail community

### Powerful tools for better trails

The Public Lands program is a **free resource** for agencies and non-profit organizations that helps partners:

- ✔ Understand how visitors use your trails
- ✔ Manage trail information to help your visitors recreate responsibly
- ✔ Connect with AllTrails' 65 million+ users and share up-to-date alerts

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### DATA

## Access visitor insights

Review visitor stats from the 1 billion+ navigated miles on AllTrails

- ✔ Understand how users are interacting with trail information
- ✔ Monitor trends that help with planning and preparation
- ✔ Advocate for needed resources and improvements with data

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**TRAIL MANAGEMENT**

## Curate the trail-goer experience

Maintain reliable and accurate info on the most-used trail app in the world

- ✓ **Manage** route lines, starting points, and parking locations
- ✓ **Communicate** rules, regulations, and route recommendations
- ✓ **Prepare** visitors for a great day on the trail

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**CONNECTION**

## Reach your audience

Ensure visitors know what to expect on and off the trail

- ✓ **Prioritize** the information you want visitors to see first
- ✓ **Communicate** real-time trail conditions and local knowledge
- ✓ **Reduce** search and rescue incidents with up-to-date closures, warnings, and alerts

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## Next Steps

- ▶ Public engagement to present proposal
- ▶ Gather feedback on trail names, history and maintenance needs, information sign content
- ▶ Engage mapping and graphic design support to develop signs
- ▶ Install signs at selected locations
- ▶ Add trail information to Village of Haines Junction website and AllTrails (via Public Lands Program)



# VILLAGE OF HAINES JUNCTION

## Affordable Housing Construction Grant

### Policy # 41-24

#### **1 Purpose**

The Village of Haines Junction recognizes that financial barriers to developing affordable housing exist. The Affordable Housing Construction Grant program will assist local developers with offsetting the cost of building a dwelling unit for affordable rent or sale within the municipality. This program will increase housing supply and improve affordability for people in our community.

#### **2 Policy Statement**

The Affordable Housing Construction Grant program aims to assist local developers with the construction of new affordable dwelling units within the Village of Haines Junction by providing financial assistance for eligible projects. The goal of this policy is to support housing development while increasing affordability for residents. This policy outlines the criteria, incentives, and guidelines for accessing this grant funding.

#### **3 Definitions**

- 3.1 **Affordable Housing** means rent below the most recent median monthly rent as per the most recent Yukon Bureau of Statistics Yukon Rent Survey (see table *Median rent, total units and vacancy rate (for all buildings with rental units), by size and community*) or sale price resulting in annual housing costs less than 30% of the median a household's before-tax income as per the most recent Statistics Canada Census Data.
- 3.2 **Affordable Housing Construction Grant** means financial assistance provided by the Village of Haines Junction to support developers in the construction of new affordable housing dwelling units.
- 3.3 **Dwelling Unit** means one or more rooms for the use of one household as a residence containing cooking, living, sleeping and sanitary facilities.

#### **4 Eligibility Criteria**

- 4.1 The maximum eligible grant per applicant to construct a new dwelling unit will be \$25,000 per dwelling.
- 4.2 The property must be located within the municipal boundary of the Village of Haines Junction.
- 4.3 Applicants must own the property on which the housing development is to be constructed.
- 4.4 If the applicant is in an Agreement for Sale with the Yukon Government or the Village of Haines Junction for a vacant lot, they may also be eligible for the grant.
- 4.5 The property and proposed development must comply with the Village's Official Community Plan, Zoning Bylaw and the National Building Code.
- 4.6 Applicants must be in good standing with the Village of Haines Junction.

- 4.7 Property taxes for the property must be paid in full and the property must have no other outstanding financial claims upon it by the Village of Haines Junction.
- 4.8 Applicants must provide proof of financing or a declaration that the applicant has the funds necessary to complete the project.

## **5 Application Guidelines and Procedures**

- 5.1 To receive an Affordable Housing Construction Grant as laid out in this policy, property owners must fill out the application form, provide a complete statutory declaration, provide a complete project proposal and attach all necessary documentation.
- 5.2 Applications for the Affordable Housing Construction Grant will be accepted for projects that were started after the Housing Accelerator Fund effective date of January 11, 2024. The project start date will be determined by the issuance of the development permit to undertake the project.
- 5.3 Any developments for which funding is provided for must be completed by July 11th, 2028. At the discretion of the Village of Haines Junction, developments only partially completed prior to the deadline may be eligible for prorated funding.
- 5.4 An application will be considered complete when the following documents and requirements have been met:
  - A completed and signed Affordable Housing Construction Grant application form.
  - A completed project proposal.
  - Other supporting documents and information as requested in the Affordable Housing Construction Grant application.

## **6 Application Evaluation and Grant Award Process**

- 6.1 Once an application is deemed complete it will be reviewed and evaluated by the Village of Haines Junction in Fall 2024 using the Affordable Housing Construction Grant evaluation matrix.
- 6.2 The funding allocated for this project is \$250,000. Affordable Housing Construction Grants will be awarded to the highest scoring applications until all funding has been allocated. The Village will attempt to notify all applicants of the outcome of their application within 5 business days of the submission deadline. Successful applicants will have 10 business days to notify the Village of their intention to accept the grant. If the funds are turned down or that time has elapsed without communication from the applicant, the Village will then offer the grant to subsequent applicant(s) on the waitlist.

## **7 Disbursement of Funds**

- 7.1 Affordable Housing Construction Grant funds will be disbursed in two installments: 75% of the grant will be paid upon the satisfactory completion of framing and insulation inspection, and the remaining 25% once construction has been completed all required final inspection reports confirm compliance with governing codes and legislation. All Affordable Housing Construction Grant cheques will be made payable to the applicant.

## **8 Implementation of Policy**

- 8.1 Applications must comply with the Village's Official Community Plan, Zoning Bylaw, policies and other bylaws.
- 8.2 Applicants who receive an Affordable Housing Construction Grant to develop a unit for rent and do not make the dwelling unit available for rent at an affordable rate for a period of ten (10) years from the date of occupancy and/or accept a reasonable rental request from a prospective tenant will be required to repay a proportionate amount of the grant for the period that the dwelling unit was not available for rent at an affordable rate. Failure to make the repayment will result in the amount being added to the following year property taxes.
- 8.3 Applicants who receive an Affordable Housing Construction Grant to develop a unit for sale and do not make the dwelling unit available for sale at an affordable price immediately after the date of occupancy and/or accept a reasonable offer to purchase from a prospective purchaser will be required to repay the grant amount. Failure to make the repayment will result in the amount being added to the following year property taxes.
- 8.4 To receive the first disbursement of funds, the applicant must provide a cost breakdown, pictures, and proof that the framing and insulation inspection has been passed.
- 8.5 To receive the last disbursement of funds, the application must provide a final cost breakdown, pictures and proof that construction is complete. Final inspection reports will be required.
- 8.6 If a development or building permit is revoked, cancelled, voided or amended to be outside of the eligibility criteria, the Affordable Housing Construction Grant will be considered invalid. A new application may be submitted in such cases.
- 8.7 The Affordable Housing Construction Grant will cover up to 5% of actual, eligible costs, to the maximum amount of \$25,000 per dwelling unit.
- 8.8 The Affordable Housing Construction Grant cannot be used for the renovation of an existing dwelling unit, nor for landscaping or other improvements not directly related to the creation of a new dwelling unit.
- 8.9 Receiving an Affordable Housing Construction Grant under this policy does not preclude an applicant from applying for and receiving different grants, subsidies or loans provided by the Village or other organizations.

## **9 General Information**

- 9.1 Applications can be obtained by the Village of Haines Junction by email at [projects@hainesjunction.ca](mailto:projects@hainesjunction.ca), in person at the Village Office located at 178 Backe Street, Haines Junction or on the Village website at [www.hainesjunction.ca](http://www.hainesjunction.ca).
- 9.2 Completed application forms are to be returned to the Village of Haines Junction in person, by email to [projects@hainesjunction.ca](mailto:projects@hainesjunction.ca), or by regular mail.
- 9.3 Questions about the application can be directed to Lianna Grice, Project Manager and Asset Manager, [projects@hainesjunction.ca](mailto:projects@hainesjunction.ca)
- 9.4 Upon approval the applicant will be notified and forwarded a copy of the application and approval conditions.

**10 Term of Agreement**

- 10.1 The term of an Affordable Housing Construction Grant agreement cannot exceed July 11th, 2028.
- 10.2 Terms of the agreement will be reviewed on a yearly basis. Should no action be taken toward fulfilling the agreement by the applicant (e.g., no development activity), the Village of Haines Junction reserves the right to revoke the agreement with written notice.

**POLICY TITLE:** Affordable Housing Construction Grant

**POLICY #:** 41-24

**EFFECTIVE DATE:** XXXX/XX/XX

**ADOPTED BY COUNCIL ON:** XXXX/XX/XX

**RESOLUTION #:** XXX-XX-XX

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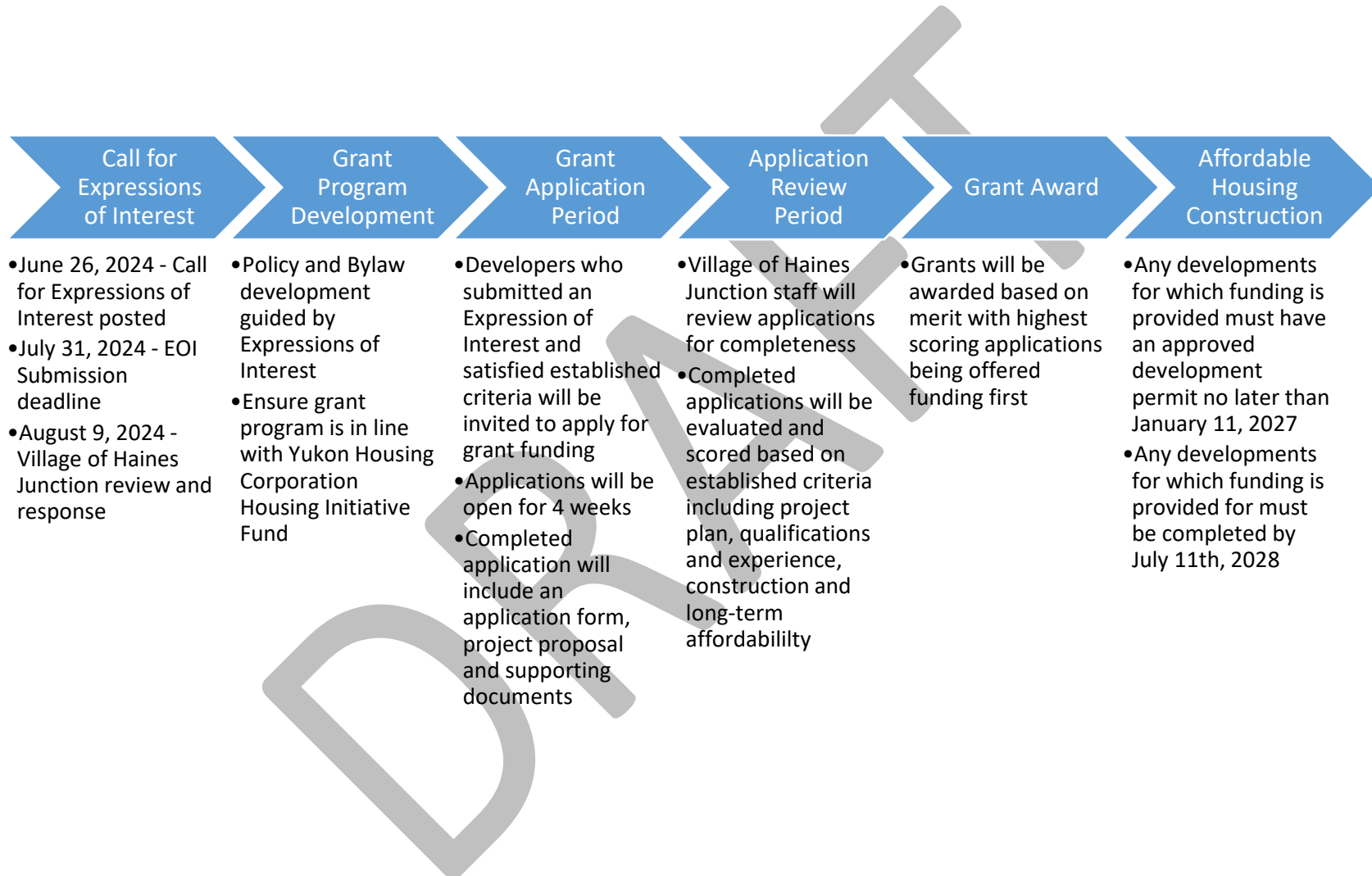
Bruce Tomlin – Mayor

David Fairbank – CAO

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Village of Haines Junction Affordable Housing Construction Grant Policy  
September 2024

Appendix A - Affordable Housing Construction Grant Process





Appendix B - Affordable Housing Construction Grant Proposal Evaluation

**Core Requirements**

- Affordable Housing development
- Village of Haines Junction Resident or Company
- Project located within the Village of Haines Junction
- Project completion prior to July 11, 2028

**Scoring Matrix**

Applications will be subject to the following scoring formula:

0 points

- Missing information

40% of available points

- Approaching: awarded to responses considered insufficient to meet the criteria or where the information provided cannot be understood.

60% of available points

- Meets: awarded to responses that meet the basic criteria and demonstrate a basic ability to perform the services.

80% of available points

- Good: awarded to responses that meet the established criteria and provide in clear detail the proponent's ability to perform the services.

100% of available points

- Exceeds: awarded to responses that exceed the established criteria and indicate a superior approach to performing the services.

**Evaluation Criteria**

Project Plan (40 points)

The Plan for the project should include: a description of how the proposed project supports an established community housing need(s), a site plan and a description of the land tenure, a construction schedule and a management approach.

	Missing (0 points)	Approaching (4 point)	Meets (6 points)	Good (8 points)	Exceeds (10 points)
Brief description of how project supports an established community housing need(s) (maximum points = 10)					
Site plan and land tenure (maximum points =10)					
Construction schedule with key milestones and completion date (maximum points = 10)					

Management approach of the tenancies and the asset or home ownership initial sale (maximum points = 10)					
Total:					

**Qualifications and Experience (30 points)**

Applicants will be scored on past projects that are similar in scope, scale and location to the proposed project, and for which the current applicant was the prime delivery agent.

1. The specific role played in the project;
2. A description of each past project, and why it is similar in scope and scale to the proposed project;
3. Elements that deemed the projects a success. i.e.: met the original intent, came in on budget or under budget, successfully housed clients, met build and occupancy time lines etc.
4. References: for the past project examples identified above, applicants must provide an independent client contact that can be used as a reference to verify the information provided, including quality of product and service achieved (name, title, organization, address, phone number and email address)

	Score
Project 1 (maximum score = 15) 1. Role 2. Description of project and how it is similar to this proposal 3. Success criteria	
Project 1 (maximum score = 15) 1. Role 2. Description of project and how it is similar to this proposal 3. Success criteria	
Total:	

**Construction Financial Viability (15 points)**

Applicants must provide a business plan that demonstrates that the project will remain financially viable throughout construction. Information should include:

- Total construction costs (design, permitting, site preparation, construction, commissioning); total operating costs; cost and source of financing

	Missing (0 points)	Approaching (4 point)	Meets (6 points)	Good (8 points)	Exceeds (10 points)
Demonstrated financial viability over 20 year period (Maximum = 20 points)					
Total:					

**Affordable Rental or Sale Feasibility (15 points)**

Applicants must provide an approach that outlines affordability. Information should include:

- Affordable sale price upon initial sale (units for sale only)

- Financial feasibility outlining total operating costs; cost and source of financing; expected revenue; and 20-year cash flow

	Missing (0 points)	Approaching (4 point)	Meets (6 points)	Good (8 points)	Exceeds (10 points)
Demonstrated financial viability over 20 year period (Maximum = 20 points)					
Total:					

Overall Score:            /100

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Village of Haines Junction  
Report to Council

September 11, 2024

Council Decision  
 Council Direction  
 Council Information  
 Closed Meeting

**RE: Tipping Fees – Second Reading**

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## Background

The Village of Haines Junction has 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 Haines Junction has agreed to develop a waste management bylaw that establishes sorting requirements and tipping fees. In addition, the agreement requires that all residential users of the Haines Junction landfill be charged the same tipping fees, noting some variation from one municipality to the other is expected due to individual operating practices.

On August 14, 2024,

- The Waste Management Cost Recovery and Sorting Requirements Bylaw passed first reading. This bylaw describes the process for calculating tipping fees and proposes that fees be recalculated annually during budget season.
- An Amendment to the Consolidated Municipal Fees Bylaw also passed first reading that proposed tipping fees for FY2025 based on the process outlined in the above-mentioned bylaw.
- Staff also shared a comparison of tipping fees across the Yukon for information, noting Haines Junction is the only community without tipping fees at this time.

At first reading, Council requested the following changes:

- To include sorting requirements within the text of the bylaw, as opposed to in an Appendix to the bylaw
- To empower staff to ban a user if a user is routinely not meeting sorting requirements
- To give authority in the bylaw to negotiate agency contracts based on the tipping fee schedule and for such contracts to be based on what is actually entering the landfill (vs an estimate), noting agencies will have to meet the same sorting requirements as everyone else.
- To give a preferential rate to local contractors over out-of-province contractors
- To initiate public consultation noting:
  - Council would like the comparison table shared with the public
  - We are the only community without fees and we will get waste from all around the Yukon if we don't set tipping fees
  - To indicate that compost will soon be accepted

- To explore whether unsorted residential waste should differ from unsorted construction waste
- To distinguish costs for vehicles that are drained of fluids and have tires and batteries removed from vehicles that need this work done

## Current Status

The following changes have been made since first reading.

Comment	How addressed
To include sorting requirements within the text of the bylaw, as opposed to in an Appendix to the bylaw	Complete. See Section 4.
To empower staff to ban a user if a user is routinely not meeting sorting requirements	Complete. See Section 5.5
To give authority in the bylaw to negotiate agency contracts based on the tipping fee schedule and for such contracts to be based on what is actually entering the landfill (vs an estimate), noting agencies will have to meet the same sorting requirements as everyone else.	Complete. See Section 5.6.
To give a preferential rate to local contractors over out-of-province contractors	This item has not (yet) been addressed. Staff are proposing to survey contractors for the first year to gather statistics on volume and use of the landfill by out of town vs. local contractors
<p>To initiate public consultation noting:</p> <ul style="list-style-type: none"> <li>• Council would like the comparison table shared with the public</li> <li>• We are the only community without fees and we will get waste from all around the Yukon if we don't set tipping fees</li> <li>• To indicate that compost will soon be accepted</li> </ul>	<p>A public information session has been set for Wednesday September 18<sup>th</sup> from 5:30-7:30pm. These points have been addressed in the consultation package. A draft presentation is included in the in-camera package for Council review. Council are encouraged to attend this public information session.</p> <p>The <a href="https://hainesjunction.ca/p/waste-management">https://hainesjunction.ca/p/waste-management</a> page on the website has been updated with the following information:</p> <ul style="list-style-type: none"> <li>• The Solid Waste Management Plan</li> </ul>

	<ul style="list-style-type: none"> <li>• The Interim Regionalization agreement</li> <li>• Draft Bylaws that passed First Reading</li> <li>• The comparison table</li> <li>• RTCs</li> <li>• Notice of the Sept 18<sup>th</sup> Information Meeting</li> </ul> <p>The following will be posted once approved by Council</p> <ul style="list-style-type: none"> <li>• Draft Bylaws that pass Second Reading</li> <li>• PowerPoint for the September 18<sup>th</sup> Information Meeting</li> </ul>
<p>To explore whether unsorted residential waste should differ from unsorted construction waste</p>	<p>Staff recommend:</p> <ul style="list-style-type: none"> <li>• A separate category for construction / demolition waste</li> <li>• That mixed waste be defined as more than one category of waste mixed together. Mixed waste does not include vehicles, oil tanks, concrete, special waste or materials containing asbestos.</li> </ul>
<p>To distinguish costs for vehicles that are drained of fluids and have tires and batteries removed from vehicles that need this work done</p>	<p>Staff recommend the Village ONLY accept vehicles that are drained of fluids and have tires and batteries removed.</p>

Prepared by

Aynslie Ogden  
Policy/Communications Manager

Approved by

Dave Fairbank  
Chief Administrative Officer



# Meeting Notes

## Zoning Bylaw Public Engagement Session

### August 28, 2024

#### Purpose of engagement:

Council is seeking additional input on the following topics, following the second reading of the Zoning Bylaw:

1. Residential use of industrial lots. Should existing zoning compliant residences in Light Service Industrial zones be excluded from the maximum size restriction of 1076' GFA, if rebuilding after a catastrophic loss?
2. Short-Term Rentals. Should the Short-Term Rental (STR) restrictions be removed from the Zoning Bylaw and instead be placed in the pending STR Bylaw?
3. Rezoning of Tourist Commercial to Commercial Mixed. Review of the recently updated draft Zoning Map, including re-zoning of most second-street Tourist Commercial properties to Commercial Mixed

#### Discussion notes:

- Comment - concerns were raised over the safety of STRs, and whether they are insured, inspected by the Fire Marshall, etc.
- Comment - concerns were raised that it is not a fair playing field for hotels who do have to pay insurance and be inspected.
- Comment - Residential zones are for residential use. Businesses are to be in commercial and industrial zones and not in residential zones -- this is why we have zoning.
- Question - why is there a need to permit STRs across zones? Allowing short term rental business activity in residential areas would be a significant departure from what has been going on in the community for a very long time. This would create a need for additional parking and additional noise in residential areas.
  - The OCP provided guidance to this revision of the Zoning Bylaw regarding housing, specifically to reduce housing costs and increase housing density, as this will increase the available housing stock and make entry-level housing more affordable. Some families will not be able to afford a home without a rental suite.
- Question - Does the municipal water and sewer have the capability to handle increased density (e.g. carriage houses, mother-in-law suites)?
  - The lagoon can handle a doubling of the population.
- Question - Will carriage houses fit on small urban-sized lots?
  - Not all lots will be able to physically accommodate the construction of a carriage house

- Comment – It won't be an issue of only a handful of residents build a second dwelling; however, if many people do it will be problematic. Concerns were expressed over not knowing what the uptake will be.
  - Whistle Bend saw 10% of residential lots create second dwellings.
  - Limiting factors include cost of construction, setbacks.
- Comment – Concerns were shared about the consultation process for the OCP; that it was limited and not many people were engaged.
  - Others expressed that this was one of the most consulted OCPs in the territory.
- Comment - Why is the Village putting effort into facilitating affordable housing? Affordable housing shouldn't be the mandate of the Village, this should be the responsibility of the territorial and federal governments. We have potholes on the roads and the landfill has metals accumulating and these issues are of greater importance for the Village to address.
- Question - Does the taxpayer pay for hookup of secondary dwellings to water and sewer?
  - The Village doesn't pay for hookups, this is the responsibility of the property owner.
- Comment – There is a difference between a STR (a business) and a mother-in-law suite (a long-term rental). A STR takes a home away from someone who needs a place to live. A vacationer should not be more important than nurses, teachers who need a place to live to work in the community.
- Comment – Concerns were raised that fines were not issued to a property owner who started construction without having a development permit. Laws are needed, and need to be enforced, to reduce conflict between neighbours.
- Comment – Support was expressed for allowing Airbnb's in a primary residence as a mortgage helper, and for permitting mother-in-law suites (a separate living space within a home).
- Comment – Support was expressed for efforts being made by the Village to facilitate new affordable long-term rental opportunities in town. Five teachers turned down job offers this year alone because they could not find a place to live.
- Comment – Discomfort was expressed for telling someone how they are allowed to use their property; however, if someone does operate an STR it should be required to have commercial licensing, insurance and inspections.
- Question – It isn't clear what is going forward for third reading with respect to Airbnb's?
  - Including a clause in the Zoning Bylaw on STRs, in advance of doing full analysis and consultation, constrains the incoming Council on how they may want to approach the STR issue within the planned STR bylaw – for this reason Council is considering removing the clause in the current draft requiring STRs to be within a principle residence.
  - Currently there are 4 owner absent, and 1 potential owner absent, STRs within the Municipality. It is unlikely that this number will increase within the next six months while the planned STR bylaw is being developed
  - It will be easier to draft a new, specific STR bylaw than having to adjust and reopen the Zoning Bylaw to reflect how this issue will be regulated once this is decided. A separate bylaw can be more focused and intentional.



- In other communities STRs are regulated in a separate bylaw and not through the zoning bylaw. It would be less complex to not put these together into one bylaw.
- The initial intention, from the outset, was that STR's would be addressed separately from the Zoning Bylaw.
- There are limitations to what a zoning bylaw can do. For example, a Zoning Bylaw can't address inspection and licensing requirements.
- Question – Why is the zoning bylaw in such a rush to complete?
  - People are waiting for the Zoning Bylaw to be complete to begin construction per the new regulations.
  - It will be difficult to hand this project over to a new Council.
  - There was a clear commitment to get this done within this Council's term.
  - A good reason to separate the Zoning and STR bylaws is that combining them creates more complexity. Rushing through a complex bylaw can create even more problems.
  - The assumption is that the new Council will need to prioritize the STR bylaw.
- Comment – There are properties in the Village that remain undeveloped for many years. These are opportunities for both residences and businesses.
  - There is a RTC in tonight's Council package on this issue.
  - The St. Elias Chamber is working on a report to understand why these lots are undeveloped.
- Comment – The new Zoning Bylaw proposes to allow mobile homes on any lot in R-1. This seems unfair to everyone who invested a lot of time and money into the rules to build a home when could have just put up a mobile home. To change the rules is very upsetting. The rules were in place to prevent mobile homes being picked up and moved once title is granted. It would make more make sense to apply this to new subdivision developments instead of to existing subdivisions.
  - Mobile homes will be required to be on a permanent foundation
  - The new bylaw is intended to be more permissive, which will create feelings of unfairness.
  - Mobile homes won't hold their value as well; those who did follow the rules will benefit from the investment they put into their property.
  - The engagements to date suggested a desire to not ghettoize mobile homes.

