


**Public Notice of Special Council Meeting
Yukon Municipal Act Section 214(1) & (2)**

Pursuant to Yukon Municipal Act Section 214(1) & (2), a Special Council Meeting is hereby called on Monday June 17, 2024. The meeting will take place in Council Chambers and will begin at 6:30 p.m.

**Village of Haines Junction
June 17, 2024**

Special Council Meeting 6:30 p.m.

This meeting will be held in Council Chambers.

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
- 6. Proclamations
- 7. Delegations
- 8. Public Hearings and Public Input Sessions
- 9. Old Business
 - a. Draft Zoning Bylaw -1st Reading - Public Hearing Report
 - b. Draft Zoning Bylaw -Draft Zoning Map Review
- 10. New Business
- 11. Bylaws – Reports, Readings and Adoption
- 12. Correspondence
- 13. Council Reports
- 14. Questions from the Public
- 15. Motion to Close Meeting to the Public
 - a. Housing Accelerator Fund, planning and contracting
- 16. Adjournment

The next Regular Council Meeting will take place at 7:00 p.m. on June 26, 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.*



Public Hearing Notes

Bylaw #411-21 2024 Zoning Bylaw

First Reading, June 12, 2024

Purpose of engagement:

The purpose of the June 12, 2024 Zoning Bylaw Public Engagement Session was to get feedback on the latest draft of the 2024 Zoning Bylaw that was presented for First Reading. This draft addresses comments shared at three recent public engagements plus an engagement session with the Committee of the Whole.

Comments were submitted in writing are appended to this report.

Summary of comments shared at the Public Meeting or submitted in writing:

- Change minimum house size to 256 sq. feet within Country Residential and Agriculture Residential
- The new way of measuring house size (from interior walls instead of exterior walls) effectively increases minimum house size and works against affordability
- Allow 100 poultry on Agriculture General and Agriculture Residential
- Change Agriculture Residential Zones to Agriculture General, as is done in the rest of the Yukon.
- Do not permit any subdivision of Agricultural land.
- Encourage appropriate agricultural fencing
- Allowing residences within Industrial areas, particularly near certain industrial operations, may result in conflicts.
- Scrap yards in industrial areas may de-motivate new industrial investments.
- Take steps to avoid further agriculture/industrial/commercial land grabs with limited accountability.
- Proposed rear-yard setbacks that differ for lots with an alley and those without, are unfair as some property owners will be able to benefit from zoning changes to allow a secondary dwelling whereas others will not.
- Draw down subdivision authorities from Yukon government.
- Facilitate a collaborative and solutions-oriented approach to addressing Short-Term Rentals (STRs) that engages all affected parties.
- Ensure there are more public engagement opportunities specifically devoted to STR
- There are differences in opinion on where STR's should be allowed – some feel it should be restricted to Tourist Commercial and Mixed Commercial. Others are supportive of allowing STR's in all zones. Restricting STR's in Area 1 was proposed as was only allowing STR's in primary residences.

Topic: Minimum House Size on Country Residential and Agriculture-Residential

- Great to see so many positive changes in this bylaw. In favour of over 90% of it. Would like to raise a disagreement with one aspect of the bylaw, and this is with the minimum house size on country residential and agriculture limited. There is a lot of concern in the community about affordable housing. House cost is very much tied to housing size. A difference of 400 square feet is equivalent to a building cost of \$160,000. In addition, it is more expensive to develop limited ag and country residential because they need septic systems (about \$50,000 in development costs). The Draft Bylaw, as written, effectively says that owners must spend \$200,000 more to live on country residential. This contributes to ghettoization.

Topic: Measurement of Minimum House Size

- The minimum house size has effectively increased because we are now measuring minimum size on the inside, instead of the outside, as done in the 1996 Zoning Bylaw. Today house walls are 18 inches thick. This works against affordable housing.

Topic: Livestock allowances on Agriculture-Residential

- Agriculture Residential -- increase permitted number of chickens – 25 is not enough. Also need to raise number of livestock. Request setting numbers in a regulation that is easier to amend. 25 is not enough to run an agriculture business. Want to promote agricultural businesses. Want to see bylaw also encourage appropriate agricultural fencing.

Topic: Short Term Rentals

- Question about R1, R2 and RC zones. Provision for short term rentals to only be on principle residence and be in receipt of a business license. Will there be another round of public hearings on this?
 - Language is meant to create a bit of a buffer while Village creates a short-term rental policy.
 - Many communities have a STR policy that is separate from the Zoning Bylaw.
 - This work is expected to take significant effort; this is a stopgap measure.
 - There will be more public hearings on this issue.
- Council clarified that this is a first reading. Council will receive a report prior to second reading and can create more opportunities for public comment if deemed necessary.

Topic: Protecting Agricultural Land

- Haines Junction is the only jurisdiction in the Yukon that has an Agricultural Limited (now referred to Agriculture Residential) zone. The intention of Limited Ag is to support agricultural activities in a smaller context, because the lots are

smaller. However, concerns were expressed that this zone is effectively a large country residential zone, as opposed to zone designated for agriculture. This impacts what can and cannot be done in these areas. Agriculture Residential has a minimum lot size of 9.9 acres (4 ha) vs. a minimum lot size of 14 acres (6 ha) for Agriculture General. The maximum lot size of Agriculture Residential is 6 hectares (14.8 acres); there is no maximum lot size for Agriculture General. The tax rate for Agriculture Residential is almost double what it is for Agriculture General, while what can be done on these lots is restricted. There would be a lot more agricultural opportunities if the land were zoned Agriculture General.

Topic: Subdivision of land within the Agriculture General zone

- Concerned about subdivisions. Presently, none of the lots within Bearberry can be subdivided—totally support this, as this helps to preserve agriculture land for agricultural use in the long term. Agriculture General has a minimum lot size of 14.8 acres (6 ha). This means that some of the large fields within the community, such as the Tait field could be subdivided. Concerned about the impact of this on the long-term preservation of agricultural land. Council should take over control of subdivisions from YG as it is much better if Village decides what can/can't be subdivided. Would like to see a moratorium on subdivision of land within agricultural zones.
 - CAO Question: If were to increase minimum lot size on Agriculture General zoning such that existing 5 properties could not be subdivided, would this alleviate concerns?
 - This is one way to do this, but not necessarily the right way. Suggest merging agriculture into one zone to simplify. This is the only jurisdiction with to agricultural zones. If we want to promote agricultural activity, need to ensure agricultural land remains agricultural. Need tax incentives – e.g. the tax break that is applied to ag general should be applied to ag limited. Desire is to protect land that has been developed for agriculture.
- There are 5 properties zoned Agriculture General in the community. Council suggests we talk to owners to get a sense of what their plans are for their properties.

STRs and Rental Suites in Agriculture Residential Zones

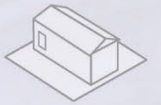
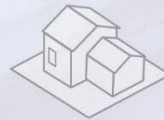
- In support of more latitude for developing rental income from properties. Having rental suites or additional residences, this is a good step – supportive of this on all properties, including in Agriculture Residential Zones. Drawback