**Municipal Accounts Payable to September 11 , 2024**

<u>Cheque No.</u>	<u>Name</u>	<u>Amount</u>	<u>Department</u>	<u>Description</u>
Transfer	Payroll Account #4305418	\$ 35,095.92	Administration	Net Pay - Pay Period 18
		\$ 7,006.42	Administration	RRSP Contribution - Pay Period 18
		\$ 1,171.51	Administration	Union Dues Aug 2024
		\$ 43,273.85		
EFT	Fort Modular Inc.	\$ 60,129.21	Capital Landfill	Refurbished scale house
280138	Provident Hub International Insurance	\$ 1,021.60	Fire Department	Insurance Premium Fire Fighters
280139	ATCO Electric	\$ 1,743.41	Administration	Electricity: June, July, August 2024 billing
		\$ 19,687.96	Arena	Electricity: June, July, August 2024 billing
		\$ 1,743.41	Convention Centre	Electricity: June, July, August 2024 billing
		\$ 525.87	Community Hall	Electricity: June, July, August 2024 billing
		\$ 1,016.59	Fire Department	Electricity: June, July, August 2024 billing
		\$ 742.57	Landfill & Recycling	Electricity: June, July, August 2024 billing
		\$ 204.22	Pool	Electricity: June, July, August 2024 billing
		\$ 1,120.81	Public Works	Electricity: June, July, August 2024 billing
		\$ 10,057.51	Roads & Streets	Electricity: June, July, August 2024 billing
		\$ 21,774.95	Water & Sewer	Electricity: June, July, August 2024 billing
		\$ 58,617.30		
280140	15042 Yukon Inc ( Grime Stoppers Janitorial	\$ 378.00	Convention Centre	Table cloth cleaning
280141	Chris Cybulskie	\$ 100.00	Capital Project	Honoraria Trail Signage Committee
280142	Cimco	\$ 4,117.84	Arena	35% of Seal and belt replacement
280143	CMP Engineering	\$ 822.94	Water & Sewer	Automation and control PH3
280144	Collin Kallio	\$ 100.00	Capital Project	Honoraria Trail Signage Committee
280145	Dave Weir	\$ 100.00	Capital Project	Honoraria Trail Signage Committee
280146	Devin Wittig	\$ 100.00	Capital Project	Honoraria Trail Signage Committee
280147	Ellen Stutz Petty-Cash	\$ 1,869.65	Recycling Centre	Refundables paid out

**Municipal Accounts Payable to September 11 , 2024**

280148	Falcon Electric		\$	27,395.88	Water & Sewer	Liftstation VFD replacement
280149	Kluane Vac Services		\$	199.50	Landfill & Recycling	Septic pump out
280150	Lianna Grice		\$	100.00	Capital Project	Honoraria Trail Signage Committee
280151	Northwestel	\$	250.14		Administration	August 27, 2024 billing
		\$	73.47		Public Works	August 27, 2024 billing
		\$	699.73		Water and Sewer	August 27, 2024 billing
		\$	690.87		Protective Services	August 27, 2024 billing
		\$	36.76		Convention Centre	August 27, 2024 billing
		\$	36.76		Arena	August 27, 2024 billing
		\$	66.47	\$	1,854.20	Recycle Centre August 27, 2024 billing
280152	Owen MacKinnon		\$	100.00	Capital Project	Honoraria Trail Signage Committee
280153	Suncorp Valuations		\$	1,020.00	Administration	Insurance
280154	Stream Pro Resources	\$	8,593.40		Water & Sewer	Discharge/supply monitoring
		\$	3,851.39	\$	12,444.79	Landfill & Recycling Hydrological monitoring and reporting
280155	TK Elevator		\$	1,377.56	Arena	Elevator maintenance contract
280156	Tangerine Technology	\$	1,179.15		Administration	Network support
		\$	156.45	\$	1,335.60	Water & Sewer Network support
280157	Total Fire Protection Services Ltd.	\$	259.88		Convention Centre	Fire Extinguisher service
		\$	140.18		Arena	Fire Extinguisher service
		\$	68.78		Mezzanine	Fire Extinguisher service
		\$	268.78		Public Works	Fire Extinguisher service
		\$	98.18		Fire Department	Fire Extinguisher service
		\$	61.43		Recycling Centre	Fire Extinguisher service
		\$	1,310.93	\$	2,208.16	Water & Sewer Fire Extinguisher service
280158	Vgeo		\$	1,050.00	Capital Projects	Search for high res DEM data for AOI

**Municipal Accounts Payable to September 11 , 2024**

280159	Yukon Service Supply Co	\$ 479.33		Water & Sewer	Sodium Hypochlorite, lubricant
		\$ 10.76	\$ 490.09	Recycling Centre	Bleach

Municipal Accounts Payable **\$ 220,206.17**

Adopted on \_\_\_\_\_ Motion# \_\_\_\_\_

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

Village of Haines Junction

Progress Report on 2022-2024 Council Priorities

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## Message from the Mayor

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# Message from the CAO

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# Introduction

Council established priorities for 2022-2024 that have guided its work and the work of staff. The following report provides information about the progress that has been made on these priorities.

**Table 1: Council Priorities 2022-2024**

Outcome	Council Priority	Goal
<b>Well-being</b>	Recreation	We will identify a broad range of recreational opportunities that bring our community together and support the wellbeing of our residents.
<b>Service sustainability</b>	Stability and resilience	We will make continuous improvements through timely investments in our existing assets and services. We will identify our service levels and costs for our assets and services
<b>Growth and development</b>	Planning for growth	Attract and retain citizens, businesses and services.
<b>Resiliency and stability</b>	Intra-organizational sustainability	We will focus on a health organizational culture, staff retention, and Council vibrancy.
<b>Relationships (1)</b>	Vibrant and collaborative intergovernmental relationships with First Nations, territorial and federal governments	We invest in key relationships.
<b>Relationships (2)</b>	Innovative and effective communication and public engagement.	We value our relationships with the community and recognize the importance of our volunteers.
<b>Safety</b>	Emergency management	We will work with our partners to proactively plan for a safe, secure community.
<b>Environment</b>	Waste diversion	We protect our environment and our natural assets through responsible waste management.

# Well-Being

**Council priority:** Recreation

**Goal:** We will identify a broad range of recreational opportunities that bring our community together and support the wellbeing of our residents.

**Identified initiatives:**

1. Review existing studies and reports, and collate the findings
2. Conduct a Recreation Services Needs Assessment
3. Release regular and transparent information regarding conclusions found in existing studies and communicate next steps with the public
4. Explore recreational service delivery options with partners

**Advocacy:**

Explore additional potential partnerships in recreation opportunities.

**What we achieved:**

Accomplishment	Completed	Description	More info
<b>Paving of the Pine Lake Trail</b>	2022	Paving of the Pine Lake Trail was completed in 2022, This project was completed with support from Yukon government and the Trans Canada Trail.	
<b>New playground equipment</b>	2021, 2022	In partnership with the St. Elias Lions Club, new playground equipment was purchased for the Lions Playground by the St. Elias Convention Centre.	
<b>Haines Junction Recreation Needs Assessment</b>	September 2023	To help ensure recreation facilities and services satisfy community needs, the Village completed a Recreational Needs Assessment. The needs assessment provides a firm stepping stone for continued planning in the community, guide future investment in recreation, and support the long-term success of the Village.	<a href="https://hainesjunction.ca/p/recreation-planning">https://hainesjunction.ca/p/recreation-planning</a>
<b>Boys and Girls Club of Yukon Summer Programming</b>	2022, 2023, 2024	The Village of Haines Junction, along with supported the Boys and Girls Club (BCG Yukon) to provide summer programming. BCG Yukon worked in partnership with Champagne and Aishihik First Nations Youth Programs to host summer camps.	<a href="https://hainesjunction.ca/p/recreation-planning-updates">https://hainesjunction.ca/p/recreation-planning-updates</a>

<b>Trail Signage Project Committee</b>	In progress	In April 2024, Council appointed a 7-member Committee to advise on a trail map and signage plan for the Community. The Village and CAFN worked together to recruit CAFN Citizen Members to join the Committee. The Committee will present a plan to Council on trail names, sign content, and locations in September 2024 and plans to host a public workshop to update the trails map. The committee hopes that this project will be completed Fall 2024.	<a href="https://hainesjunction.ca/p/trail-planning">https://hainesjunction.ca/p/trail-planning</a>
<b>International Trail Day Celebrations</b>	2022, 2024	In 2022 and 2023, the Village recruited Community organizations to participate in cleaning up a section of the Pine Lake Trail, for which an honorarium was provided. In 2024 the Village sought proposals from local community organizations to coordinate and host a Pine Lake Trail Run/Walk/Ride to promote community volunteerism and celebrate the Pine Lake section of the Trans Canada Trail. Funds were awarded to Pedal Junction. All International Trail Day events were held in partnership with the Trans Canada Trail	<a href="https://hainesjunction.ca/p/recreation-planning-updates">https://hainesjunction.ca/p/recreation-planning-updates</a>
<b>Communications Strategy for New Recreation Infrastructure in Haines Junction</b>	October, 2023	At its October 25, 2023, meeting, Council approved a Communications Strategy for New Recreation <i>Infrastructure in Haines Junction</i> . Building new recreation infrastructure is anticipated to take a minimum of 4 to 5 years. A communications strategy was approved by Council to ensure consistent, open and transparent public communications over the lifespan of the project.	<a href="https://hainesjunction.ca/p/recreation-planning">https://hainesjunction.ca/p/recreation-planning</a>
<b>CAFN Partnership</b>	In progress	The Village of Haines Junction and Champagne and Aishihik First Nations are in the early stages of exploring a partnership approach to planning and operating the new recreation facility. The two governments have hired a consultant to develop options for a partnership structure and are applying for funding for public engagements to finalize feasibility and design work.	<a href="https://hainesjunction.ca/p/recreation-planning-updates">https://hainesjunction.ca/p/recreation-planning-updates</a>

<b>Recreation Updates</b>	Ongoing	The Village is providing recreation updates in newsletter format that is published according to Council-approved Procedures for Communicating Public Notices.	<a href="https://hainesjunction.ca/p/recreation-planning-updates">https://hainesjunction.ca/p/recreation-planning-updates</a>
<b>Purchase of new scoreboard</b>	2023	In partnership with Minor Hockey, a new scoreboard was purchased for the Bill Brewster Arena.	
<b>Stage lighting</b>	Complete	In partnership with the Junction Arts and Music Society, new stage lighting was purchased and installed in the Grand Hall in the St. Elias Convention Centre	
<b>Historical Mural Project</b>	Initiated	The Village applied for funding through Yukon 125 to produce a design to extend the Millenia exhibit in the Convention Centre foyer. Funding awarded by Yukon government was matched by the Village. An RFP was issued and Brent Liddle was awarded the project to work with CAFN and Village staff and citizens to produce a conceptual design and draft storyboards for the exhibit.	
<b>Cemetery</b>	Ongoing	The Village and the St. Elias Lions Club have worked together for many years to maintain, restore and revitalize the Haines Junction Cemetery. An MOU was signed in 2024 describing the partnership for the next 5 years.	

# Growth and Development

**Council priority:** Planning for Growth

**Goal:** Attract and retain citizens, businesses, and services

**Identified initiatives:**

1. Institute the provision of an Annual General Report
2. Ensure the Zoning Bylaw is growth friendly and supports diverse housing options
3. Explore business investment incentives
4. Conduct a gap analysis that includes demographic growth projections and a business needs assessment
5. Confirm building commitments

**What we achieved:**

Accomplishment	Completed	Description	More info
<b>Awarded Funding from CMHC Housing Accelerator Fund</b>	In progress	In December 2023, the Village was awarded just over \$1.2M from the Government of Canada Housing Accelerator Fund (“HAF”) to help the Village fast track home construction and eliminate barriers to building more housing.	<a href="https://hainesjunction.ca/p/haf">https://hainesjunction.ca/p/haf</a>
<b>Project/Asset Manager</b>	June, 2024	In June 2024 the Village hired a three-year term Project and Asset Manager position to assist with the implementation of the HAF funding agreement. This position will work with Council to develop an implementation plan for this funding, and seek input will also be sought from the community on initiatives that we can take to remove barriers to housing development and boost housing supply in the community.	<a href="https://hainesjunction.ca/p/haf">https://hainesjunction.ca/p/haf</a>
<b>Housing Needs Assessment</b>	In progress (external)	Yukon Housing Corporation hired CityScape Consultants to complete a Housing Needs Assessment for the Village of Haines Junction. The Village assisted the Consultants with advertising public engagements and providing comments on draft	Web page to be constructed once report is complete.

		reports. The Housing Needs Assessment includes demographic growth projections.	
<b>Updated Zoning Bylaw</b>	August 2024	The 1996 Zoning Bylaw was updated, following extensive public engagement, to remove barriers to missing middle housing & promote higher density residential development.	<a href="https://hainesjunction.ca/p/zoning">https://hainesjunction.ca/p/zoning</a>
<b>Improve Building Permitting and Approvals Process</b>	In progress	This initiative focuses specifically on finding solutions to streamline and simplifying the building approvals processes for Haines Junction’s property developers.	Web page under construction.
<b>New Dwelling Construction Grant Program for Young Residents</b>	In progress	This grant program will assist young Haines Junction residents 35 years old and under with offsetting the cost of building a new primary dwelling in the Community. This initiative is focused solely on increasing the housing supply and improving affordability for young people in our community.	Web page under construction.
<b>Recreation and Community Services Review to Support Long-Term Residency</b>	Partially complete	The Village issued a survey in 2022 that showed a meaningful percentage of families with children choose to leave Haines Junction when children reach a certain age because a lack of recreation amenities, services, and infrastructure. This review will provide direction to the municipality on how it can solve this problem over the medium-to-long term, and immediately help guide Village investments in recreation related amenities, programs and infrastructure.	Web page under construction.
<b>Affordable Housing Construction Grant</b>	July 2024	The Village of Haines Junction sought Expressions of Interest from local housing contractors to create affordable housing in our community. Following a positive response from local developers, the Village is developing a grant program to provide financial support for the construction of affordable housing units for sale or rental.	Web page under construction.
<b>Property Maintenance Bylaw</b>	Initiated	Public engagements on the Zoning Bylaw highlighted the need for a new Property Maintenance Bylaw. A	

		Contractor has been hired to assist with drafting the bylaw and carry out public engagements.	
<b>Short Term Rentals Bylaw</b>	Initiated	Public engagements on the Zoning Bylaw highlighted the need for a Short-Term Rentals Bylaw. A Contractor has been hired to assist with drafting the bylaw and carry out public engagements.	
<b>Build Conditions Review</b>	Initiated	The Village established its Building Requirements Policy #11-95 in 1995. A Report to Council (RTC) was submitted in June, 2024 with options for updating build conditions.	RTC is in the June 12, 2024 Council Agenda Package <a href="https://hainesjunction.ca/p/council-meetings">https://hainesjunction.ca/p/council-meetings</a>
<b>Area 1 Willow Acres Residential Infill (Dh�l G�hy (Mountain Ridge)</b>	In progress	Yukon government is currently working on the Willow Acres Residential Infill Project which will see over 40 new lots developed behind Spruce Street. Development commenced in the summer of 2024, and is expected to be completed in the summer of 2025. A public meeting was held in March 2024 to discuss the project.	<a href="https://hainesjunction.ca/p/land-development">https://hainesjunction.ca/p/land-development</a>
<b>Area 3 Willow Acres Country Residential Expansion</b>	Initiated	Yukon government has initiated planning for the expansion of the Willow Acres Country Residential subdivision.	<a href="https://hainesjunction.ca/p/land-development">https://hainesjunction.ca/p/land-development</a>

# Service Sustainability

**Council priority:** Stability and Resilience

**Goal:** We will make continuous improvements through timely investments in our existing assets and services. We will identify our service levels and costs for our assets and services.

**Identified initiatives:**

Update the legislative tools to include:

1. Asset Management Policy
2. Asset Management Plan
3. Equipment Replacement Policy
4. Public Property Maintenance Bylaw
5. Cemetery Policy
6. Procurement Policy
7. Trails Maintenance Policy

**What we achieved:**

Accomplishment	Completed	Description	More info
<b>Public works equipment purchases</b>	2022	New equipment purchases for the Public Works department include a new plow truck and a dozer for the landfill	
<b>Project / Asset Manager Position hired</b>	June, 2024	In June 2024 the Village hired a three-year term Project and Asset Manager position to assist with the implementation of the HAF funding agreement.	Job Description – Project/Asset Manager
<b>Asset Management Policy</b>	Initiated	A Project/Asset Manager has been hired on a three-year term. One of the duties/responsibilities of this position is to develop an Asset Management Policy.	Job Description – Project/Asset Manager
<b>Asset Management Plan</b>	Initiated	A Project/Asset Manager has been hired on a three-year term. One of the duties/responsibilities of this position is to develop an Asset Management Plan.	Job Description – Project/Asset Manager
<b>Equipment Replacement Policy</b>	Initiated	A Project/Asset Manager has been hired on a three-year term. One of the duties/responsibilities of this	Job Description – Project/Asset Manager



		position is to develop an Equipment Replacement Policy.	
<b>Property Maintenance Bylaw</b>	Initiated	Public engagements on the Zoning Bylaw highlighted the need for a new Property Maintenance Bylaw.	<a href="https://hainesjunction.ca/p/zoning">https://hainesjunction.ca/p/zoning</a>
<b>Administrative Procedures for Annual Tenders</b>	Drafted November, 2023	Procedures for administering annual tenders were updated in November 2023. This procedural update included a review and update of tender package templates, advertising procedures and contract templates.	Village of Haines Junction Administrative Procedures for Annual Tenders, November 2023 Procedure 23-1: Version 1.0
<b>Records and Information Management Manual</b>	Drafted December, 2023	This purpose of this manual is to assist and guide Village of Haines Junction employees in being consistent in the management of our electronic administrative and operational records to ensure records with business value are identified and filed in a consistent manner to support their easy retrieval.	Village of Haines Junction Records and Information Management Manual: Administrative Procedures for Management of Administrative and Operational Electronic Records on the Z Drive. 2023. Procedure 23-3: Version 1.0
<b>GIS Platform Development</b>	Initiated	The Village issued an invitational call for proposals in July, 2024 to develop a Geographic Information System Platform. A consultant has been hired and project completion is expected by the end of December 2024. The Consultant shall provide any required services for the development of a GIS platform and data conversion along with the training and platform configuration necessary for the Village to efficiently use and maintain the platform. This work will include converting existing planning and development, property and public works data.	Invitational RFP: GIS Platform Development.
<b>Road Resurfacing</b>	Initiated	Council approved through budget \$1,200,000 for the resurfacing of roads in the municipality. This work was planned to take place at the same time as resurfacing for Phase 4. Due to scheduling changes for the Road Works portion of the Phase 4, this work was not able to be completed this year.	<a href="#">Bylaw 410-24 2024 Annual Operating and Capital Projects Budget</a>

# Resiliency and Stability

**Council priority:** Intra-organizational Sustainability

**Goal:** We focus on:

1. Healthy organizational culture
2. Staff retention
3. Council vibrancy

**Identified initiatives:**

1. Develop a robust orientation process that includes strategic planning and governance training early in the mandate
2. Review the Procedures Bylaw
3. Establish a Public Delegation Policy
4. Engage in regular Council/CAO check-ins
5. Support the development of a staff succession planning strategy
6. Encourage public interaction by attending meetings and directing operational queries to staff
7. Deliver candidate information and recruitment sessions for the public prior to the next election

**What we achieved:**

Accomplishment	Completed	Description	More info
<b>Council Priorities, 2022-2024</b>	November, 2022	Council hired a Consultant to work with them on strategic planning. The outcome was a list of Council priorities that considered the Village’s immediate challenges and future opportunities.	Council Priorities, 2022-2024
<b>Pilot test of a potential new council procedure: staff roundtable</b>	March, 2024	Council and Staff pilot-tested a roundtable procedure to assess its utility for providing briefings and informal discussions on issues that are not at a point of decision. The pilot roundtable was modelled after policy adopted by the City of Whitehorse – a Council and Administration Round Table Policy – in March, 2024.	<a href="https://www.whitehorse.ca/wp-content/uploads/2022/06/CouncilandAdministrationRo-1.pdf">https://www.whitehorse.ca/wp-content/uploads/2022/06/CouncilandAdministrationRo-1.pdf</a>
<b>Public Delegations</b>	Ongoing	Council meetings accept public delegations. For those wishing to appear as a delegation, a <a href="#">delegation request form</a> must be completed and submitted by the Friday prior to the Council meeting.	<a href="https://hainesjunction.ca/p/your-elected-officials">https://hainesjunction.ca/p/your-elected-officials</a>

<b>Regular Council/CAO check-ins</b>	Twice monthly	The CAO and Council check in at Council's regularly scheduled Council meetings on the second and fourth Wednesday of every month.	<a href="https://hainesjunction.ca/p/council-meetings">https://hainesjunction.ca/p/council-meetings</a>
<b>Deliver candidate information and recruitment sessions for the public prior to the next election</b>	Initiated	Information has been posted on the Village of Haines Junction website about the upcoming election including information about running for Council.	<a href="https://hainesjunction.ca/p/2024-election">https://hainesjunction.ca/p/2024-election</a>
<b>New Council Remuneration Policy</b>	August, 2024	Council amended the Council Remuneration Bylaw so a new Bylaw is in place for the next term. Amendments bring the remuneration for Mayor and Council into a similar compensation arrangement as is in place with other Yukon communities.	<a href="#">Bylaw 414-24 Council Remuneration Bylaw</a>

# Relationships

**Council priority (1):** Vibrant and collaborative intergovernmental relationships with First Nations, Territorial and Federal governments

**Goal:** We invest in key relationships.

**Identified initiatives:**

1. Develop a Truth and Reconciliation Plan/Policy
2. Design an Intergovernmental Communication Strategy
3. Initiate gathering opportunities with Council to Council/Ministers/MP
4. Support staff to staff collaboration

**What we achieved:**

Accomplishment	Completed	Description	More info
<b>Joint Council Meetings</b>	Ongoing	<p>CAFN Chief and Council, and VHJ Mayor and Council are meeting every three months (4x/year). Joint Council priorities are:</p> <ol style="list-style-type: none"> <li>1. Recreation</li> <li>2. Animal Control</li> <li>3. Emergency Planning</li> <li>4. Municipal Boundary</li> </ol>	
<b>VHJ-CAFN Intergovernmental Working Group</b>	Ongoing	Joint Councils initiated an Intergovernmental Working group to foster collaboration amongst CAFN and VHJ on key files.	
<b>Interim Regionalization Agreement</b>	Signed	Yukon government and the Village of Haines Junction signed an Interim Regional Waste Management Facility Agreement in April, 2024. Interim Regional Agreements provide funding for municipalities to work on waste management and to ensure all residents within each regional boundary have access to a Regional Waste Management Facility. These interim agreements will be replaced by Regional Agreements once lease, liability and other operational standards are established at municipal facilities.	<p>Agreement is in the April 10, 2024 Council Agenda Package</p> <p><a href="https://hainesjunction.ca/p/council-meetings">https://hainesjunction.ca/p/council-meetings</a></p>

<b>Association of Yukon Communities</b>	Ongoing	Council and CAO attend the Annual General Meeting of the Association of Yukon Communities. The Village put forward motions at the 2024 AGM regarding Municipal Boundaries and End of Life Vehicles. The CAO also attends the twice- annual Administrators Forum. Haines Junction will be hosting the AYC AGM in 2025.	<a href="https://www.ayc-yk.ca/">https://www.ayc-yk.ca/</a>
<b>Chiefs and Mayors Forum</b>	October, 2023 and April 2024	The Village of Haines Junction participated in the first-ever Chiefs and Mayors Forum held in October 2023. Chiefs and Mayors Forums will be hosted twice- annually to provide a venue for Yukon First Nations and municipal governments to discuss and collaborate on matters of importance to their communities.	<a href="https://cyfn.ca/news-release-inaugural-yukon-first-nations-chiefs-and-mayors-forum-held-in-whitehorse/">https://cyfn.ca/news-release-inaugural-yukon-first-nations-chiefs-and-mayors-forum-held-in-whitehorse/</a>
<b>MOU respecting discharge of treated sewage effluent</b>	Signed February 2024	<p>Parks Canada, Champagne Aishihik First Nations and the Village of Haines Junction signed a MOU agreeing to cooperate/collaborate on:</p> <ul style="list-style-type: none"> <li>• Planning the timing and duration of discharges of treated wastewater from the Village wastewater treatment facility.</li> <li>• Planning the collection of samples required leading up to, during and after an effluent discharge.</li> <li>• Ongoing and regular communication regarding the status of any upgrades to the wastewater treatment facility and the operation of the facility itself.</li> <li>• Continued monitoring on the water quality in the Dezadeash River both up and downstream of the discharge point, pre- and post-discharge.</li> <li>• Seeking opportunities to conduct research and monitoring in the Dezadeash wetlands and river to better understand any potential impact of lagoon discharge events.</li> </ul>	<a href="https://hainesjunction.ca/p/water-and-sewer">https://hainesjunction.ca/p/water-and-sewer</a>

		<ul style="list-style-type: none"><li>• Review of the Adaptive Management Plan as requested by any participant.</li><li>• Participation in an annual meeting between all Participants organized by the Village to review the year's activities and plans for the upcoming year, the Adaptive Management Plan, and this MOU.</li><li>• Planning any amendment or renewal to the Water License.</li></ul>	
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# Relationships

**Council priority (2):** Innovative and effective communication and public engagement

**Goal:** We value our relationships with the community and recognize the importance of our volunteers.

**Identified initiatives:**

1. Develop a Communications Strategy including a website refresh and meaningful political messaging
2. Explore communication options for collaboration between community groups and volunteers
3. Cultivate community pride and spirit

**What we achieved:**

Accomplishment	Completed	Description	More info
<b>Website refresh</b>	Ongoing	The website was transferred over to a new web hosting service in 2023. Content on the website underwent a significant refresh in the winter and spring 2023.	<a href="https://hainesjunction.ca/">https://hainesjunction.ca/</a>
<b>Village of Haines Junction Public Communications Strategy</b>	December, 2023	At its December 6, 2023 meeting, Council approved the Village of Haines Junction Public Communications Strategy. The Strategy outlines the various communications tools used by staff to communicate with the Public and describes how and when each tool is used.	RTC is in the December 6, 2023 Council Agenda Package <a href="https://hainesjunction.ca/p/council-meetings">https://hainesjunction.ca/p/council-meetings</a>
<b>Procedures for Communicating Public Notices</b>	December, 2023	At its December 20, 2023 meeting, Council approved administrative procedures to support implementation of the Public Communications Strategy by detailing how public notices are to be disseminated.	RTC is in the December 20, 2023 Council Agenda Package <a href="https://hainesjunction.ca/p/council-meetings">https://hainesjunction.ca/p/council-meetings</a>
<b>Communications Strategy for New Recreation Infrastructure in Haines Junction</b>	October, 2023	At its October 25, 2023, meeting, Council approved a Communications Strategy for New Recreation Infrastructure in Haines Junction. Building new recreation infrastructure is anticipated to take a minimum of 4 to 5 years. A communications strategy was approved by Council to ensure	<a href="https://hainesjunction.ca/p/recreation-planning">https://hainesjunction.ca/p/recreation-planning</a>

		consistent, open and transparent public communications over the lifespan of the project.	
<b>Winter Events</b>	2022, 2023, 2024	The Village hosts several winter events to cultivate community pride and spirit including: <ul style="list-style-type: none"> <li>• Christmas Open House</li> <li>• Christmas Card Contest</li> <li>• Christmas Lights Decorating Contest</li> </ul>	
<b>Canada Day Events</b>	2022, 2023, 2024	The Village hosts a Canada Day celebration on July 1 <sup>st</sup> every year. Festivities include a parade and a community barbeque.	
<b>Community Clean-Up</b>	2022, 2023, 2024	The Village co-sponsors a community clean up and barbeque with Champagne and Aishihik First Nations. Community groups were sponsored by the Village to do a highway right of way clean up in 2022 and 2023; in 2024 the ROW clean up was sponsored by the Yukon government Highways and Public Works Department.	

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# Safety

**Council priority:** Emergency Management

**Goal:** We work with our partners to proactively plan for a safe, secure community.

**Identified initiatives:**

- Develop a shared (CAFN/VHJ) comprehensive Emergency Response Plan.
- Engage with our volunteers and support recruitment and retention activities
- Provide fire dept volunteers with the equipment and training they need now and to grow.
- Develop a VHJ staff policy to allow for volunteer hours on ambulance.

**Advocacy:**

- Advocate to YG to ensure our volunteers are supported, recognized, and compensated.
- Explore public communication strategies on safety and protection practices that could lessen their risk.
- Investigate Fire Smart / abatement program for private homeowners.

**What we achieved:**

Accomplishment	Completed	Description	More info
<b>Purchase of new fire truck</b>	2021	A new fire truck was purchased for the Haines Junction Volunteer Fire Department.	<a href="https://hainesjunction.ca/p/haines-junction-volunteer-fire-department">https://hainesjunction.ca/p/haines-junction-volunteer-fire-department</a>
<b>MOU between Village of Haines Junction and Champagne and Aishihik First Nations on Emergency Management</b>	Under review	This MOU, which acknowledges areas of common interest with respect to emergency management on both municipal and self-governing First Nation Settlement Lands, expired on December 31, 2019. The Parties continue to be committed to Joint Emergency Management and are currently working on updating this MOU.	<a href="https://hainesjunction.ca/p/emergency-management-plans">https://hainesjunction.ca/p/emergency-management-plans</a>
<b>Emergency Management Plans posted on Village Website</b>	July, 2024	The Village has several Emergency Plans in place including: <ul style="list-style-type: none"> <li>• Water System Emergency Plan</li> <li>• Solid Waste Management Facility Emergency Response Plan</li> </ul>	<a href="https://hainesjunction.ca/p/emergency-management-plans">https://hainesjunction.ca/p/emergency-management-plans</a>

		<ul style="list-style-type: none"> <li>• Solid Waste Management Facility Spill Response Plan</li> <li>• Bill Brewster Arena Emergency Plan</li> </ul> <p>These plans are now posted on the Village website.</p>	
<b>Ambulance Calls Policy</b>	2018	The Ambulance Calls policy #18-08 was last reviewed in 2018. The intent of the policy is to encourage municipal staff to consider acting as ambulance personnel to augment the on-call personnel needed for this community service.	<a href="https://hainesjunction.ca/p/village-policies">https://hainesjunction.ca/p/village-policies</a>
<b>Investigate FireSmart/Fuel Abatement program for private homeowners</b>	Initiated	A FireSmart information page has been posted on the village website. In May, 2024 a FireSmart manual was sent to households in the community. Steps are being taken to work with Yukon government to provide home assessments to homeowners at no cost to the homeowner. Council has also directed staff to explore the feasibility of providing a property tax rebate to homeowners who FireSmart their property.	<a href="https://hainesjunction.ca/p/firesmart">https://hainesjunction.ca/p/firesmart</a>
<b>Fire Fighting Mutual Aid Memorandum of Understanding</b>	Ongoing	This MOU between Yukon government and the Village of Haines Junction was negotiated in 2020. The MOU sets out responsibilities, procedures, requirements, and expectations for Emergency Response / Fire Safety Inspections, and Investigations by the Parties involved at an incident.	
<b>Volunteer Fire Fighter Training</b>	Ongoing	HJVFD members meet twice a month at 1900 hours (7:00pm) the 1st and 3rd Tuesday of the month for training. These training nights are generally two hours in length.	<a href="https://hainesjunction.ca/p/haines-junction-volunteer-fire-department">https://hainesjunction.ca/p/haines-junction-volunteer-fire-department</a>

# Environment

**Council priority:** Waste Diversion

**Goal:** We protect our environment and our natural assets through responsible waste management.

**Identified initiatives:**

- Develop a Diversion-Based Landfill Strategy and a Recycling and Composting Strategy that includes communication and education components
- Develop a Cardboard Policy (for trailers)

**What we achieved:**

Accomplishment	Completed	Description	More info
<b>Interim Regionalization Agreement</b>	Signed	Yukon government and the Village of Haines Junction signed an Interim Regional Waste Management Facility Agreement in April, 2024. Interim Regional Agreements provide funding for municipalities to work on waste management and to ensure all residents within each regional boundary have access to a Regional Waste Management Facility. These interim agreements will be replaced by Regional Agreements once lease, liability and other operational standards are established at municipal facilities.	Agreement is in the April 10, 2024 Council Agenda Package <a href="https://hainesjunction.ca/p/council-meetings">https://hainesjunction.ca/p/council-meetings</a>
<b>Landfill staffing</b>	Ongoing	The Haines Junction Landfill and Recycling Center changed its operational schedule in November, 2023 to ensure staff are available during opening hours for better service and safety.	
<b>Tipping Fees</b>	Initiated	A Waste Management Cost Recovery Bylaw has been drafted to set tipping fees based on the principle of cost recovery.	Report to Council and Draft Bylaw are in the August 14, 2024 Council Agenda Package <a href="https://hainesjunction.ca/p/council-meetings">https://hainesjunction.ca/p/council-meetings</a>

<b>Landfill redesign</b>	Initiated	A redesign of the front of the landfill has been initiated. The new front-of-house design will include a staffed gatehouse, an updated septic system, a new recycling centre and free store.	
<b>Recycling Program</b>	Ongoing	The following pamphlets have been developed to provide information on the Village's Recycling Program: <ul style="list-style-type: none"> <li>• Client Refundables Count Sheet</li> <li>• Recycling... it's easier than you think!</li> <li>• Construction and demolition waste diversion</li> </ul>	<a href="https://hainesjunction.ca/p/recycling-program">https://hainesjunction.ca/p/recycling-program</a>
<b>Recycling Curbside Pick-up Service</b>	Ongoing	A free weekly curbside pick-up service is available in Haines Junction.	<a href="https://hainesjunction.ca/p/recycling-program">https://hainesjunction.ca/p/recycling-program</a>
<b>Household Composting Pilot Program</b>	Complete	90 FoodCycler units have been provided to individual households in Haines Junction at a reduced rate.	<a href="https://hainesjunction.ca/p/composting-information">https://hainesjunction.ca/p/composting-information</a>
<b>New condenser for the Arena</b>	2022	A new condenser to create the ice rink at the Bill Brewster Arena was purchased that is more energy efficient than the old condenser.	
<b>Water License Renewal</b>	2024	The Village of Haines Junction water license for the operation of its drinking water and wastewater systems was successfully renewed on April 15, 2024.	<a href="https://hainesjunction.ca/p/water-and-sewer">https://hainesjunction.ca/p/water-and-sewer</a>

# Village of Haines Junction Community Statistics Report

2023

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## Key Findings

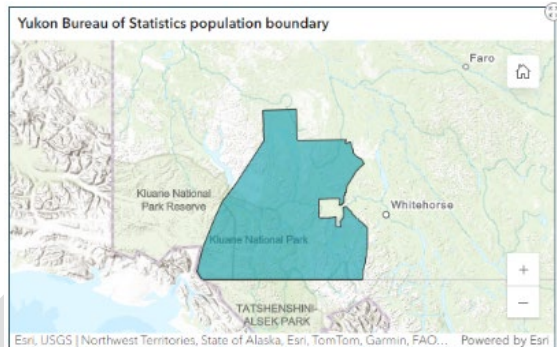
1. Haines Junction's population growth between the censuses of 2016 and 2021 was 14.7% which was above Yukon's average population growth of 12.1%.
2. In 2021, the percentage of the population in Haines Junction with Indigenous identity is 41.6%.
3. The percent of the population over age 65 increased from 13.4% in 2011 to 17.4% in 2021.
4. Haines Junction experienced growth of 50 private dwellings over the 10-year period from 2011-2021.
5. Housing stock in Haines Junction, according to 2021 Statistics Canada Census data:
  - a. Haines Junction has 310 households.
  - b. Most households in Haines Junction have one or two people.
  - c. 50% of households have 3 or more bedrooms.
  - d. 45% of dwellings are more than 30 years old and 28% have been built in the last 10 years.
  - e. 65% of dwellings are owner-occupied, 21% are renter-occupied, and 15% of the housing is provided by a level of government (First Nation or Yukon government).
  - f. 10% of households live in unaffordable housing and spend more than 30% of their income on housing.
  - g. 15% of households require major repairs.
6. Based on estimated population growth, a total of 100 homes are needed over the next 10 years.
7. Affordable housing means that < 30% of income is spent on housing. Based on income projections, 39 new homes are needed over the next 10 years with monthly costs below \$1,125 to meet community need.
8. According to Statistics Canada Census data, the median income of households in Haines Junction has not kept pace with the territory.
9. 125 of the 483 lots in town, or 26%, are either vacant or under-developed and are paying the minimum property tax levy.
10. The Community Spatial Price Index is an index of data comparing the price of items in Whitehorse to other Yukon communities. Across all items surveyed, Haines Junction residents paid 124.9% of what Whitehorse residents paid for consumer goods.
11. The school experienced a decline in enrolment between 2020 when 158 students were enrolled and 2022 when 140 students were enrolled.
12. In the past 10 years, Village equipment (vehicles, snowplows, lawn mowers, heavy equipment etc.) consumed the most fuel in 2020 and the least amount of fuel in 2022.
13. The total consumption of heating fuel by the Village has declined since the pool closed in 2018. The Convention Centre and Arena are the largest consumers of heating energy.
14. As of December 31, 2023, the Village held approximately \$9.34 million in Surplus and Reserves.
15. The average number of development permits issued annually between 1998-2009 was 9.75 per year whereas the average between 2010 to 2023 was 20.86 per year.
16. On average, 32 building permits are issued annually, of which 80%, on average, are residential permits.

# 1.0 Demographic Indicators

## 1.1 Haines Junction / Dakwakada Population Estimates

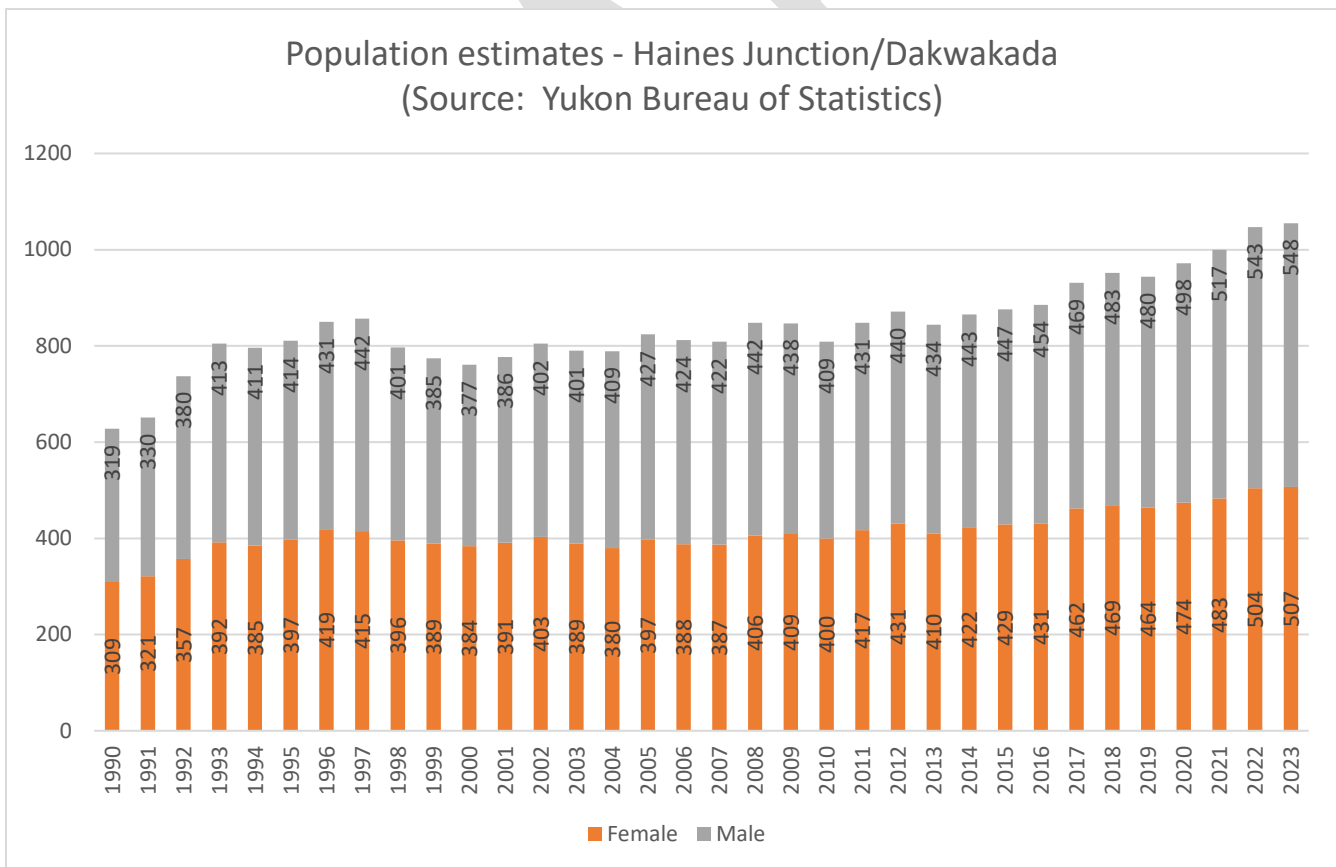
The Yukon Bureau of Statistics (YBS) provides population estimates for Yukon communities.

The YBS population boundary extends beyond the municipality and incorporates the surrounding area (see figure below). Each datapoint in the chart below reflects the year end estimate.



Statistics Canada data is based on a census of the population within the municipal boundaries. Haines Junction’s population growth between the censuses of 2016 and 2021 was 14.7% which was above Yukon’s average population growth of 12.1%.

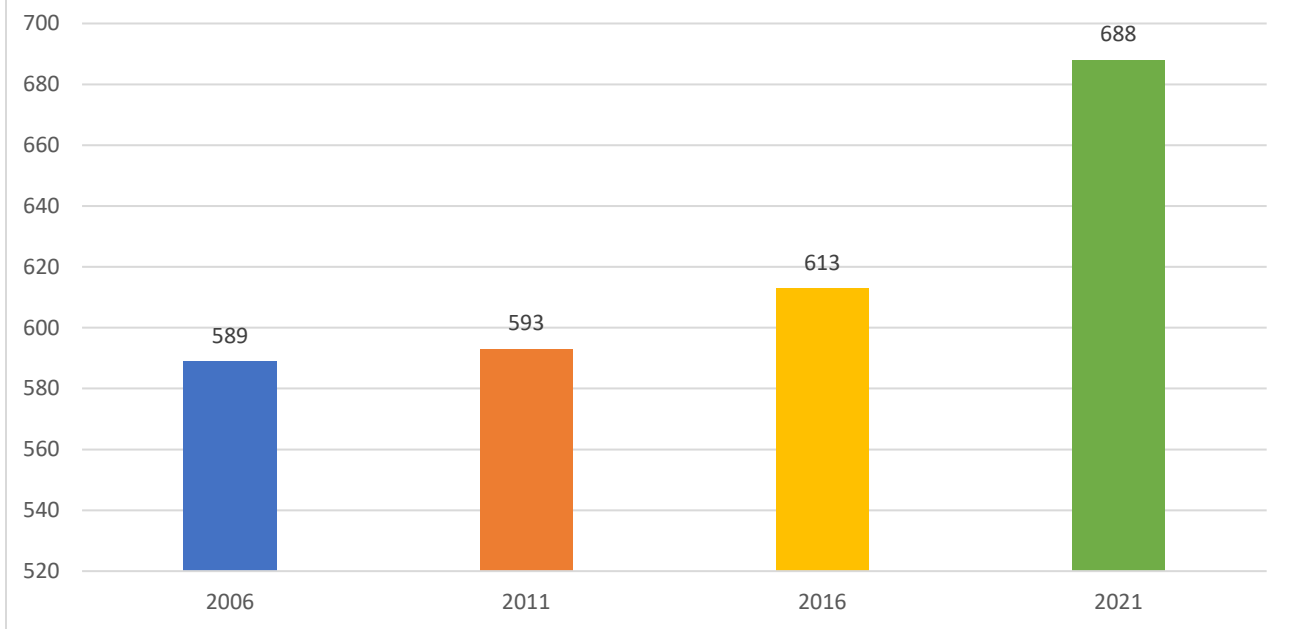
Based on recent trends, population of Haines Junction, within the municipal boundary is projected to reach 872 in 2013 (from 688 in 2021).



Source: Yukon Bureau of Statistics. Data downloaded: August 1, 2024.



Population Census - Haines Junction  
(Source: Statistics Canada Census Data)

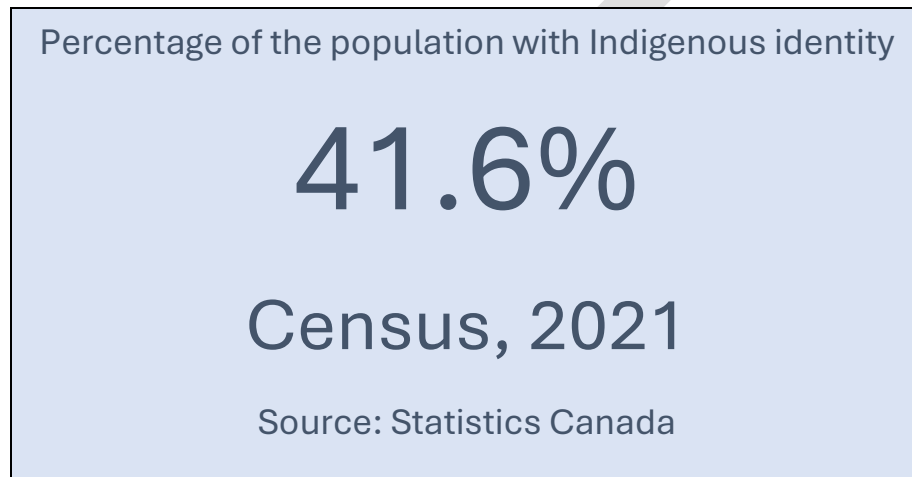


Source: Statistics Canada. Data downloaded: August 1, 2024.

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## 1.2 Percentage of Population with Indigenous Identity

The Shadhäla Äshèyi yè Kwädän (Champagne and Aishihik First Nations or CAFN) people, upon whose traditional territory the Village of Haines Junction is situated, is named after two historic settlements -- Shadhäla (Champagne), located on the Dezadeash River; and Äshèyi (Aishihik), at the headwaters of the Alsek River drainage. The Village of Haines Junction is located on an early trade route used by the Coastal Tlingit and Chilkat peoples that was also used as a temporary staging area for trapping, hunting and fishing. Today, CAFN has more than 1,200 Dän (people) and is one of the largest of the 14 Yukon First Nations. The CAFN's main government offices are in Haines Junction.

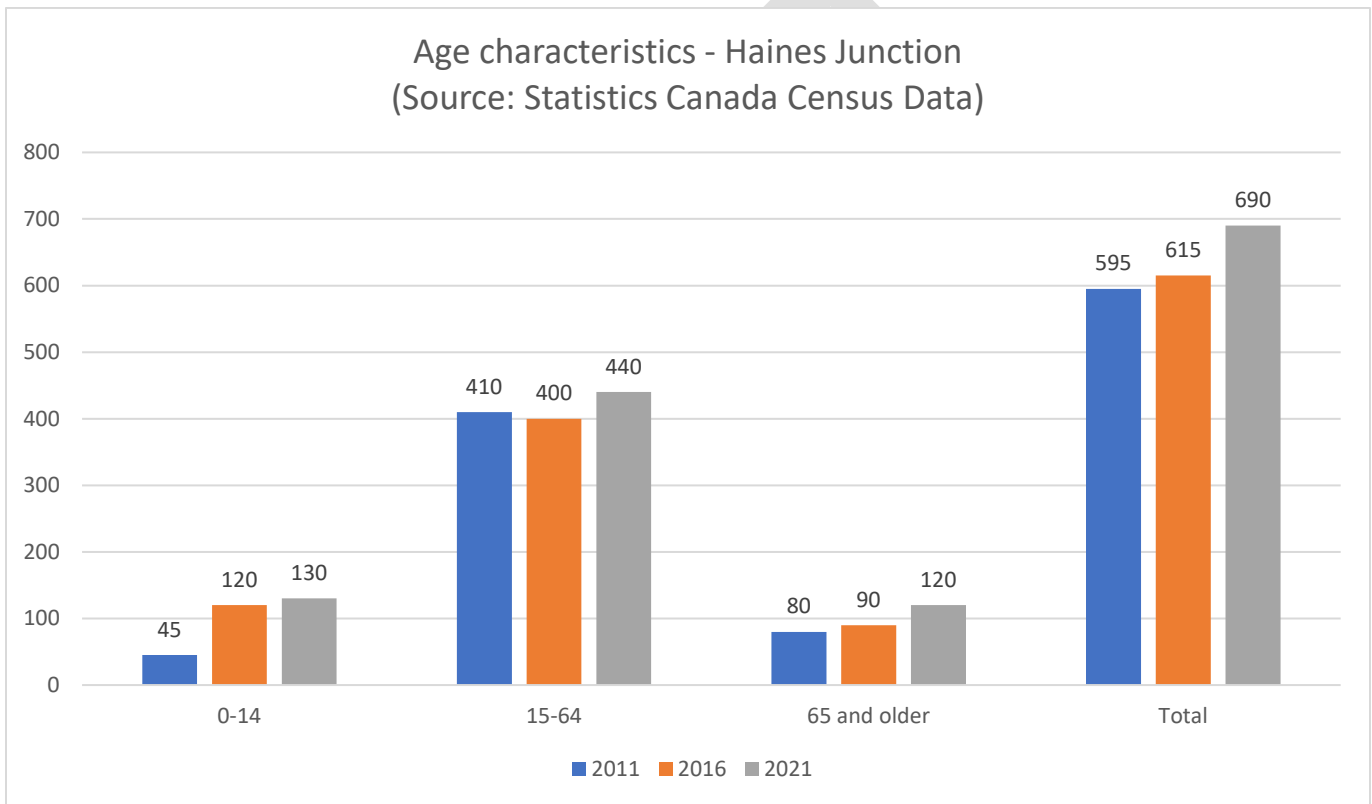
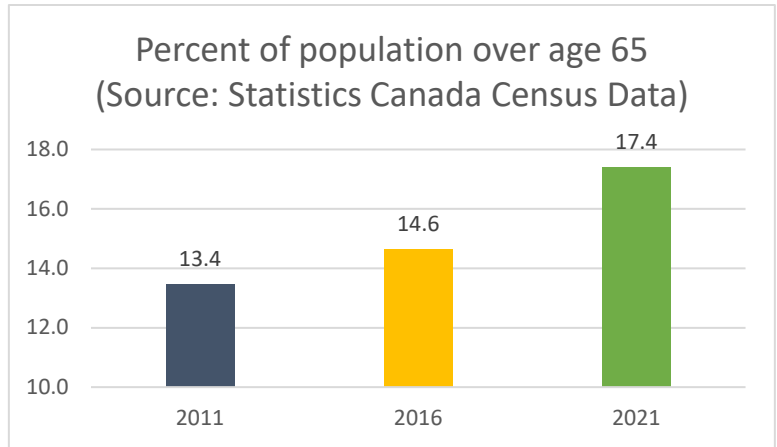


Sources: Statistics Canada 2021 Census Data, CAFN Website. Data downloaded: August 1, 2024.

### 1.3 Age Characteristics

Data on age characteristics were sourced from Statistics Canada Census data and describes the population within the municipal boundary.

Of note, the percent of the population over the age of 65 increased from 13.4% in 2011 to 17.4% in 2021.



Source: Statistics Canada Census Data. Data downloaded: August 1, 2024.

## 1.4 Household and Dwelling Characteristics

Data on household and dwelling characteristics were sourced from Statistics Canada Census data, and describes households and dwellings located within the municipal boundary.

Haines Junction experienced growth of 50 private dwellings over the 10-year period from 2011-2021.

According to 2021 Statistics Canada Census data:

- Haines Junction has 310 households.
- Most households in Haines Junction have one or two people.
- 50% of households have 3 or more bedrooms.
- 45% of dwellings are more than 30 years old and 28% have been built in the last 10 years.
- 65% of dwellings are owner-occupied, 21% are renter-occupied, and 15% of the housing is provided by a level of government (First Nation or Yukon government).
- 10% of households live in unaffordable housing and spend more than 30% of their income on housing.
- 15% of households require major repairs.

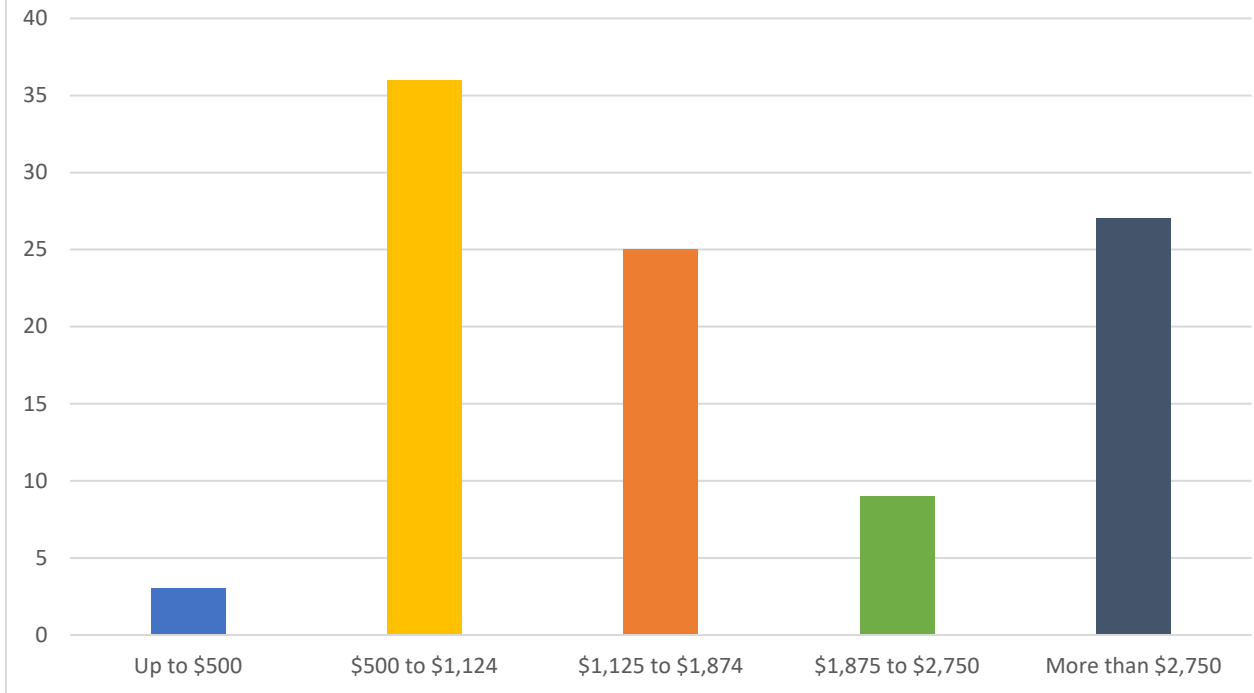
CityScope Consultants is carrying out a Housing Needs Assessment for Haines Junction. Over the next 10 years, they estimate:

- Based on projected population growth, a total of 100 homes will be needed in the community.
- Of those 100 homes, and based on projected incomes, 39 homes will be needed with monthly costs < \$1,125. Affordable housing is defined as housing costs that are < 30% of income.

	2011	2016	2021
<b>Total occupied private dwellings</b>	<b>260</b>	<b>280</b>	<b>310</b>
Single detached house	200	220	260
Semi-detached house	0	0	10
Movable dwelling (e.g. mobile homes)	25	25	20
<b>Private households by household size</b>			
1 person	85	100	110
2 persons	95	95	115
3 persons	35	35	35
4 persons	25	25	25
5 or more persons	25	15	25
<b>Average household size</b>	<b>2.2</b>	<b>2.2</b>	<b>2.2</b>
<b>Number of persons in private households</b>	<b>585</b>	<b>605</b>	<b>685</b>

Source: Statistics Canada Census Data. Data downloaded: August 1, 2024.

Estimated Housing Needs in the Next 10 years  
(Source: CityScape Consultants)



DRAFT

## 1.5 Vacant and under-developed lots

Data in the following table was sourced from the 2023 Tax Roll. Vacant and under-developed lots were identified by those lots that are paying the minimum property tax levy of \$400. The key takeaways from this analysis are:

- 125 of the 483 lots in town, or 26%, are paying the minimum property tax levy
  - 54 of these are urban residential (24% of all urban residential lots)
  - 57% of the 23 industrial lots in town are vacant or under-developed
  - 52% of the 60 tourist commercial lots in town are vacant or under-developed
  - 46% of the 24 mixed commercial lots in town are vacant or under-developed
  - 33% of the 6 agriculture general lots in town are vacant or under-developed
  - All country residential lots have had some level of improvements
- The Village does not have statistics on the number of vacant or derelict buildings in town.

There are costs, both environmental (e.g. urban sprawl) and economic (e.g. developing sewer and water infrastructure that is unused, lost property tax revenues), to under-developed/ vacant/ derelict properties. Rather than opening new developments to meet the demand for lot sales; it may be cheaper to consider approaches that encourage the development or sale of under-developed/ vacant/ derelict lots.

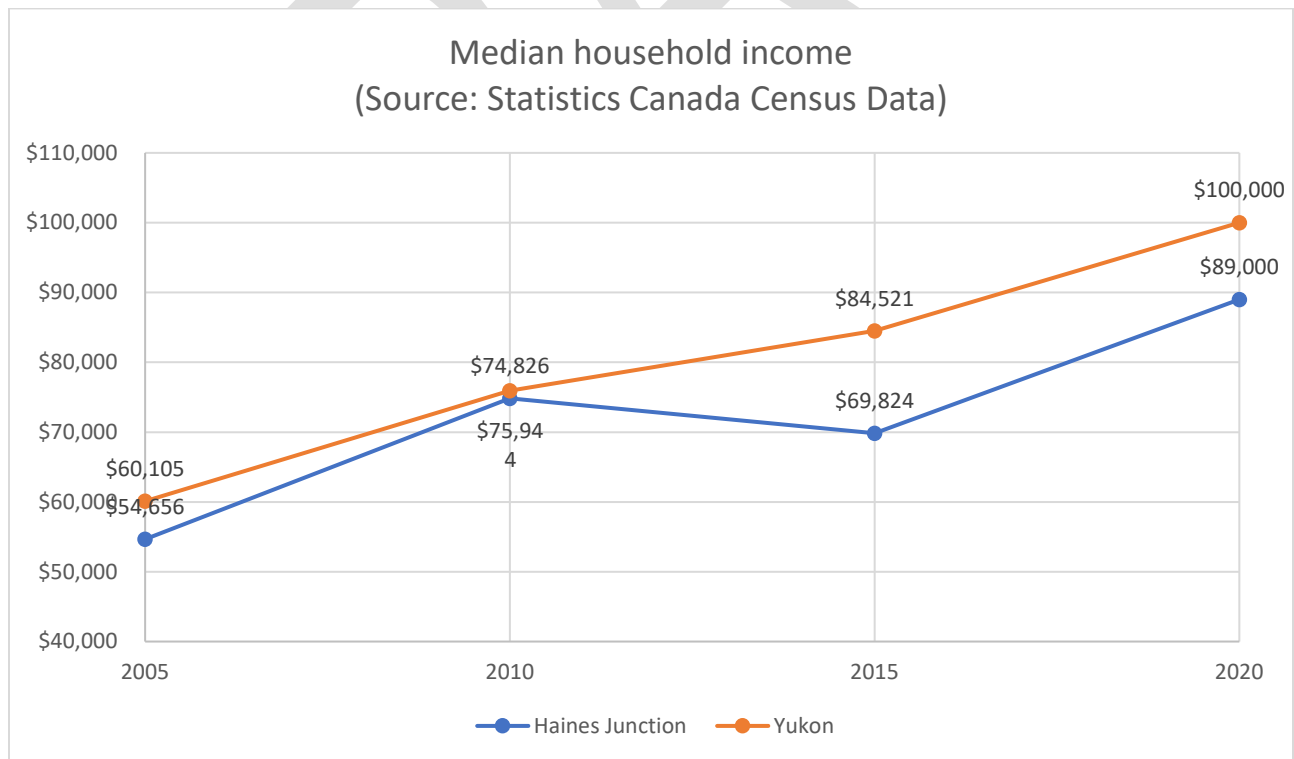
Class	# lots	# lots paying minimum tax levy	% of lots paying minimum tax levy	Average property tax payment of improved lots
Residential	<b>342</b>	<b>66</b>	<b>19%</b>	<b>\$1,938.77</b>
<i>Urban</i>	224	54	24%	\$1,809.32
<i>Mobile</i>	38	8	21%	\$772.74
<i>Country</i>	78	0	0%	\$2,521.67
<i>Multi-Residential</i>	2	0	0%	\$3,821.91
Non-Residential	<b>116</b>	<b>57</b>	<b>49%</b>	<b>\$3,983.17</b>
<i>Light Industrial</i>	23	13	57%	\$946.65
<i>Tourist Commercial</i>	60	31	52%	\$5,411.57
<i>Mixed Commercial</i>	24	11	46%	\$3,006.78
<i>Public Use</i>	3	1	33%	\$3,228.60
<i>Institutional</i>	4	1	25%	\$6,612.46
<i>Airport</i>	2	0	0%	\$1,611.10
Agriculture Limited	15	0	0%	\$2,474.26
Agriculture General	6	2	33%	\$627.83
No zoning	2	0	0%	\$1,111.19
<b>Total</b>	<b>483</b>	<b>125</b>	<b>26%</b>	<b>\$2,247.40</b>

## 1.6 Income

Data on the income of individuals was sourced from Statistics Canada Census data, and describes individuals aged 15 and over living within private households within the municipal boundary. The median income of households in Haines Junction has not kept pace with the territory.

Year		Household	Persons 15 years and over			
		Median household income	Number of income recipients	Median total income	Number of workers employed full-year, full-time	Median employment income for full-year, full-time workers
2005	HJ	\$54,656	365	\$30,528	165	\$52,139
	Yukon	\$60,105		\$31,352		\$49,787
2010	HJ	\$74,826	505	\$38,979	175	\$59,691
	Yukon	\$75,944		\$40,391		\$60,124
2015	HJ	\$69,824	490	\$36,992	150	\$64,640
	Yukon	\$84,521		\$45,804		\$67,699
2020	HJ	\$89,000	550	\$49,600	180	\$77,500
	Yukon	\$100,000		\$52,000		\$74,000

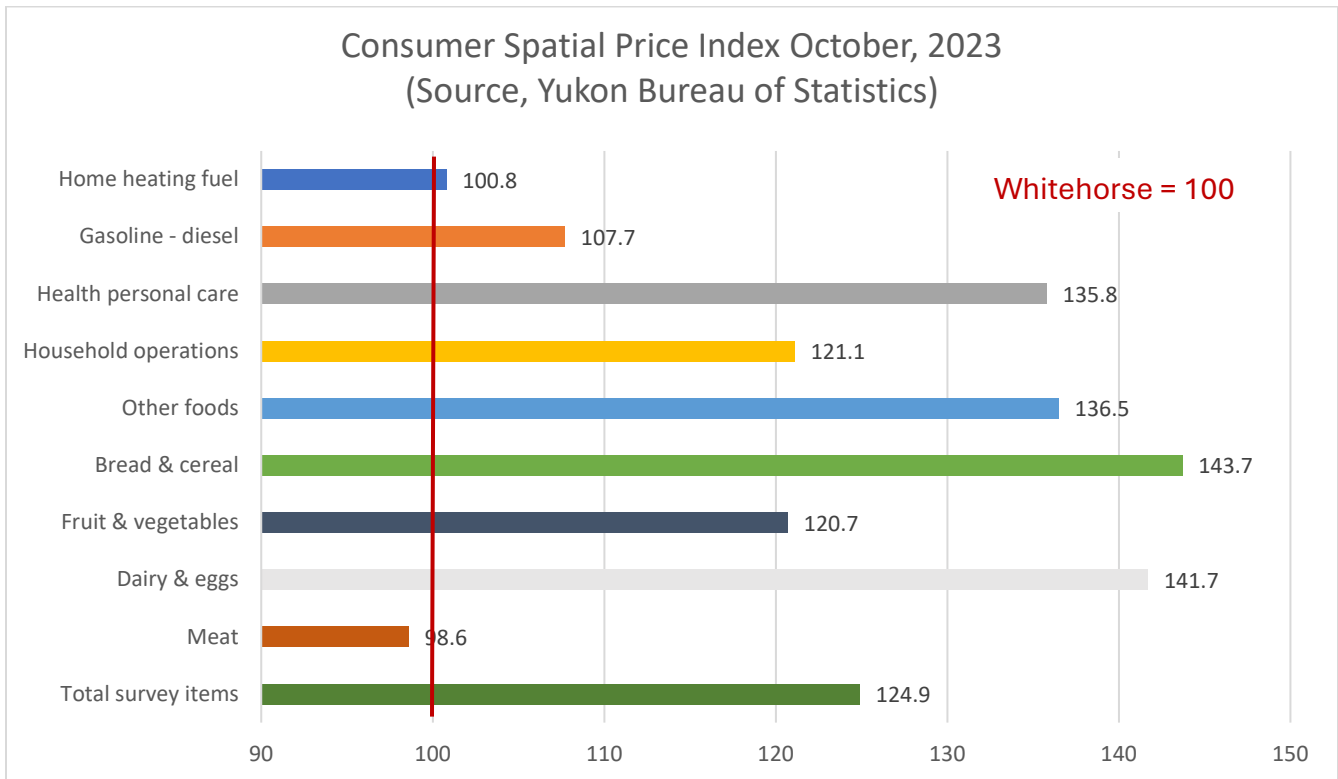
Source: Statistics Canada Census Data. Data downloaded August 5, 2024.



Source: Statistics Canada Census Data. Data downloaded August 5, 2024.

## 1.6 Community Spatial Price Index

The Community Spatial Price Index is an index of data comparing the price of items in Whitehorse to other Yukon communities. Except for meat and home heating fuel for which prices are comparable to Whitehorse, all other items measured (gasoline, personal care, household operations, bread and cereal, fruits and vegetables, dairy and eggs and other foods) were more expensive in Haines Junction than in Whitehorse in October 2023. Across all items surveyed, Haines Junction residents paid 124.9% of what Whitehorse residents paid for consumer goods.



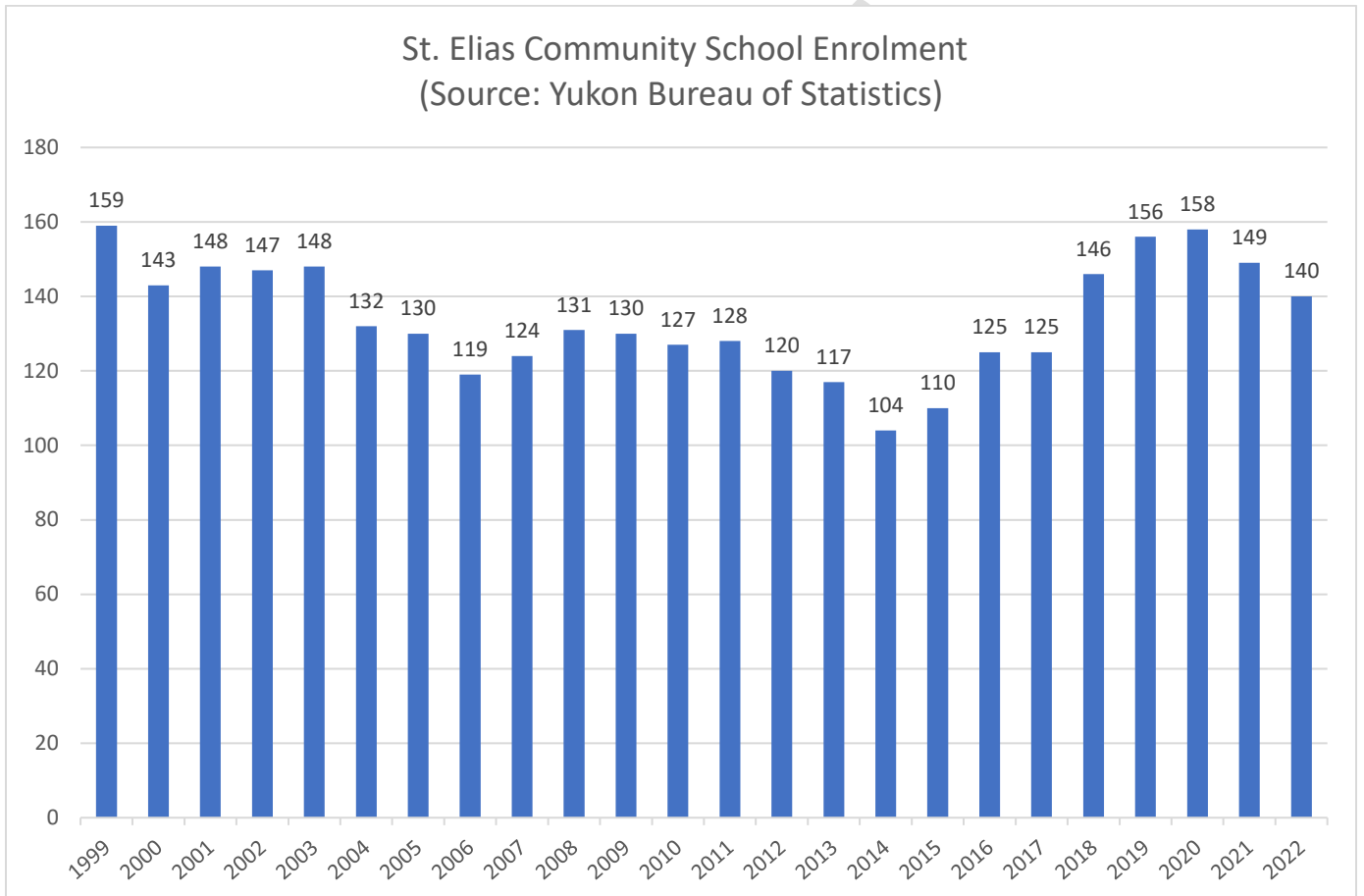
Source: Village of Haines Junction



## 1.6 Student Enrolment

Data on enrolment at the St. Elias Community School was sourced from the Yukon Bureau of Statistics. Enrolment is as of May 31<sup>st</sup> of each school year.

The school experienced a decline in enrolment between 2020 when 158 students were enrolled and 2022 when 140 students were enrolled. The lowest enrolment in the past 20 plus years was in 2014 when 104 students were enrolled; the highest enrolment was in 1999 when 159 students were enrolled.



Source: Yukon Bureau of Statistics. Data downloaded: August 1, 2024.

## 2.0 Energy Consumption Indicators

### 2.1 Equipment Fuel Consumption

In the past 10 years, Village equipment (vehicles, snowplows, lawn mowers, heavy equipment etc.) consumed the most fuel in 2020; 2020 was a heavy snow year which increased the consumption of diesel.

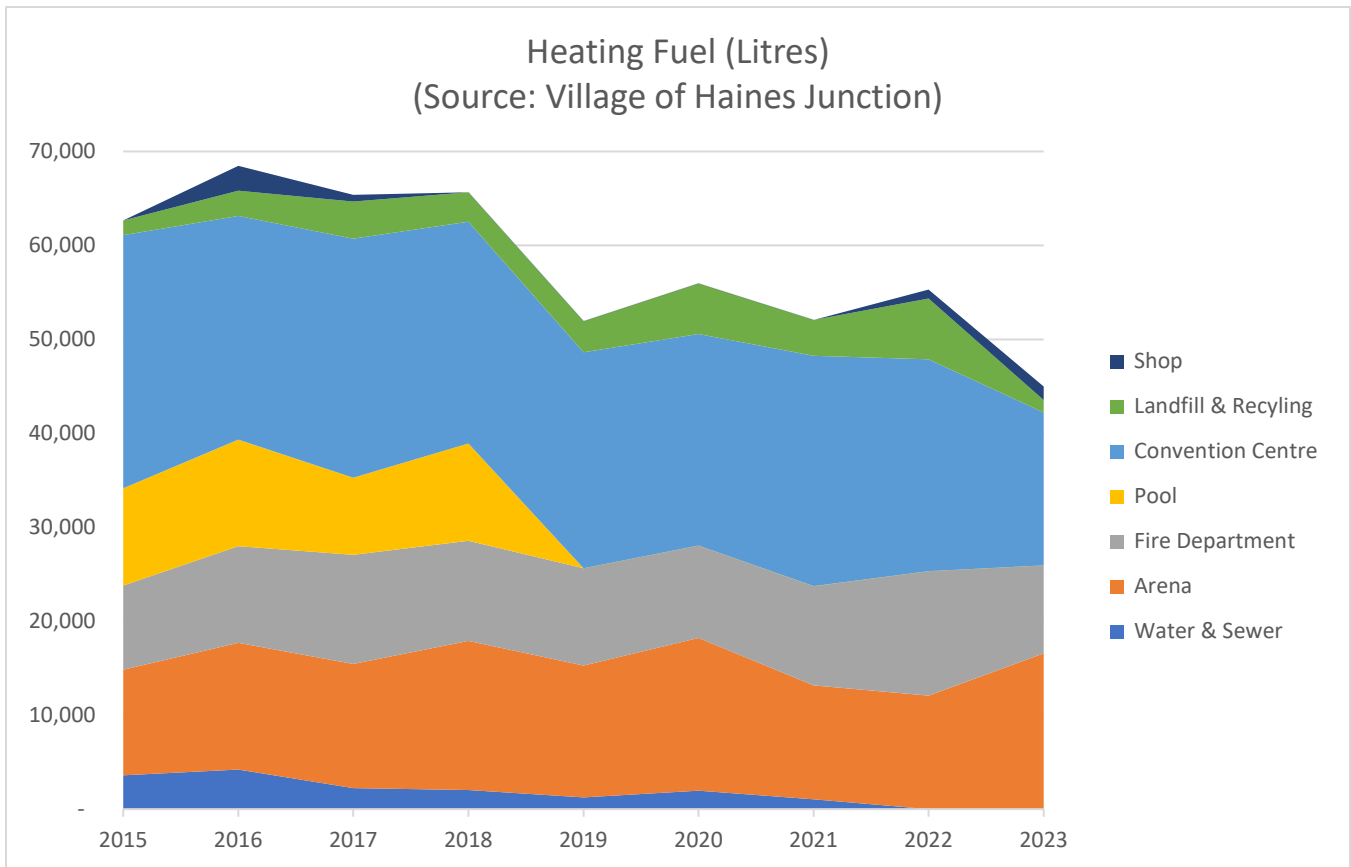
In 2022 the actual cost of fuel and oil was \$55,000, as compared to \$36,000 in 2020, \$41,000 in 2021 and \$49,000 in 2023.

[graph to be inserted]

Source: Village of Haines Junction

## 2.2 Heating Fuel Consumption

The total consumption of heating fuel by the Village has declined since the pool closed in 2018. The Convention Centre and Arena are the largest consumers of heating energy.



Source: Village of Haines Junction

## 2.3 Department Electricity Consumption

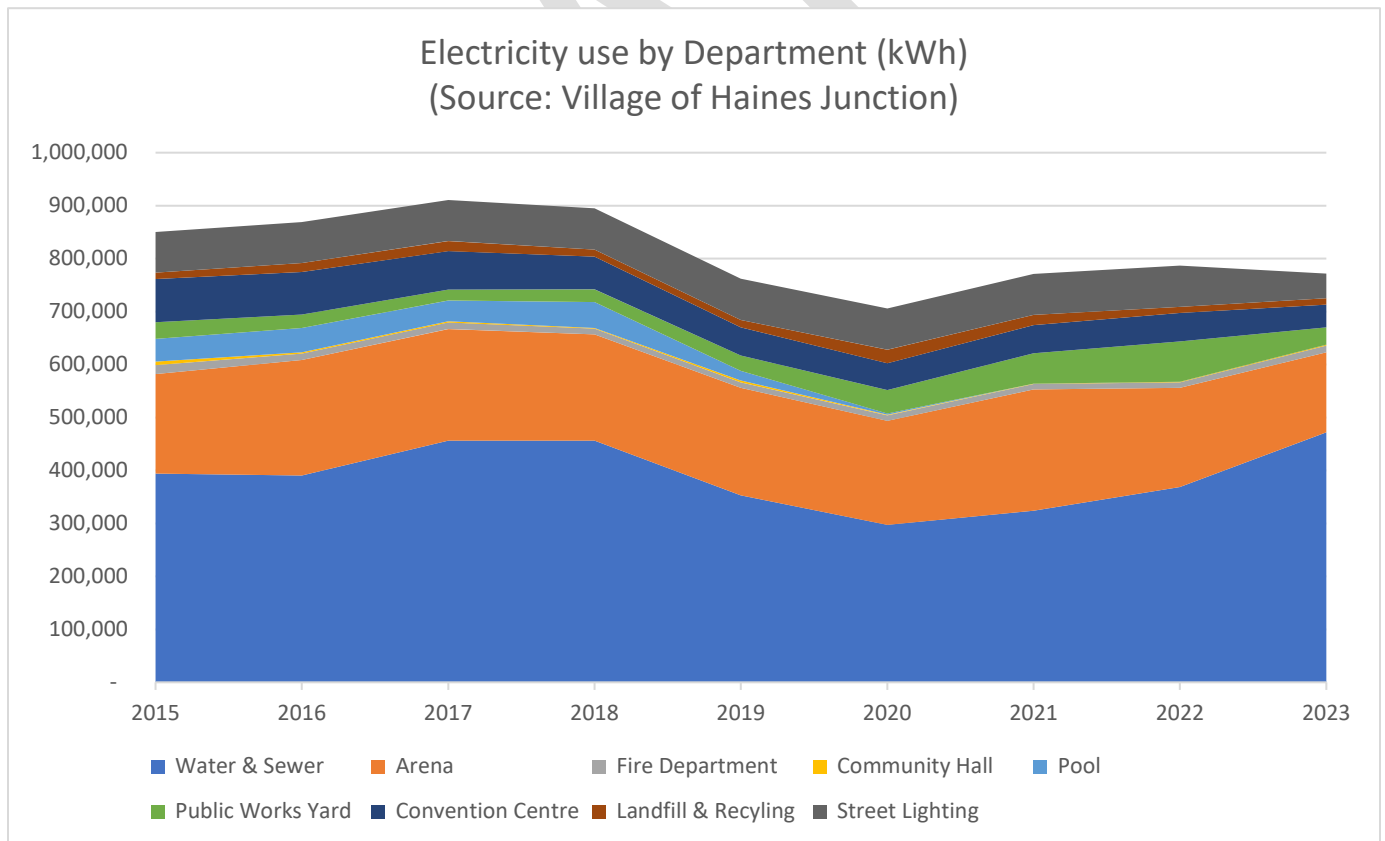
The water and sewer system and the arena are the largest consumers of electricity.

The following investments in energy efficiency likely contributed to a decrease in electricity consumption:

- 2014 – Energy retrofits to the Public Works Shop
- 2017 - LED lighting upgrades in the Arena
- 2019 - Closure of the pool after the end of the 2018 season
- 2021 - LED lighting upgrades in the Recycle Centre and the Public Works Shop
- 2022 - Replacement of the condenser in the Arena

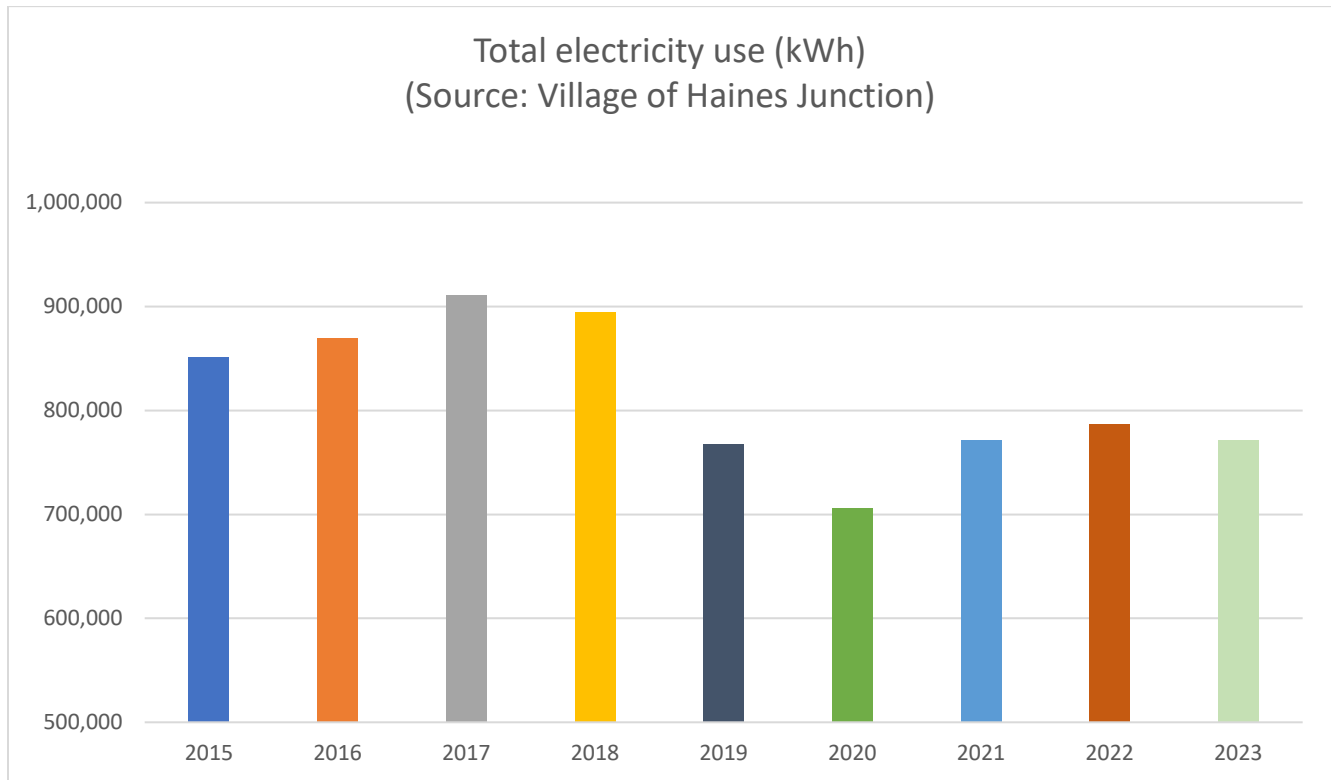
The following circumstances would have contributed to an increase in electricity consumption:

- In 2015, when the reservoir came online, electricity consumption jumped significantly due to the use of pumps (previously gravity fed from the water tower)
- Between 2018 and 2021 the Public Works Shop was heated by electricity as the oil furnace wasn't working, increasing electricity consumption.



## 2.4 Total Electricity Consumption

Total electricity consumption declined after 2018 primarily due to improved watermains and the closure of the pool. In 2020, the Covid 19 pandemic resulted in less use of the Village facilities, and a decline in electricity consumption. Electricity consumption between 2021 and 2023 has been relatively consistent.



### 3.0 Grants

#### 3.1 Community Lottery Program / Haines Junction Lottery Funding Grant

The objective of the Community Lottery Program (CLP) is to provide municipalities and local authorities with funding to support programs/projects that sustain and contribute to the growth of arts, sport and recreation within their communities. The Village receives an annual amount that is distributed to local groups through the Haines Junction Lottery Funding Grant process.

Organization	2020	2021	2022	2023
Augusto! Children's Festival		\$2,025	\$2,880	\$1,180
BGC Yukon				\$4,508
CAFN Community Wellness		-\$3,150		
Creative Junction		\$4,500	\$3,700	\$4,063
Library Story time		\$2,000	-\$242	
Minor Hockey	\$7,000			
Rec Hockey		\$1,000		
Romp and Run	\$2,250	\$2,671	\$3,346	
Silver Sled Race	\$2,000	\$1,000	\$710	
Soccer Club			\$2,000	\$1,940
St. Elias Cross Country Ski Club		\$6,000	\$7,928	
St. Elias School Bouldering Club		\$5,431	-\$125	\$2,950
St. Elias School Physical Education Program	\$2,560	-\$2,560		
St. Elias School WISE Program	\$1,000	\$980		
Treble Makers Fiddle Club	\$1,600	\$2,100	\$1,800	\$2,025
Yoga Class	\$750			
VHJ (scoreboards, skatepark equipment)	\$4,837			\$6,827
<b>Totals</b>	<b>\$21,997</b>	<b>\$21,997</b>	<b>\$21,997</b>	<b>\$23,493</b>

\*Numbers marked in red are previously allocated funds turned back and redistributed

Source: Village of Haines Junction

### 3.2 Donated Refundables Policy

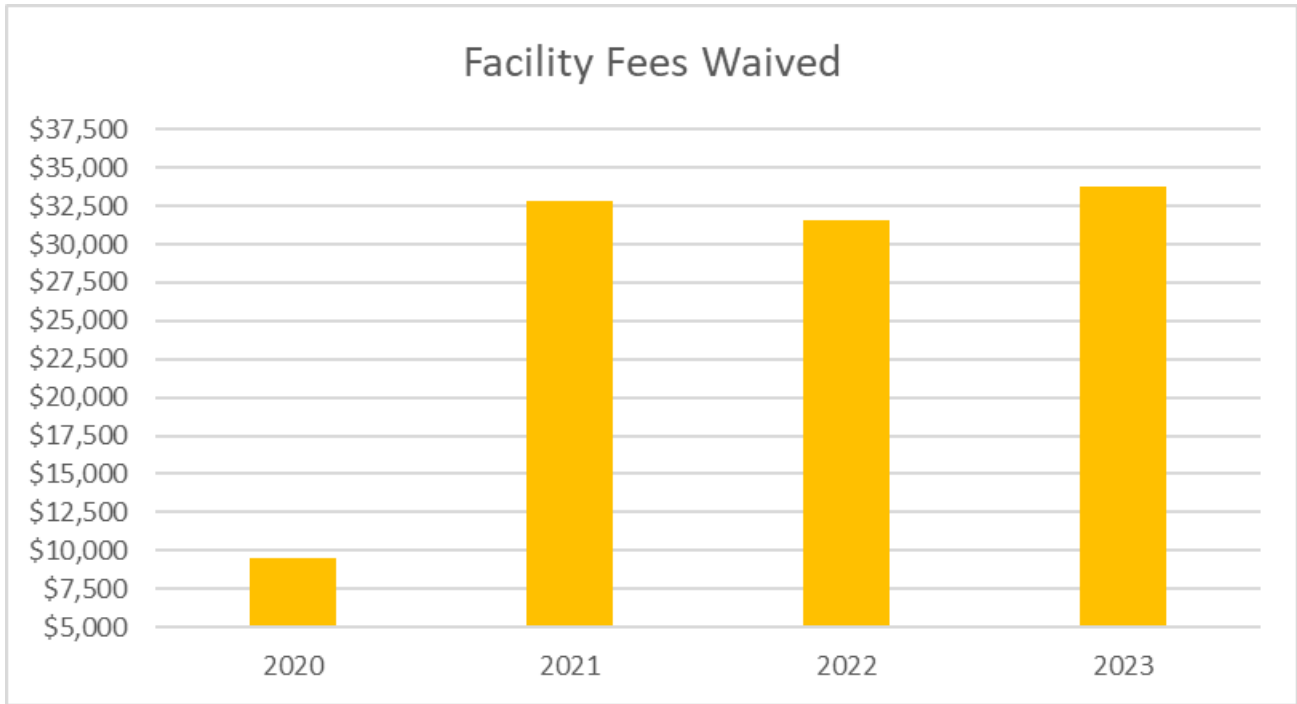
The Donation of Refundable Items Policy was created in 2021 to allocate the proceeds of donated refundable items collected at the Recycle Centre to local groups. Applications are received once per year and the collected monies are distributed equally among eligible applicants.

<b>Organization</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Augusto! Children's Festival	\$869		
Creative Junction	\$869	\$985	\$1,055
Junction Arts & Music		\$985	\$1,055
Romp and Run	\$869	\$985	\$1,055
SECS Graduation Society	\$869	\$985	\$1,055
Soccer Club			\$1,055
St. Elias Cross Country Ski Club		\$985	\$1,055
<b>Totals</b>	<b>\$3,477</b>	<b>\$4,925</b>	<b>\$6,330</b>

Source: Village of Haines Junction

### 3.3 Local Community Groups and Individuals Support Policy

The Local Community Groups and Individuals Support Policy was created in September 2021, following a Council initiative to use federal Covid Restart funds to waive facility rental fees for local groups. The objectives of the policy are to maximize access to facilities by organizers and participants by reducing financial barriers and to provide third party liability insurance for organizers of events and activities held in Village facilities.



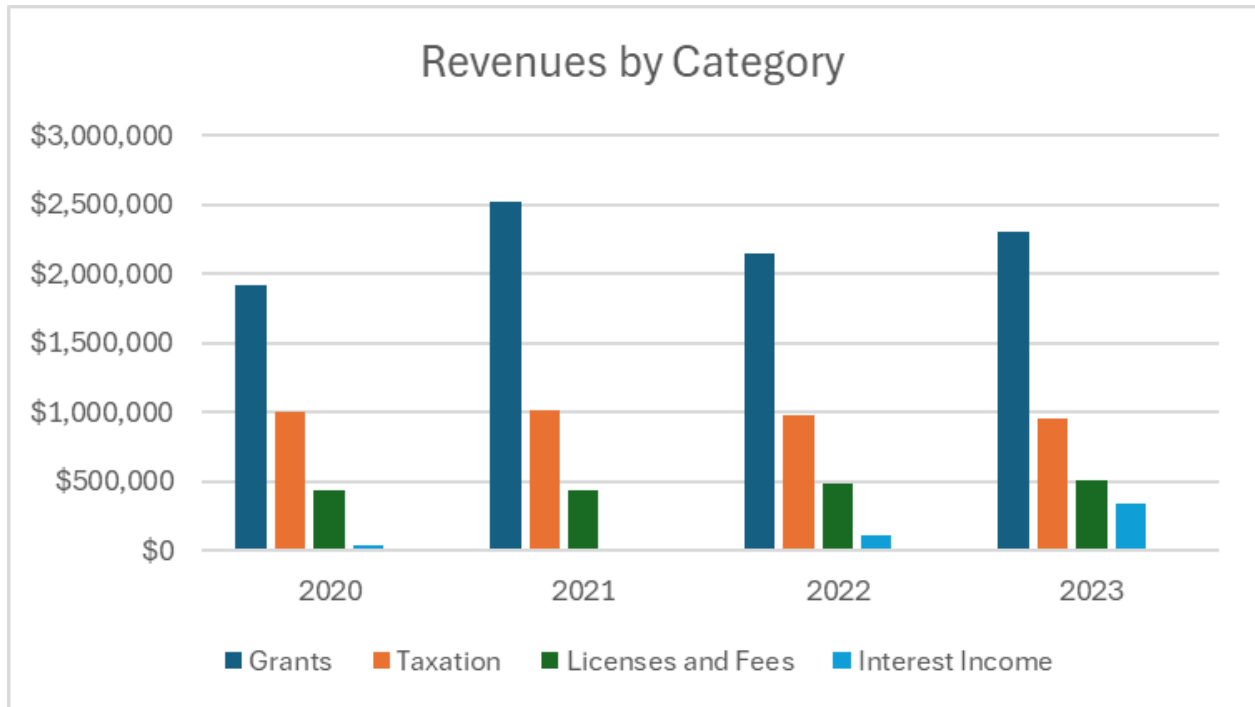
Source: Village of Haines Junction



## 4.0 Financial Indicators

### 4.1 Revenues

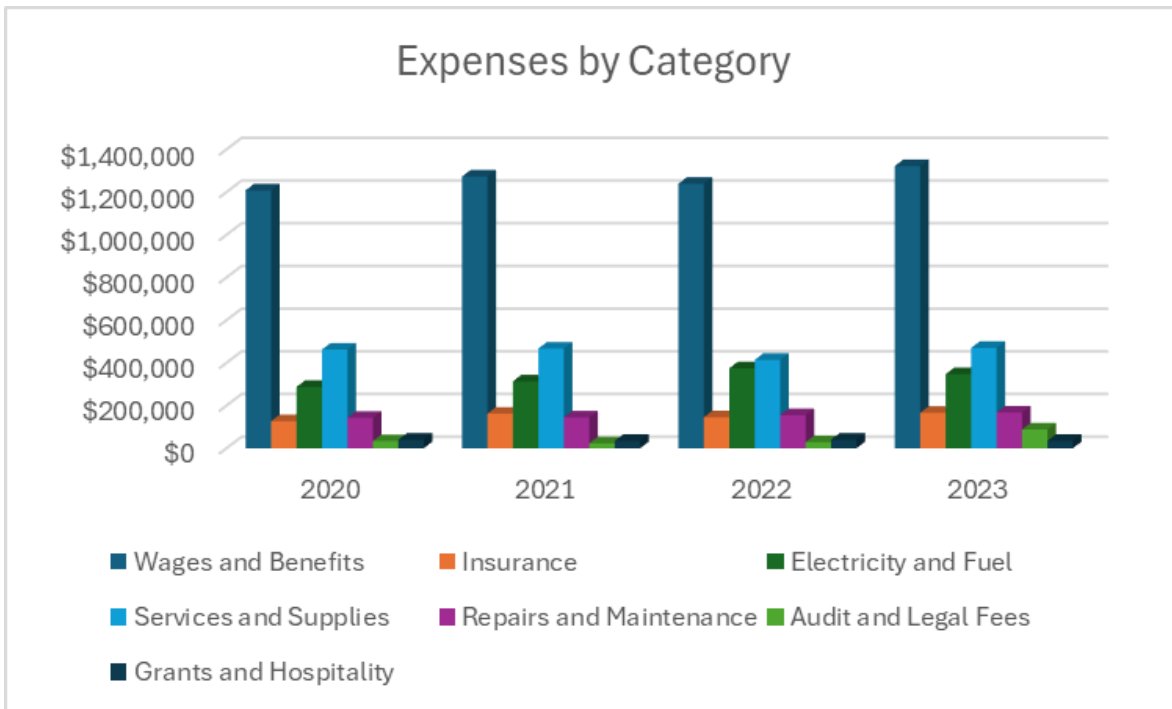
The three largest sources of revenue for the Village are the Comprehensive Municipal Grant (YG), Property Taxes and Grants in lieu of Taxes (Federal and YG) and Water and Sewer fees.



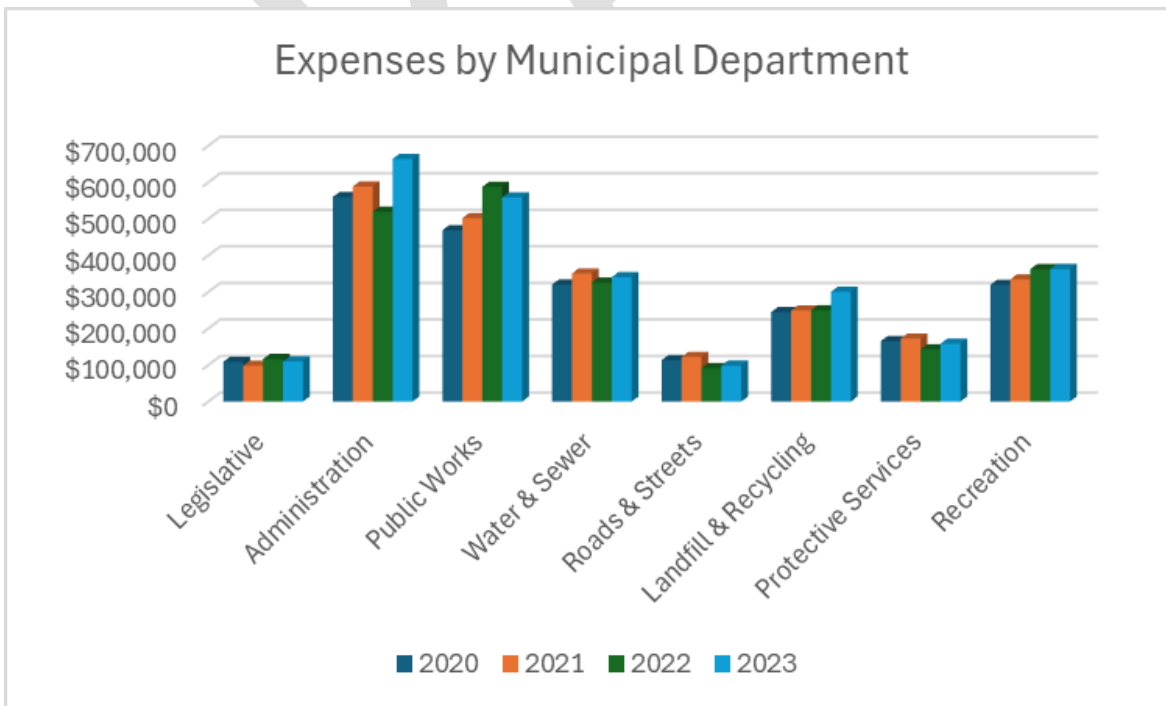
Source: Village of Haines Junction

## 4.2 Expenses

The largest expense categories for the Village are Wages and Benefits (staff, Council and Fire Department), Services and Supplies and Electricity and Fuel.



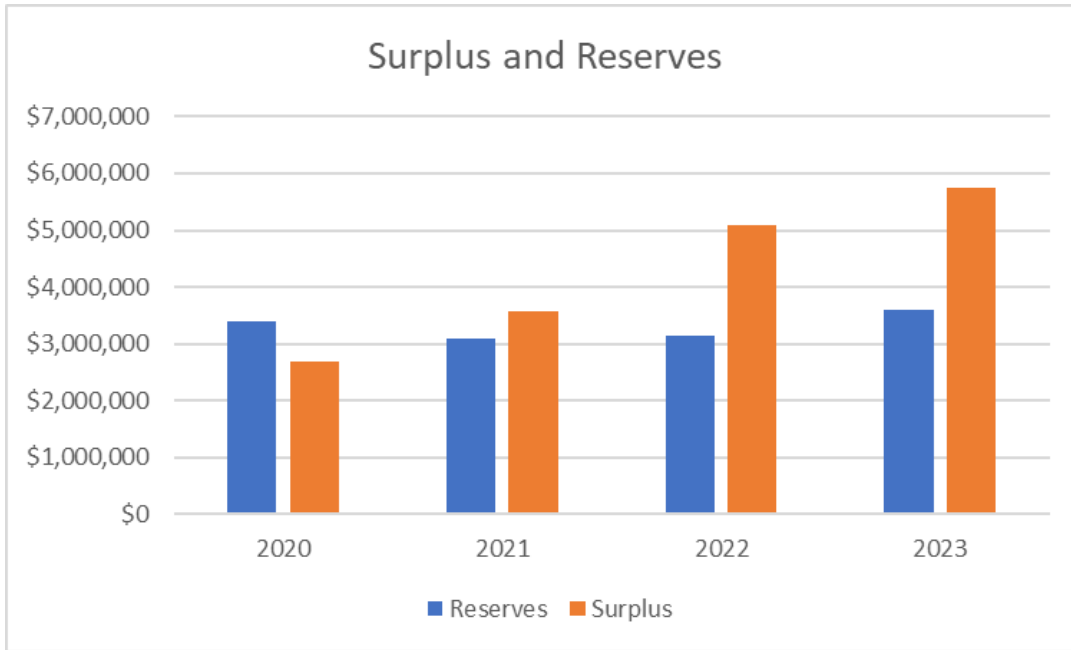
Source: Village of Haines Junction



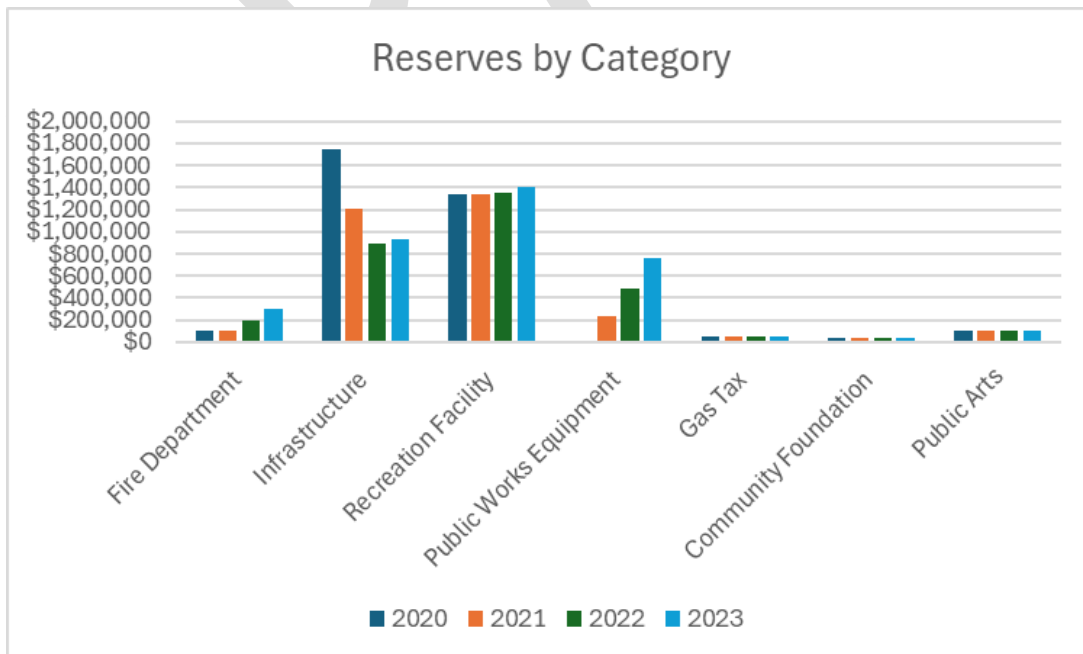
Source: Village of Haines Junction

### 4.3 Surplus and Reserves

As of December 31, 2023, the Village held approximately \$9.34 million in Surplus and Reserves. Surplus is an unrestricted amount that can be used at Council’s discretion. Reserves are restricted funds, created by bylaw, that have been allocated for the future purchase of categories of capital assets.



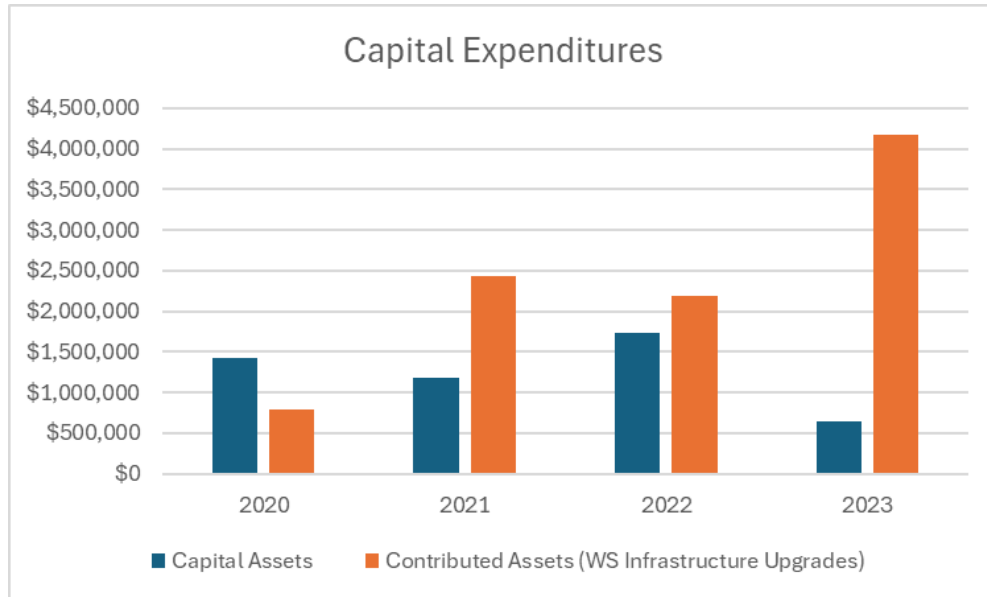
Source: Village of Haines Junction



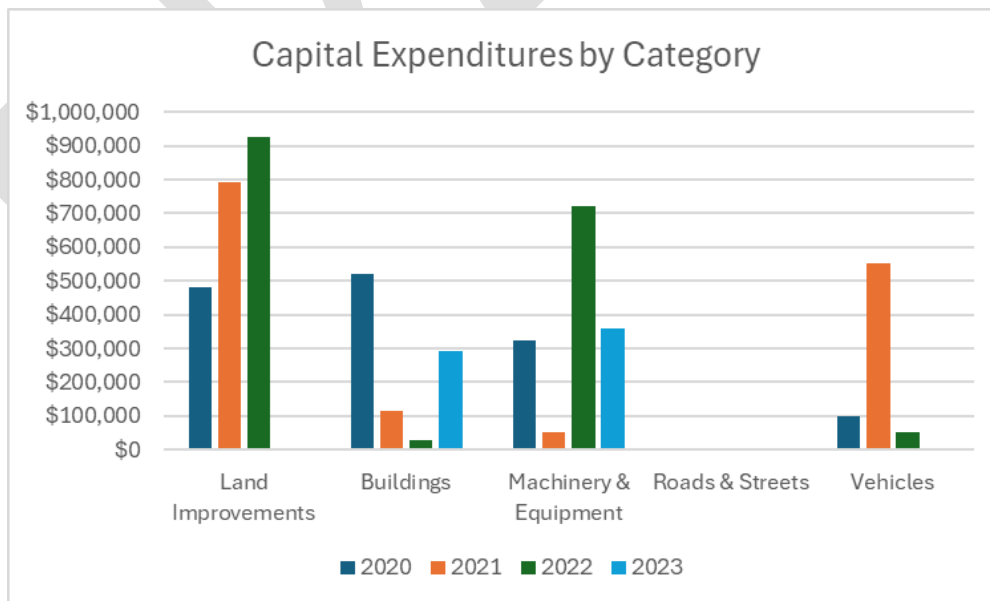
Source: Village of Haines Junction

## 4.4 Capital Expenditures

The largest capital asset project over the last 4 years is the water and sewer infrastructure upgrades which are fully funded through the Investing in Canada Infrastructure Program. Other major capital expenditures include Pine Lake Trail paving, Public Works vehicles and equipment, Fire Department pumper truck, Arena condenser unit and roof replacements on the Convention Centre, Arena and Fire Hall.



Source: Village of Haines Junction

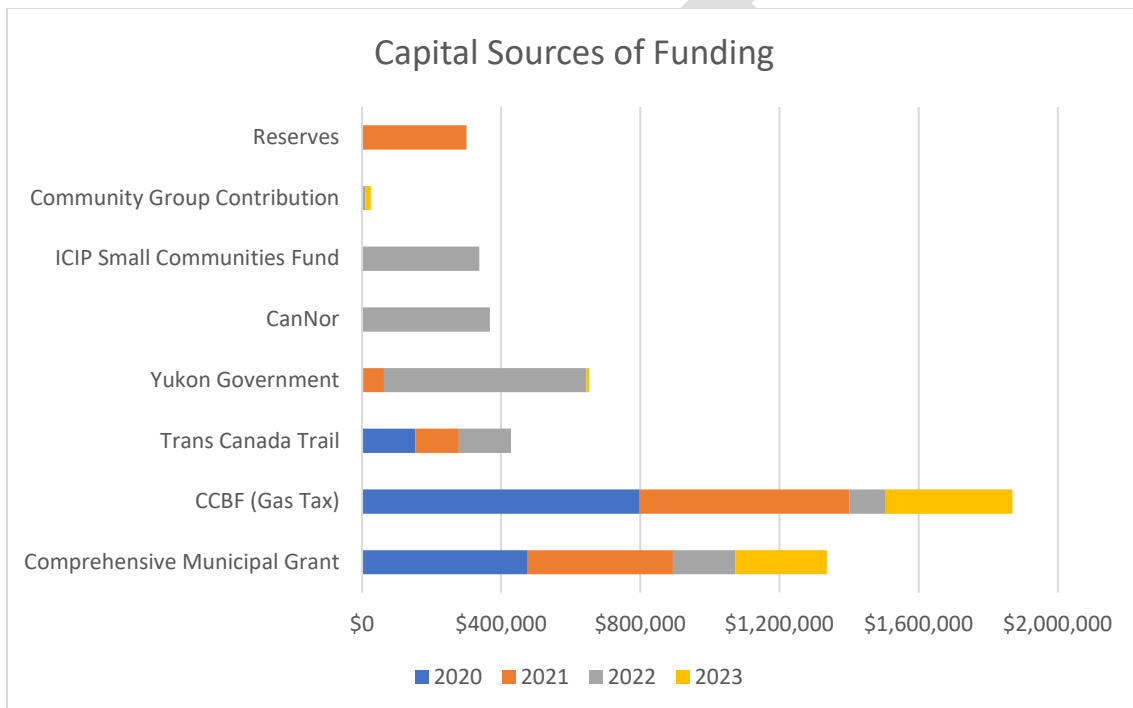


Source: Village of Haines Junction

## 4.5 Capital Funding

One major source of capital funding is the Canada-Community Building Fund (formerly Gas Tax Fund) which was accessed for trail paving, roof replacements, equipment purchases and other facility and equipment upgrades. Additional funding was provided for the Pine Lake Trail paving through CanNor, Yukon Government Parks and Trans Canada Trail. Community Group contributors were:

St. Elias Lions Club for new playground equipment, Junction Arts and Music for new stage lighting system and Haines Junction Minor Hockey Association for a new arena score clock. Fire Department reserve funds were used to purchase a new mini pumper truck.



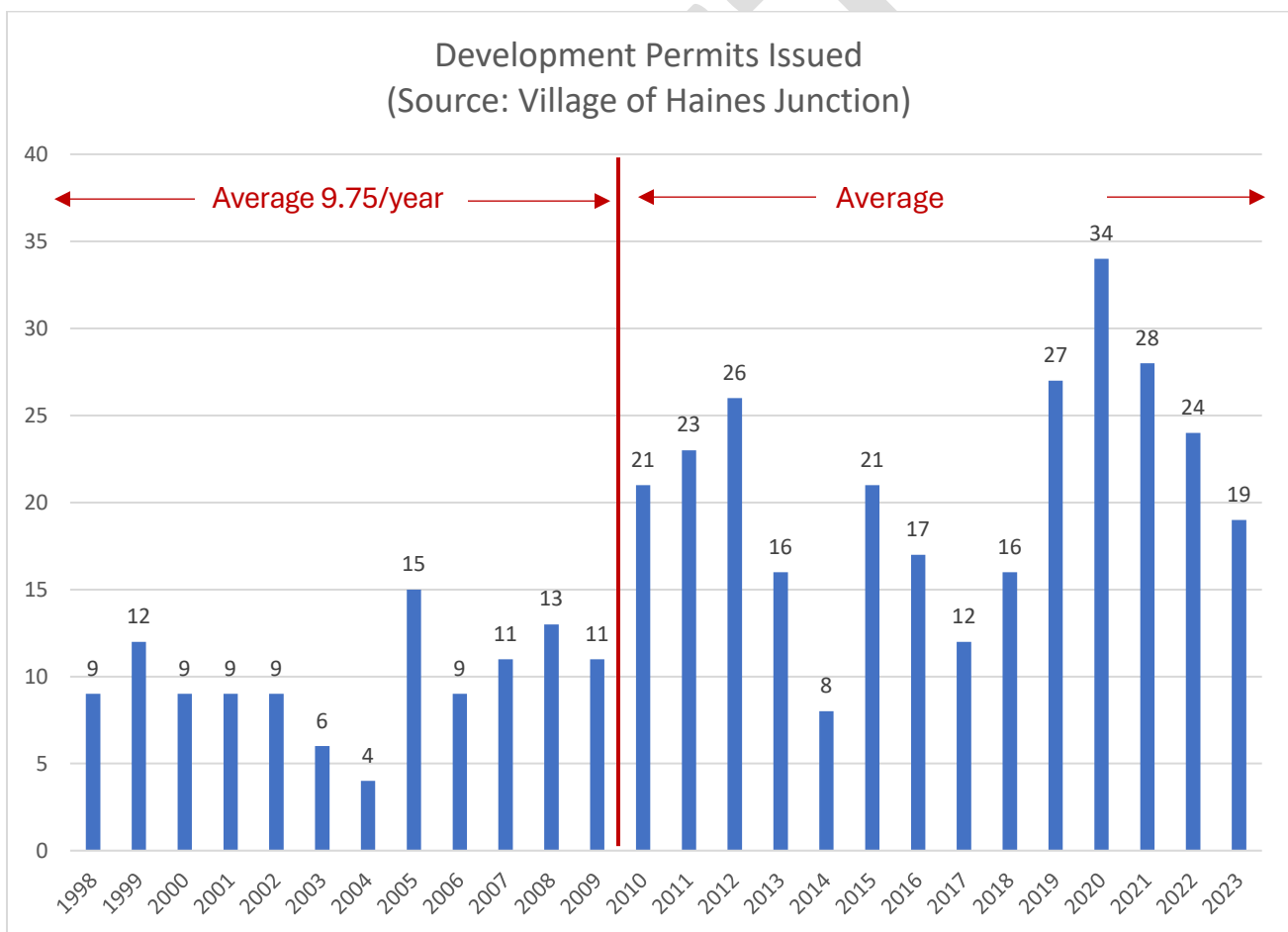
Source: Village of Haines Junction

## 5.0 Other Indicators

### 5.1 Development Permits Issued

Each year the Village issues development permits to local property owners for new developments pursuant to our Zoning Bylaw.

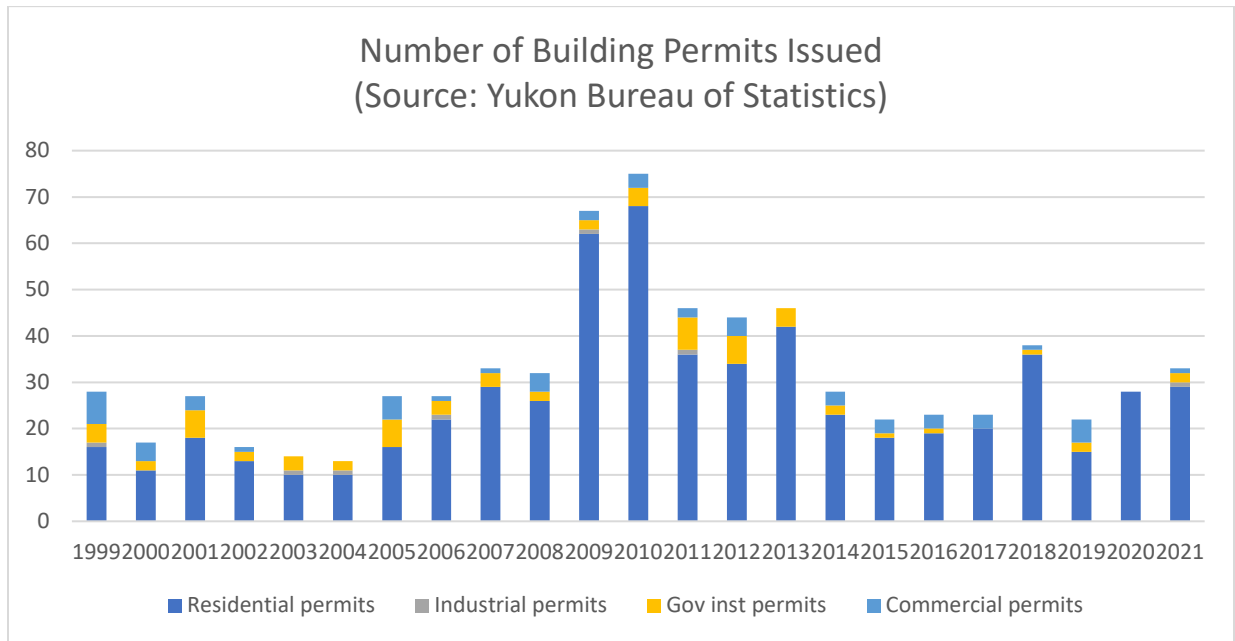
The number of development permits issued on an annual basis is highly variable. The average number of permits issued annually between 1998-2009 was 9.75 per year whereas the average between 2010 to 2023 was 20.86 per year, showing an increasing trend in the number of permits issued.



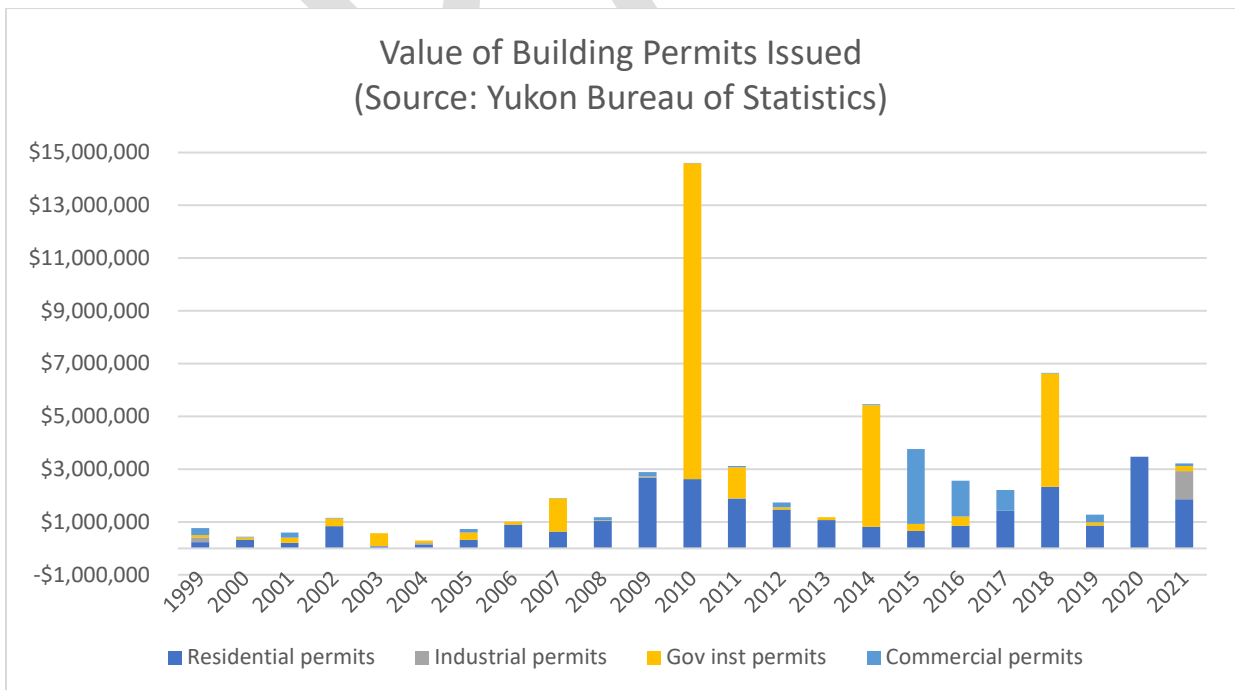
Source: Village of Haines Junction

## 5.2 Building Permits

Building Permits are issued by the Government of Yukon. The data below do not include permits issued for wood stoves or plumbing. On average, 32 building permits are issued annually, of which 80%, on average, are residential permits. A spike in permits occurred in 2009 (62 permits) and 2010 (68 permits), twice the number of permits typically issued.



Source: Yukon Bureau of Statistics. Data Downloaded August 5, 2024



Source: Yukon Bureau of Statistics. Data Downloaded August 5, 2024

## Sources

City Scape Consultants. 2024. DRAFT Housing Needs Assessment.

Statistics Canada. Community Census Profile.

2021 Census Profile – Haines Junction.

<https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=Haines%20Junction&DGUIDlist=2021A00056001018&GENDERlist=1,2,3&STATISTIClist=1,4&HEADERlist=0>

2016 Census Profile – Haines Junction.

<https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=6001018&Geo2=PR&Code2=60&SearchText=Haines%20Junction&SearchType=Begins&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=6001018&TABID=1&type=0>

2011 Census Profile – Haines Junction::

<https://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=6001018&Geo2=PR&Code2=01&Data=Count&SearchText=haines%20junction&SearchType=Begins&SearchPR=60&B1=All&Custom=&TABID=1>

2006 Census Profile – Haines Junction.

<https://www12.statcan.gc.ca/census-recensement/2006/dp-pd/prof/92-591/details/page.cfm?Lang=E&Geo1=CSD&Code1=6001018&Geo2=PR&Code2=60&Data=Count&SearchText=Haines%20Junction&SearchType=Begins&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=6001018>

Yukon Bureau of Statistics.

Community Statistics – Haines Junction.

<https://community-statistics.service.yukon.ca/pages/haines-junction>

Building Permits [https://community-](https://community-statistics.service.yukon.ca/datasets/d1d868ca02714c3d91972b3a65248fea_0/explore)

[statistics.service.yukon.ca/datasets/d1d868ca02714c3d91972b3a65248fea\\_0/explore](https://community-statistics.service.yukon.ca/datasets/d1d868ca02714c3d91972b3a65248fea_0/explore)

Yukon Public School Enrolment: [https://community-](https://community-statistics.service.yukon.ca/datasets/d4bb914ceff4471886a12eca51e965ec_0/explore)

[statistics.service.yukon.ca/datasets/d4bb914ceff4471886a12eca51e965ec\\_0/explore](https://community-statistics.service.yukon.ca/datasets/d4bb914ceff4471886a12eca51e965ec_0/explore)

Population and Dwellings, Census 2021 <https://yukon.ca/sites/yukon.ca/files/ybs/fin-population-and-dwellings-census-2021.pdf>

Community Spatial Price Index [https://community-](https://community-statistics.service.yukon.ca/datasets/2d62f0918a7f4ae08eda866def26e5d3_0/explore)

[statistics.service.yukon.ca/datasets/2d62f0918a7f4ae08eda866def26e5d3\\_0/explore](https://community-statistics.service.yukon.ca/datasets/2d62f0918a7f4ae08eda866def26e5d3_0/explore)



## Village of Haines Junction

### Bylaw No. 418-24

#### **A Bylaw to provide for grants to young residents to construct new dwelling units within the Village of Haines Junction.**

---

1 **Whereas**, Section 245 of the Yukon Municipal Act provides that a 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 of property taxes or municipal service charges, as council considers expedient, to any person, institution, association, group, government, or body of any kind.

2 **Now Therefore**, the Council of the Municipality of the Village of Haines Junction in Open Meeting Assembled, hereby Enacts as Follows:

#### 3 **Short Title**

3.1 This bylaw may be cited as **Bylaw # 418-24 New Dwelling Construction Grant for Young Residents**

#### 4 **Definitions**

4.1 *Dwelling Construction Grant* means financial assistance provided by the Village of Haines Junction to support young residents in the construction of new single family dwelling units.

4.2 *Dwelling Unit* means one or more rooms for the use of one household as a residence containing cooking, living, sleeping and sanitary facilities.

4.3 *Primary Residence* means the dwelling in which a person resides for at least 184 days of the calendar year.

#### 5 **Grant Eligibility**

5.1 The property must be located within the municipal boundary of the Village of Haines Junction.

5.2 Applicants must be no older than 35 years of age by the time the Housing Accelerator Fund effective date of January 11, 2024

5.3 The property and proposed development must comply with the Village's Official Community Plan, Zoning Bylaw and the National Building Code.

5.4 Applicants must be in good standing with the Village of Haines Junction.

5.5 Property taxes for the property must be paid in full and the property must have no other

outstanding financial claims upon it by the Village of Haines Junction.

- 5.6 The new dwelling unit must be the primary residence of the applicant for at least 2 years once completed.
- 5.7 Applicants must provide proof of financing or a declaration that the applicant has the funds necessary to complete the project.

**6 Grant Value**

- 6.1 The maximum eligible Dwelling Construction Grant per applicant to construct a new dwelling unit will be \$25,000 per dwelling.

**7 Administration**

- 7.1 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.

**8 Enactment**

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

**9 Readings**

Read a First time this 28<sup>th</sup> day of August, 2024.

Read a Second time this 28<sup>th</sup> day of August, 2024.

Read a Third time and adopted this 11<sup>th</sup> day of September, 2024.

---

Bruce Tomlin, Mayor

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David Fairbank, C.A.O.

## Village of Haines Junction

### Bylaw No. 417-24

#### **A Bylaw to provide for grants for developers to construct new affordable housing units within the Village of Haines Junction.**

---

1     **Whereas**, Section 245 of the Yukon Municipal Act provides that a 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 of property taxes or municipal service charges, as council considers expedient, to any person, institution, association, group, government, or body of any kind.

2     **Now Therefore**, the Council of the Municipality of the Village of Haines Junction in Open Meeting Assembled, hereby Enacts as Follows:

#### 3     **Short Title**

3.1   This bylaw may be cited as **Bylaw # 417-24 Affordable Housing Construction Grant**

#### 4     **Definitions**

4.1   *Affordable Housing Construction Grant* means financial assistance provided by the Village of Haines Junction to support developers in the construction of new affordable housing dwelling units.

4.2   *Dwelling Unit* means one or more rooms for the use of one household as a residence containing cooking, living, sleeping and sanitary facilities.

#### 5     **Grant Eligibility**

5.1   The property must be located within the municipal boundary of the Village of Haines Junction.

5.2   Applicants must own the property on which the housing development is to be constructed.

5.3   If the applicant is in an Agreement for Sale with the Yukon Government for a vacant lot, they may also be eligible for the grant.

5.4   The property and proposed development must comply with the Village's Official Community Plan, Zoning Bylaw and the National Building Code.

5.5   Applicants must be in good standing with the Village of Haines Junction.

5.6   Property taxes for the property must be paid in full and the property must have no other outstanding financial claims upon it by the Village of Haines Junction.

5.7   The dwelling unit must be available for sale or rental on or before July 11, 2028.

**6 Grant Value**

- 6.1 The maximum eligible Affordable Housing Construction Grant per applicant to construct a new dwelling unit will be \$25,000 per dwelling.

**7 Administration**

- 7.1 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.

**8 Enactment**

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

**9 Readings**

Read a First time this 28<sup>th</sup> day of August, 2024.

Read a Second time this 11<sup>th</sup> day of September, 2024.

Read a Third time and adopted this 11<sup>th</sup> day of September, 2024.

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Bruce Tomlin, Mayor

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David Fairbank, C.A.O.

**VILLAGE OF HAINES JUNCTION**  
**Bylaw #415-24 Waste Management Cost Recovery and Sorting Requirements Bylaw**

**WHEREAS** Section 248 of the Yukon Municipal Act provides that a Council may, by bylaw, and to the extent of its jurisdiction, impose a municipal service charge;

**WHEREAS** Council for the Village of Haines Junction deemed it proper to establish a Waste Management Cost Recovery Bylaw in order to develop a fee structure for the provision of waste management services;

**WHEREAS** The Village of Haines Junction has signed an Interim Regional Waste Management Agreement that is facilitating the transition of the Haines Junction landfill to a Regional Waste Management Facility. Under this agreement, the Village of Haines Junction has agreed to develop a waste management bylaw that establishes sorting requirements and tipping fees. In addition, the agreement requires that all residential users of the Haines Junction landfill be charged the same tipping fees, noting some variation from one municipality to the other is expected due to individual operating practices;

**WHEREAS** The Village of Haines Junction wishes to recover the annual operating cost of providing waste management services, with the exception of street and park barrels, from the user fees levied each year;

**WHEREAS** The Village of Haines Junction wishes to charge users of the landfill on an equitable basis;

**WHEREAS** In order to provide a basis for the setting a fee structure that is based on the principle of cost-recovery, the full cost of the service should be known, which in turn requires identifying which expenditures will be included in the full cost of providing the service to the community.

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

**1. Short Title**

- 1.1 This bylaw shall be cited as Bylaw# 415-24, Waste Management Cost Recovery and Sorting Requirements Bylaw

**2. Definitions**

- 2.1 **Waste management services** include the collection, processing, treatment, monitoring, diversion and/or disposal of solid waste.
- 2.2 **Cost recovery** is the practice of establishing and collecting user fees for services that is based

on service levels provided and the costs of providing that service, based on the following formula

*total costs to provide a service ÷ the number of service users = user fee per service*

- 2.3 **Tipping fees** means fees charged to all waste management facility users per unit, or per unit of volume or mass, for waste disposed of at the facility.
- 2.4 **Regional Waste Management Facility** - The Interim Agreement between Haines Junction and Government of Yukon provides for the municipality to provide access to all residents within the regional boundary (as defined in Appendix A) to the Regional Waste Management Facility.

### 3. Expenditures

- 3.1 The following expenditures will be included to determine the full cost of operating the Haines Junction landfill:
  - 3.1.1 **Operating costs** – Includes/may include the collection, processing, treatment, monitoring, diversion and/or disposal costs for solid waste.
  - 3.1.2 **Administration** – Includes a portion of salaries, wages and benefits for facility attendants, their supervisors, as well as costs associated with payroll, training, licensing, management planning, etc.
  - 3.1.4 **Debt servicing** – Includes the annual cost of repaying all funds borrowed for capital and operating expenditures (NOTE: At present, the Village has no debt servicing costs)
  - 3.1.5 **Transfer to reserve** – Funding of reserves according to asset management obligations set out in bylaw (NOTE: At present, the Village does not have asset management obligations set out in bylaw).
  - 3.1.6 **Landfill closure and post-closure costs** – Based on an estimate of capacity used and years to closure remaining, as verified by the Solid Waste Management Plan and calculated based on the Public Sector Accounting Board S.PS3270.

### 4. Sorting Requirements

- 4.1 Recyclables are accepted at no cost providing they are clean and sorted into cardboard, mixed paper, tin cans, hard plastic, soft plastic and refundables.
- 4.2 Compostables include food scraps and waste. Compostables will be accepted for free once the Village secures a Composting Unit. Efforts are underway to secure this unit and the unit is expected sometime in FY2025. Until that time, compostables will be disposed of, and charged as, mixed waste.

- 4.3 Clean fill - Analytical test results showing acceptable contamination levels may be required.
- 4.4 Yard and grass trimmings and brush including logs, branches and shrubs, will be accepted at no cost.
- 4.5 Wood chips and sawdust must be untreated to be accepted at no cost.
- 4.6 Mixed waste
- 4.6.1 Mixed waste is defined as more than one category of waste mixed together. Mixed waste does not include vehicles, oil tanks, concrete, special waste or materials containing asbestos.
- 4.6.2 Tags for bags of mixed waste can be purchased in bulk at a reduced rate.
- 4.6.2 Bulk bag tags can be purchased at the Village Office.
- 4.6.3 The cost of bag tags purchased in bulk will be set by Consolidated Municipal Fees Bylaw #343-19 and subsequent Bylaw Amendments.
- 4.6.4 Tagged bags:
- Must be less than 50lbs
  - Are encouraged to be sorted (it does not include compostables or recyclables)
  - May not be larger than 90L (or 76cm x 83 cm)
- 4.7 Construction/demolition waste includes drywall and wood waste, cupboards, countertops, carpet, fixtures, siding, insulation. Must be sorted. Analytical test results showing acceptable contamination levels may be required.
- 4.8 Grubbing includes stumps and roots from clearing operations.
- 4.9 Stripping means topsoil or other organic material and mineral soil that is unsuitable to build upon.
- 4.10 Concrete includes bricks and masonry. Must be broken up into pieces that are no larger than 60cm x 60cm x 30cm to be accepted at the landfill. Not accepted if originated from outside the region.
- 4.11 Materials containing asbestos must be bagged and sealed appropriately. Not accepted if originated from outside the region.
- 4.12 Bulky items include couches, recliners, mattresses and box springs.
- 4.13 White goods with refrigerant includes fridges, freezers and air conditioners.
- 4.14 White goods without refrigerant includes washers, dryers and dishwashers.

- 4.15 Uncontaminated scrap metal includes clean tanks or drums, scrap iron, bicycles and metal furniture.
- 4.16 Oil tanks must be empty.
- 4.17 Vehicles must be drained of fluids, tires off rims and battery removed.
- 4.18 Tires 24.5” or less and not on rim are accepted at no cost.
- 4.19 Tires 24.5” or less and on rim are accepted for the cost for a landfill attendant to remove the tire from the rim.
- 4.20 Automotive batteries are accepted at no cost providing they are removed from the vehicle and are not damaged or leaking.
- 4.21 Electronic waste is accepted at no cost.
- 4.22 Special waste - Except for unknown liquids, waste leachate (contaminated soil), and water (hydrocarbon contaminated), special waste (specifically paint cans, oil/fuel filters, 11b propane bottles, oily debris/empty oil containers, and waste oil and kitchen oil up to 10 liters) will be accepted at no cost. Special waste will not be accepted if originated from outside the region.
- 4.23 Unknown liquids/chemicals - Includes containers without product warning symbols, precautions about use of the product or instructions on proper disposal.
- 4.24 Hydrocarbon contaminated soil - With prior approval, soil contaminated with hydrocarbons and waste leachate from hydrocarbon contaminated soil may be accepted for transfer to an approved land treatment facility. Analytical test results must be submitted. A consultant’s report may also be required to ensure relocation is done correctly. Volumes of material must be less than 1 m<sup>3</sup> per incident/site.
- 4.25 Hydrocarbon contaminated water and waste leachate - With prior approval, water contaminated with hydrocarbons and waste leachate may be accepted for transfer to an approved water treatment facility. Analytical test results must be submitted. A consultant’s report may also be required to ensure relocation is done correctly. Volumes must be less than 200 liters per incident/site.
- 4.26 Sorting requirements for materials that will be accepted by the landfill are summarized in Appendix B.

## **5.0 Other Requirements**



- 5.1 Regional users only - Special waste, concrete and materials containing asbestos will not be accepted if they originated from outside the region.
- 5.2 Emergency callouts to open the landfill outside of regular hours will only be offered if/when public works staff are available.
- 5.2 Uncovered loose loads (e.g. open top transport vehicles) will be subject to a 10% surcharge.
- 5.3 Prorating - Loads measured by volume may be prorated if less than 1m<sup>3</sup> at the discretion of Landfill staff
- 5.4 Right of refusal - The Village reserves the right to refuse to accept any materials that do not meet the requirements set out above at the discretion of Landfill Staff
- 5.5 Right to ban – The Village reserves the right to ban a user who is routinely not meeting sorting requirements.
- 5.6 Contracts with institutional users – The Village may enter into a contract with an institutional user to facilitate payment by monthly invoice instead of paying at the gate. Such contracts will be based on the tipping fee schedule and on what is actually entering the landfill (not an estimate). Institutional users will be required to meet the same sorting requirements, and pay the same fee schedule, as everyone else.

## **6. Tipping Fees**

- 5.1 Tipping Fees shall be set by Consolidated Municipal Fees Bylaw #343-19 and subsequent Bylaw Amendments, per the process outlined below in S7.

## **7. Process for Calculating Tipping Fees**

- 7.1 For reference, the anticipated cost and revenues from operating the landfill in FY2024 are included in Appendix C.
- 7.2 For FY 2025, the first-year tipping fees will come into effect at the Haines Junction Landfill, the fee structure will be set according to the principle of cost-recovery and based on an estimate of costs of running the facility and anticipated usage.
- 7.3 For all subsequent years, tipping fees will be calculated each year during the budget process, set according to the principle of cost recovery, and will be based on
  - 7.3.1 The previous year's costs for running the facility and the previous year's revenue generated from the facility.
  - 7.3.2 If the previous year's revenues exceed expenses, tipping fees will be reduced for the coming year. If previous year expenses exceed revenues, tipping fees will be increased

for the coming year.

7.4 Tipping fees will be posted for a minimum of one month before new fees come into effect, and will include the calculations upon which the fees are based, using the table in Appendix D.

7.5 Council may decide to adopt a tipping fee structure established through an alternative process.

## **8. Fines for Illegal Dumping within the Municipal Boundary**

8.1 Illegal dumping includes

- a) Improper waste disposal - as a person who disposes of solid waste or special waste within the Village of Haines Junction municipal boundary without a permit and/or outside of the designated location for said waste at the Haines Junction landfill.
- b) Littering – a form of improper waste disposal, littering may be intentional or unintentional (e.g. resulting from the transporting of unsecured litter).

8.2 Fines for illegal dumping will be calculated as follows:

- a) Illegal dumping = Cost of cleanup + cost of tipping fee + administrative fee of \$400/m<sup>3</sup> of material
- b) Littering: as calculated in 8.2(a), with a minimum fine of \$500
- c) Littering from a motor vehicle: as calculated in 8.2(a), with a minimum fine of \$750
- d) Transporting unsecured litter: as calculated in 8.2(a), with a minimum fine of \$750

## **9. Effective Date**

9.1 This Bylaw will come into effect on January 1, 2025.

## **10. Readings**

Read a first time this 14<sup>th</sup> day of August, 2024

Read a second time this 11<sup>th</sup> day of September, 2024

Read a third time and adopted this **xxx** day of **xxxx**, 2024.

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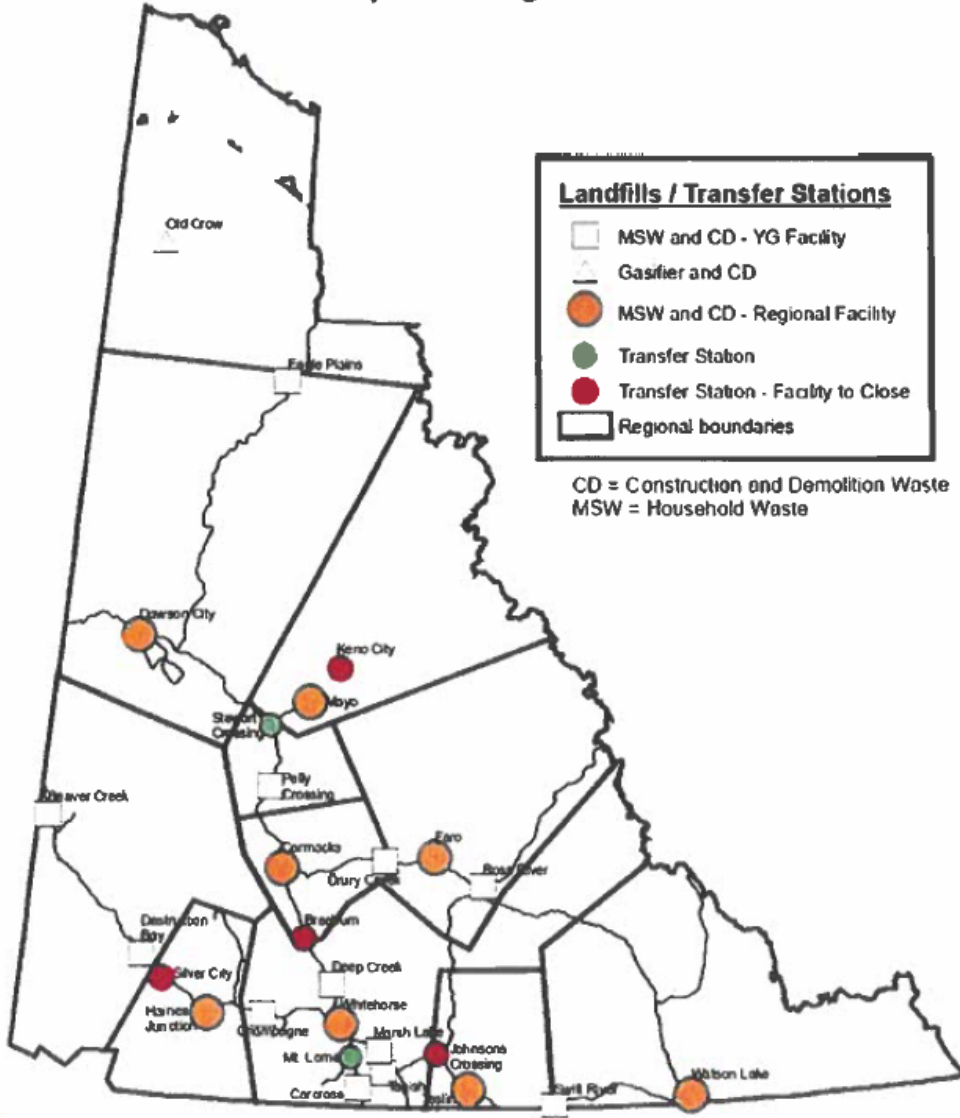
Bruce Tomlin, Mayor

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Dave Fairbank, CAO

Appendix A: Yukon Solid Waste Management Facility Regions (Proposed)

**Yukon After Regionalization:  
Proposed Regional Boundaries and Sites to be Closed**



## Appendix B: Summary of Sorting Requirements

Category	Requirements
Recyclables	Accepted at no cost providing they are clean and sorted into cardboard, mixed paper, tin cans, hard plastic, soft plastic, refundables.
Compostables	Compostables include food scraps/waste and will be accepted for free once the Village secures a composting unit. Efforts are underway to secure this unit and the unit is expected sometime in FY2025. Until that time, compostables will be disposed of, and charged as, mixed waste.
Clean fill	Analytical test results showing acceptable contamination levels may be required.
Yard and grass trimmings and brush	Includes logs, branches and shrubs, accepted at no cost.
Wood chips and sawdust	Must be untreated to be accepted at no cost.
Mixed waste (by volume)	Mixed waste is defined as more than one category of waste mixed together. Does not include vehicles, oil tanks, concrete, special waste or materials containing asbestos.
Mixed waste (bagged)	As defined above. Bag tags can be purchased in bulk at a reduced rate at the Village Office. Tagged bags must be less than 50lbs, no larger than 90L, and are encouraged to not include compostables or recyclables.
Construction/demolition waste	Includes drywall and wood waste, cupboards, countertops, carpet, fixtures, siding, insulation. Must be sorted. Analytical test results showing acceptable contamination levels may be required.
Grubbing	Grubbing means stumps and roots from clearing operations.
Stripping	Stripping means topsoil or other organic material and mineral soil that is unsuitable to build upon.
Concrete	Includes bricks, masonry. Must be broken up into pieces that are no larger than 60cm x 60cm x 30cm to be accepted at the landfill. Not accepted if originated from outside the region.
Materials containing asbestos	Must be bagged and sealed appropriately. Not accepted if originated from outside the region.
Bulky item	Includes couch, recliner, mattress, box spring.
White goods with refrigerant	Includes fridges, freezers, air conditioners.
White goods without refrigerant	Includes washers, dryers, dishwashers.
Uncontaminated scrap metal	Includes clean tanks or drums, scrap iron, bicycles, metal furniture.
Oil tanks	Must be empty.
Vehicle	Fluids must be drained; tires are off rims and battery removed.
Tires 24.5" or less, not on rim	Accepted at no cost.
Tires 24.5" or less, on rim	Are accepted for the cost for a landfill attendant to remove the tire from the rim.
Automotive batteries	Accepted at no cost.
Electronic waste	Accepted at no cost.
Emergency callout to open landfill outside of regular hours	If/when public works staff are available
<b>Special waste</b>	Not accepted if originated from outside the region.
Paint cans	Accepted at no cost.
Oil/fuel filters	Accepted at no cost.
11b propane bottles	Accepted at no cost.
Empty oil containers	Accepted at no cost.
Waste oil up to 10 liters	Accepted at no cost.
Kitchen oil up to 10 liters	Accepted at no cost.
Unknown liquids/chemicals	Includes containers without product warning symbols, precautions about use of the product or instructions on proper disposal.
Hydrocarbon contaminated soil up to 1m <sup>3</sup> , with prior approval	With prior approval, soil contaminated with hydrocarbons and waste leachate from hydrocarbon contaminated soil may be accepted for transfer to an approved land treatment facility. Analytical test results must be submitted. A consultant's report may also be required to ensure relocation is done correctly. Volumes of material must be less than 1 m <sup>3</sup> per incident/site.
Hydrocarbon contaminated water and waste leachate up to 200 liters, with prior approval	With prior approval, water contaminated with hydrocarbons may be accepted for transfer to an approved water treatment facility. Analytical test results must be submitted. A consultant's report may also be required to ensure relocation is done correctly. Volumes must be less than 1 m <sup>3</sup> per incident/site.

**Appendix C: Anticipated costs and revenues from operating the landfill in FY2024**

**Estimated cost of operating the landfill in FY 2024**

<b>Item</b>	<b>Amount</b>
Operating costs	
Contract services	\$61,300
Equipment and supplies	\$19,000
Maintenance	\$4,000
Utilities	\$13,750
Insurance	\$3,710
Recycle funds paid out	\$40,000
Administration	
Salaries	\$225,104
Training and travel	\$2,900
Debt servicing (if applicable)	n/a
Transfer to reserve (if applicable)	n/a
Landfill closure and post-closure costs <sup>1</sup>	\$15,000
<b>TOTAL OPERATING COSTS</b>	<b>\$384,764</b>
Capital and Projects <sup>2</sup>	
SWMP Design Implementation	\$200,000
Landfill Front Area Modernization	\$1,500,000
<b>TOTAL CAPITAL AND PROJECT COSTS</b>	<b>\$1,700,000</b>

**Anticipated revenues from operating the landfill in FY 2024**

<b>Tipping Fee Category</b>	<b>Notes</b>	<b>Amount</b>
Recyclables	FREE / Refundable	\$0
Compostables	TO BE ACCEPTED SOON	\$0
Clean fill	FREE	\$0
Yard and grass trimmings and brush	FREE	\$0
Wood chips and sawdust	FREE	\$0

<sup>1</sup> The total net present value of the estimated total costs for closure and post-closure care at the end of 2023 was \$690,680.

<sup>2</sup> The 2024 Capital and Projects Budget has \$1.7M allocated for two capital projects: SWMP Design Implementation (\$200k sourced from operating funds) and Landfill Front Area Modernization (\$1.5M sourced from Reserves)

Mixed waste	FREE	\$0
Construction/demolition	FREE	\$0
Grubbing	FREE	\$0
Stripping	FREE	\$0
Concrete	FREE	\$0
Materials containing asbestos	FREE	\$0
Bulky item	FREE	\$0
White goods with refrigerant	FREE	\$0
White goods without refrigerant	FREE	\$0
Uncontaminated scrap metal	FREE	\$0
Oil tanks	FREE	\$0
Vehicle	FREE	\$0
Tires 24.5" or less, not on rim	YG covers cost of removal	\$0
Tires 24.5" or less, on rim	FREE	\$0
Automotive batteries	FREE	\$0
Electronic waste	YG covers cost of removal	\$0
Emergency callout to open landfill outside of regular hours	Service not offered	\$0
<b>Special waste</b>	YG covers costs for 1 HHW collection day/year	
Paint cans	FREE	\$0
Oil/fuel filters	FREE	\$0
1lb propane bottles	FREE	\$0
Empty oil containers	FREE	\$0
Waste oil up to 10 liters	FREE	\$0
Kitchen oil up to 10 liters	FREE	\$0
Unknown liquids/chemicals	FREE	\$0
Hydrocarbon contaminated soil	FREE	\$0
Hydrocarbon contaminated water and waste leachate	FREE	\$0
<b>Other O&amp;M revenues</b>		
Institutional User Fee Agreements		\$27,880
Grant funding		\$48,120
Beverage Container Refunds		\$70,000
Programs (Food Cycler)		\$6,600
Interim Regionalization Agreement		\$55,900
<b>TOTAL REVENUES</b>		<b>\$208,500</b>

**Appendix D: Tipping Fee Calculation Table**

**Anticipated cost of operating the landfill in FY 2025**

Item	Amount
Operating costs	
Contract services	\$65,000
Equipment and supplies	\$25,000
Maintenance	\$4,000
Utilities	\$13,860
Insurance	\$4,000
Recycle funds paid out	\$40,000
Administration	
Salaries	\$235,000
Training and travel	\$3,000
Debt servicing (if applicable)	n/a
Transfer to landfill capital/projects reserve	\$100,000
Landfill closure and post-closure costs	\$15,000
<b>TOTAL</b>	<b>\$504,860</b>

**Anticipated revenues from operating the landfill in FY 2025**

Tipping Fee Category	Estimated Volume of Waste to be Collected	Tipping Fee	Anticipated Revenues
Recyclables		FREE / Refundable	\$0
Compostables		TO BE ACCEPTED SOON	\$0
Clean fill		FREE	\$0
Yard and grass trimmings and brush		FREE	\$0
Wood chips and sawdust		FREE	\$0
Mixed waste – by volume	200 m <sup>3</sup>	\$60/m <sup>3</sup>	\$12,000
Mixed waste – prepaid bag tags	20,000 bags	\$2/bag	\$40,000
Mixed waste – paid at landfill	20,000 bags	\$2.50/bag	\$50,000
Construction/demolition waste	1,750 m <sup>3</sup>	\$15/m <sup>3</sup>	\$26,250
Grubbing	1,500 m <sup>3</sup>	\$25/m <sup>3</sup>	\$37,500
Stripping	1,500 m <sup>3</sup>	\$10/m <sup>3</sup>	\$15,000

Concrete	100 m <sup>3</sup>	\$200/m <sup>3</sup>	\$20,000
Materials containing asbestos	100 m <sup>3</sup>	\$90/m <sup>3</sup>	\$9,000
Bulky item	100 items	\$20/item	\$2,000
White goods with refrigerant	50 items	\$50/item	\$2,500
White goods without refrigerant	50 items	\$20/item	\$1,000
Uncontaminated scrap metal	200 m <sup>3</sup>	\$30/m <sup>3</sup>	\$6,000
Oil tanks	10 tanks	\$125 each	\$1,250
Vehicle	20 vehicles	\$900/vehicle	\$18,000
Tires 24.5" or less, not on rim	75 tires	\$50 each	\$3,750
Tires 24.5" or less, on rim		FREE	\$0
Automotive batteries	50 batteries	FREE	\$0
Electronic waste		FREE	\$0
Emergency callout to open landfill outside of regular hours	10 callouts	\$200	\$2,000
<b>Special waste</b>			
Paint cans	100 cans	FREE	\$0
Oil/fuel filters	100 filters	FREE	\$0
1lb propane bottles	100 bottles	FREE	\$0
Empty oil containers	250 pails/jugs	FREE	\$0
Waste oil up to 10 liters	1,000 liters	FREE	\$0
Kitchen oil up to 10 liters	500 liters	FREE	\$0
Unknown liquids/chemicals	500 liters	\$5/liter or \$5,000/m <sup>3</sup>	\$2,500
Hydrocarbon contaminated soil	500 liters	\$5/liter or \$5,000/m <sup>3</sup>	\$2,500
Hydrocarbon contaminated water and waste leachate	500 liters	\$1.75/liter or \$350 for 200 liters	\$875
<b>Other O&amp;M revenues</b>			
Institutional Agreements			\$27,139
Grant funding			\$47,784
Beverage Container Refunds			\$66,312
Interim Regionalization Agreement			\$111,800
<b>TOTAL REVENUES</b>			<b>\$505,160</b>



**Adjustment required to FY2026 fee schedule based on actual revenue/expenses in FY 2025**

2025 actual revenues	
2026 actual expenses	
2025 actual revenue minus actual expenses	
Percentage adjustment required to 2026 fee schedule	

**Tipping fees for FY 2026**

<b>Tipping Fee Category</b>	<b>Tipping Fee 2025</b>	<b>Adjusted Fee 2026</b>
Recyclables		
Compostables		
Clean fill		
Yard and grass trimmings and brush		
Wood chips and sawdust		
Mixed waste – by volume		
Mixed waste – prepaid bag tags		
Mixed waste – paid at landfill		
Construction/demolition waste		
Grubbing		
Stripping		
Concrete		
Materials containing asbestos		
Bulky item		
White goods with refrigerant		
White goods without refrigerant		
Uncontaminated scrap metal		
Oil tanks		
Vehicle		
Tires 24.5” or less, not on rim		
Tires 24.5” or less, on rim		
Automotive batteries		
Electronic waste		
Emergency callout to open landfill outside of regular hours		
<b>Special waste</b>		
Paint cans		
Oil/fuel filters		

1lb propane bottles		
Empty oil containers		
Waste oil		
Kitchen oil		
Unknown liquids/chemicals		
Hydrocarbon contaminated soil		
Hydrocarbon contaminated water and waste leachate		

**VILLAGE OF HAINES JUNCTION**  
**Bylaw #416-24 Consolidated Municipal Fees Bylaw #343-19 Amendment #7**

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

**WHEREAS** The Waste Management Cost Recovery and Sorting Requirements Bylaw Bylaw #415-24 states, in S5.1 that Tipping Fees shall be set by Consolidated Municipal Fees Bylaw #343-19 and subsequent Bylaw Amendments

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

**1. Short Title**

1.1 This bylaw shall be cited as **Bylaw# 416-24, Consolidated Fees Bylaw Amendment #7**

**2. Interpretation**

2.1 For this bylaw all definitions are described in Bylaw #415-24 Waste Management Cost Recovery Bylaw and its amendments thereto including this bylaw.

**3. Amendments**

3.1 Following Schedule 14, add Schedule 16 as follows

--ADD THE FOLLOWING--

Bylaw Authorization: "Bylaw 415-24 Waste Management Cost Recovery and Sorting Requirements Bylaw"

# Tipping fees for FY 2025

January 1 – December 1, 2025

Volume Visualizations	
1m high x 1m wide x 1m deep = 1 m <sup>3</sup>	
Bed of full-size pickup (8-foot box) loaded level full (1.5 feet high) = 2 m <sup>3</sup>	
Bed of full-size pickup (8-foot box) loaded 4 feet high = 3.5m <sup>3</sup>	

Tipping Fee Category	Suggested by volume
Recyclables	FREE / Refundable
Compostables	TO BE ACCEPTED SOON
Salvage items/free store items	FREE
Clean fill	FREE
Yard trimmings and brush	FREE
Wood chips and sawdust, untreated	FREE
Mixed waste – by volume	\$60/m <sup>3</sup>
Mixed waste – prepaid bag tags	\$2/bag
Mixed waste – paid at landfill	\$2.50/bag
Construction/demolition waste	\$15/m <sup>3</sup>
Grubbing	\$25/m <sup>3</sup>
Stripping	\$10/m <sup>3</sup>
Concrete	\$200/m <sup>3</sup>
Materials containing asbestos	\$90/m <sup>3</sup>
Bulky item	\$20/item
White goods with refrigerant	\$50/item
White goods without refrigerant	\$20/item
Uncontaminated scrap metal	\$30/m <sup>3</sup>
Oil tanks	\$125 each
Vehicle	\$900/vehicle
Tires 24.5” or less, on rim	\$50 each
Tires 24.5” or less, not on rim	FREE
Automotive batteries	FREE
Electronic waste	FREE
Emergency callout to open landfill outside of regular hours	\$200
<b>Special waste</b>	
Paint cans	FREE
Oil/fuel filters	FREE
1lb propane bottles	FREE
Oily debris (empty oil containers)	FREE
Waste oil up to 10 liters	FREE
Kitchen oil up to 10 liters	FREE
Unknown liquids/chemicals	\$5/liter or \$5,000/m <sup>3</sup>
Hydrocarbon contaminated soil up to 1m <sup>3</sup> , with prior approval	\$5/liter or \$5,000/m <sup>3</sup>
Hydrocarbon contaminated water and waste leachate up to 200 liters, with prior approval	\$1.75/liter or \$350 for 200 liters

1. Uncovered loose loads (e.g. open top transport vehicles) will be subject to a 10% surcharge.
2. Loads measured by volume may be prorated if less than 1 m<sup>3</sup> at the discretion of Landfill Staff.
3. Special waste, concrete and materials containing asbestos will not be accepted if they originated from outside the region
4. The Village reserves the right to refuse any materials from the landfill at the sole discretion of staff.
5. The Village reserves the right to ban a user who is routinely not meeting sorting requirements.
6. Concerns regarding the above may be directed to the Public Works Manager or CAO. 867-634-7100.

**4. Effective Date**

4.1 This Bylaw will come into effect on January 1, 2025.

**5. Readings**

Read a first time this 14<sup>th</sup> day of August, 2024

Read a second time this 11<sup>th</sup> day of September, 2024

Read a third time and adopted this xxx day of xxxx, 2024.

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Bruce Tomlin, Mayor

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Dave Fairbank, CAO

## FW: Bell and Northwestel Violating Their Tariff Requirements Under the Telecommunications Act

Haines Junction Administration <admin@hainesjunction.ca>

Wed 28-Aug-24 2:10 PM

To:Aynslie Ogden <corporate@hainesjunction.ca>;Haines Junction CAO <cao@hainesjunction.ca>

 2 attachments (332 KB)

Iristel Bell Canada Issue Letter 2024.pdf; Iristel CRTC Support Letter Template (002) (002).docx;

This came in maybe important

### **Ellen Stutz**

Office Administrator

Village of Haines Junction, Yukon

**Phone:** 867-634-7100

**Fax:** 867-634-2008

**Email:** [admin@hainesjunction.ca](mailto:admin@hainesjunction.ca)

**Web:** [www.hainesjunctionyukon.com](http://www.hainesjunctionyukon.com)

178 Backe St. Box 5339 Haines Junction YT Y0B 1L0

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

---

**From:** honjimkarygiannis@gtastrategies.com <honjimkarygiannis@gtastrategies.com>

**Sent:** Wednesday, August 28, 2024 11:58 AM

**To:** Haines Junction Administration <admin@hainesjunction.ca>

**Cc:** sbishay@iristel.com; jim@gtastrategies.com; 'elias .' <elias@gtastrategies.com>

**Subject:** Bell and Northwestel Violating Their Tariff Requirements Under the Telecommunications Act

#### External Email

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Dear Mayor Bruce Tomlin,

I am reaching out to you on behalf of our client Iristel and Ice Wireless (indigenous majority owned company).

The functioning of our economy is based on free and fair competition to ultimately protect the consumer and provide them with the best possible services (emergency and non-emergency). This is especially true in the Telecommunications Industry as set by the guidelines in the Canadian Telecommunications Act.

Bell Canada and its wholly owned subsidiary Northwestel have a long-standing practice of limiting fair competition and thus proper services in the northern communities by restricting Iristel's and Ice Wireless' (indigenous majority owned company) full access to their lines.

Specifically, by refusing to provide telecommunications services in accordance with their tariffs, Bell Canada and Northwestel have continually violated subsection 25(1) of the *Telecommunications Act*. In addition, these tariff violations subjected Iristel to unjust discrimination and thus Bell Canada and Northwestel violated subsection 27(2) of the *Telecommunications Act*.

There are severe, real-world implications and as stated by Yukon Premier Ranj Pillai in The Canadian Press Article on July 26, 2024 (<https://www.aptnnews.ca/national-news/embarrassing-yukon-premier-blasts-bell-over-service-issues/>)

“In emergency situations, reliable cellphone service can be a matter of life or death and Bell needs to live up to their obligations mandated by the CRTC and do better.”

Attached is a letter from the CEO of Iristel, Samer Bishay, explaining the situation in more detail. Additionally, we attached a Letter of Support which we would appreciate if you could sign and send to parties highlighted in the Letter of Support so that the Canadian Radio-television and Telecommunications Commission (CRTC) seriously looks into this matter.

We welcome a meeting to discuss this further so please let us know what would be best for you and your staff.

Sincerely,



Hon. Jim Karygiannis  
GTA Strategies  
(416) 499 4588 ext 1 Office  
(416) 410 3170 Mobile  
(647) 723 0287 fax



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August 2024

Dear Premier,

My name is Samer Bishay. I am the President and CEO of Iristel & Ice Wireless, the largest independent wireless and wireline IP service provider in Canada. I am writing to you to seek your assistance in an ongoing issue between Iristel and Bell Canada, currently being overseen by the Canadian Radio-Television and Telecommunications Commission (CRTC).

Bell Canada, and their subsidiary Northwestel, have repeatedly violated the *Telecommunications Act*, as well as their own tariffs, in an attempt to block competitor companies from operating in northern communities. This is a blatant attempt by Bell Canada to continue monopolizing access to communications services in Canada, by forcing out any company that could provide similar services. What's worse is that Bell is not even capable of providing adequate services to their customers, to the point where even Yukon Premier Ranj Pillai reached out to Bell Canada's CEO to complain: <https://www.aptnnews.ca/national-news/embarrassing-yukon-premier-blasts-bell-over-service-issues/>.

This sort of anti-competition conduct has a negative effect of consumers, and can be particularly detrimental in telecommunications, especially in areas of the country that already have limited access to phone and internet services.

Iristel has filed an application with the CRTC to investigate this issue, and we are looking for your assistance in this endeavour. We would ask that you submit a letter of support to the Commission requesting their intervention; a sample letter has been provided for your reference.

I would greatly appreciate a meeting with you and your staff to discuss this further. We can be reached through our consultant, Elias Diamantopoulos of GTA Strategies, at 416-499-4588 ext. 6, or at [elias@gtastrategies.com](mailto:elias@gtastrategies.com).

Thank you very much for your time – I look forward to speaking with you.

Sincerely,

A handwritten signature in black ink, appearing to read "S M".

Samer Bishay  
CEO & Founder | Iristel Inc.



Attn: Marc Morin

[Marc.Morin2@crtc.gc.ca](mailto:Marc.Morin2@crtc.gc.ca)

[info@crtc.gc.ca](mailto:info@crtc.gc.ca)

Secretary General

Canadian Radio-television and

Telecommunications Commission

Gatineau, Quebec

K1A 0N2

Dear Mr. Morin,

**Re: Application by Iristel Inc. to Review and Vary Telecom Decision CRTC 2024-141, CRTC File 8662-J64-202404119, 31 July 2024**

I am writing to you today in support of the application submitted to the CRTC by Iristel Inc., asking that the Commission review and vary certain aspects of Telecom Decision CRTC 2024-141. In particular, we fully support Iristel's request that the Commission conduct a thorough investigation of violations by Bell Canada and Northwestel Inc. ("Northwestel") of their tariffs and the *Telecommunications Act*.

As the elected leader of a Northern community, I am appalled by the anti-competitive actions taken by Bell Canada and Northwestel Inc., which serve to monopolize telecommunications services in Northern Canada. Such services can be difficult to maintain under optimal circumstances, and allowing people to have a choice in which company provides those services can ensure that communities are not cut off by lack of communications.

On behalf of my riding, I ask that the Commission grant the relief requested by Iristel in its Application by conducting an investigation into the conduct of Bell Canada and Northwestel.

Sincerely,

**[NAME OF INDIVIDUAL]**

**[NAME OF CONSTITUENCY]**

Copy: Northwestel Regulatory ([regulatoryaffairs@nwtel.ca](mailto:regulatoryaffairs@nwtel.ca))

Bell Canada Regulatory ([bell.regulatory@bell.ca](mailto:bell.regulatory@bell.ca))

Marc Nanni ([mn\\_crtc@proton.me](mailto:mn_crtc@proton.me))

Tacit Law Regulatory ([regulatory@tacitlaw.com](mailto:regulatory@tacitlaw.com))

Iristel Regulatory ([regulatory@iristel.com](mailto:regulatory@iristel.com))



# *Yukon Legislative Assembly*

Box 2703, Whitehorse, Yukon Y1A 2C6

August 22, 2024

Electoral District Boundaries Commission

2071 Second Avenue (A9)

Whitehorse Y1A 2C6

To the Electoral Boundaries Commission,

The Yukon NDP Caucus would like to first and foremost thank you for your time and energy in trying to solve this difficult problem. The public consultations have been extensive and time consuming and we appreciate your efforts to come to the best possible solution. However, we feel that the Draft Report has two significant problems that we hope you will address in the final report, as well as some minor adjustments that would better reflect established communities of interests.

In this era of truth and reconciliation and the need to increase First Nation representation in society and government, we disagree with reducing the number of seats available outside Whitehorse. Vuntut Gwitchin; one of the two seats that the commission is proposing to dissolve has always elected an Indigenous MLA to the Legislature.

Further, Canada has been experiencing a decades long trend of urbanization where more and more Canadians are living in urban centres, and this is especially true in the Yukon. While representation by population has long been a pillar of liberal democracy, the Yukon NDP believe it cannot be the only consideration when determining the fair and just representation of electors by their politicians. The commission must give more weight to communities of interest and the balances of power between them.

We feel the Commission should apply the same argument it used to justify status quo for the district of Mayo-Tatchun to other rural districts. In the draft report, Mayo-Tatchun was allowed to exceed the 25% variance based on geographic size and communities of interest,

but other communities were not given this same allowance. To be clear – we support the application of this line of thinking to Mayo-Tatchun and the Northern Tutchone community of interest. We hope that this principle will be more broadly applied in the Commission’s Final Report to the districts of Vuntut Gwitchin, Kluane and Mountainview.

We also hope that the Commission will give greater consideration to the question of the balance of power between rural and urban interests. Reducing the political representation of rural Yukon will only see rural Yukon be further marginalized.

### **Old Crow and Klondike**

Our caucus team attended the community consultation in Old Crow and observed how the community very clearly do not support their riding being combined with the Klondike.

Old Crow is the sole fly-in community in the territory and the Vuntut Gwitchin are a unique Nation within the Yukon, and across the North. The remote nature of the community, which brings additionally high costs of living and very limited access to services, their relationship with the migratory Porcupine Caribou herd, and the fact that nearly all residents of the community are Gwitchin sets them apart from other Yukon communities.

Most other rural districts in the Yukon are comprised of several smaller communities where it is much harder for the interests of one community to override the other. Combining Old Crow with the much larger Dawson City means the voters of Old Crow would likely never be represented by a member from their own community and would effectively have their distinct voice removed from the Assembly.

This exact problem was noted by the 2023 Nunavut Electoral Boundaries Commission. Their Final Report states, “The concern heard most often was a feeling of a lack of power or disconnect by the smaller communities. This was particularly so when a smaller community shared an MLA with a part of a larger community.” This was a difficult problem for Nunavut to solve with so many remote, small communities. In the Yukon, we have just one.

Many Gwitchin elders expressed this exact sentiment at the public consultation meeting in Old Crow – citing fears that an MLA from Dawson would be one who might visit but could never understand their relationship to their extensive traditional territory or to the Porcupine Caribou Herd or their unique needs.

There is a group of approximately 180 voters in Old Crow that simply don’t exist elsewhere in the territory and as such, they deserve consideration as a special circumstance from the Commission.

## **Rural vs Urban**

We disagree with the Commission's decision to reduce the number of seats representing districts outside of Whitehorse.

While we understand the Commission's desire to bring as many ridings as possible to within the 25% variance established by the Courts, we feel there is room for additional special considerations, such as those that were applied to the district of Mayo-Tatchun. These considerations should be applied more broadly to maintain more seats outside of Whitehorse.

We believe the Commission must consider that the needs of rural Yukoners are different than those living in or living in close proximity to the capital city as well as the importance of maintaining a reasonable balance of power between those needs.

The services available in small community's pale in comparison to those available in Whitehorse and this disparity only stands to get worse if the voice of rural Yukon is diminished in the Legislature.

MLAs in the Yukon represent more than just people. While our Legislation does not expressly allow for the consideration of representation of a land mass, the work of an MLA certainly requires that. Land use planning, mining, wildlife management, forestry – this work may make up a significant portion of the work of an MLA in large rural district.

Under the proposed districts in the draft reports, 99.91% of the territorial land mass would be represented by just 31.5% of the MLAs, leaving 13 MLAs to represent the .09% of land inside the City of Whitehorse boundary.

## **Specific Considerations**

Kluane:

- If Mayo-Tatchun is allowed to remain with a 38% variance, Kluane too should be exempt based on its immense geographic size and the communities of interest within. The current variance of Kluane, at 36%, is less than that of Mayo-Tatchun.
- Sections of this riding remain underrepresented due to the population of its hub community (Haines Junction) relative to the others and adding another community (Ibex Valley) with distinct interests from the rest makes this a difficult one to represent.
- The Ibex Valley should remain part of Lake of Laberge, or some other Whitehorse riding. Adding people who effectively live, work and use services in the City of Whitehorse to one of the ridings in the territory with the longest travel times between

electoral boundary borders would not result in better representation for the existing citizens of Kluane or those living in the Ibex Valley.

- While Kluane is only the fourth largest proposed district by area, it will be the longest drive between two communities (Takhini River to Beaver Creek) in a district, at least in the summer, and contain the most communities. Adding Ibex Valley to this district will make Kluane more difficult to represent for a single MLA given the great distances between communities, and how dispersed much of the population is.

#### Old Crow

- Maintain Old Crow and its very distinct residents as a single district.

#### Klondike

- Klondike is presently one of the closest ridings to the electoral population median and does not need to be adjusted any in order to fall comfortably within the variance.

#### Yukon East:

- We are supportive of the idea to reconcile the Kaska community of interest into one riding, if the Kaska are supportive of this.

#### Yukon South:

- We are supportive of the idea to reconcile the Tlingit community of interest into one riding, if the Tlingit are supportive of this.

#### Mountainview:

- Mountainview's current variance does not require it to be changed, the changes are being made to accommodate other nearby districts.
- Moving Valleyview to Porter Creek and introducing a small piece of Ingram to the riding disrupts established communities of interest in both Ingram and Valleyview. The riding should be maintained as is, and changes made to Whitehorse West, Copperbelt North and Copperbelt South to adjust the district sizes.
- Consider extending Copperbelt South as far to the North as possible, perhaps to McLean Lake Road. Leave Ingram in its entirety as part of Whitehorse West and adjust the boundary between Whitehorse West and Copperbelt North accordingly to fall within the 25% variance.

We feel that this submission, along with the many other compelling reasons you've heard from Yukoners at public hearings provided sufficient justification to allow the district of Vuntut Gwitchin to remain on its own, and to leave the number of rural Yukon seats at eight.

Recognizing the large number of electors in Whistlebend and the planned growth for that area, we believe that the addition of urban seats should be considered while maintaining the current number of rural seats.

We thank you for your consideration of this submission and hope that the final report will reflect a better balance of power between rural and urban Yukon and maintain Vuntut Gwitchin as its own district.

Kate White

A handwritten signature in blue ink that reads "Kate White". The signature is written in a cursive, flowing style.

MLA, Takhini-Kopper King

Leader, Yukon NDP



# Information Bulletin

## PLANNED PRESCRIBED FIRE ALDER CREEK – KLUANE NATIONAL PARK AND RESERVE

**HAINES JUNCTION, YUKON, September 5, 2024** – Parks Canada, in partnership with Champagne Aishihik First Nations and Kluane First Nation, is planning to conduct a prescribed fire in the Alder Creek area of Kluane National Park and Reserve (KNPR). If weather and environmental conditions allow, the prescribed fire will take place over one to three days between September 9 and 19, 2024.

While most of the park will remain open to visitors during prescribed fire operations, closures will be put in place for the following areas for short periods to ensure visitor and staff safety (see Map 1):

- Access to Mush Lake Road and Sí Män / Mush Lake and Tashäl Män / Bates Lake will not be possible.
- The Shorty Creek Trail and sections of the Cottonwood Trail will be closed.

Smoke and flames may be visible. There is a possibility that smoke may drift to areas adjacent to the park and neighbouring residents may experience some smoky conditions.

The safety of people, infrastructure and neighbouring lands is Parks Canada's top priority.

Prescribed fires are complex operations that require several years of preparation. Parks Canada wildland fire management specialists prepare a detailed prescribed fire plan and a project impact assessment before any work is done. Before and after a prescribed fire, monitoring is done to assess any possible impacts.

Prescribed fires are done only under specific conditions. Dedicated equipment and personnel will be onsite, ready to respond in the unlikely event of an escaped fire. There will be two helicopters, one for ignition and the other for containment, equipped with bucket water systems. Two initial attack crews, totaling eight personnel, will patrol the fire line and manage any spot fires. Additionally, there are multiple water pumps, hoses, and sprinklers positioned around the fire unit. Before initiating a prescribed fire, Parks Canada ensures all necessary personnel, equipment, and contingency resources are in place and operational.

Wildfire has long been part of the ecosystem in what is now KNPR, but has been largely absent since the park was established. Prescribed fire allows for targeted and safe reintroduction of fire as an important ecological process into ecosystems that would have historically relied on fire to help shape those landscapes. Fire helps recycle nutrients through the ecosystem, stimulate the regeneration of some plants and tree species, and support the creation of essential habitats for many species. Prescribed fire can also reduce the amount of vegetation in an area which can help to reduce the intensity and severity of potential wildfires.



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# *Information Bulletin*

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For up-to-date information about area or facility closures and other updates on the prescribed fire, please visit <https://parks.canada.ca/pn-np/yt/kluane/nature/feu-fire> and follow on Facebook at <https://www.facebook.com/ParksCanadaYukon/>

More information about Parks Canada's National Fire Management Program can be found at: <https://parks.canada.ca/nature/science/conservation/feu-fire>

-30-

## **Contacts:**

### **Information:**

Brendan Petrasek  
Public Outreach Education Officer  
Parks Canada  
867-634-5190  
[brendan.petrasek@pc.gc.ca](mailto:brendan.petrasek@pc.gc.ca)

### **Media:**

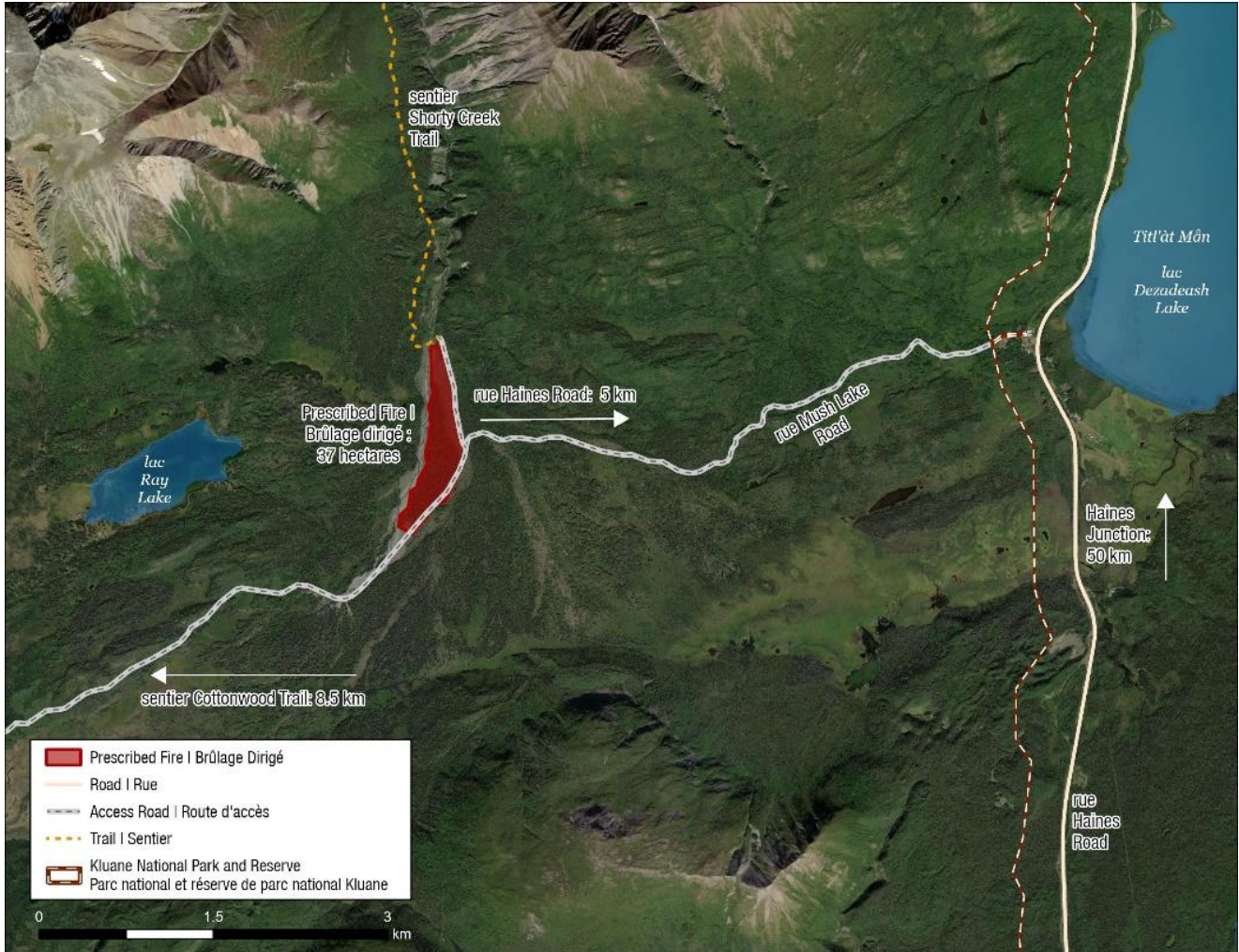
Kathy Burden  
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# Information Bulletin

Map. 1



Alder Creek prescribed fire unit in Kluane National Park and Reserve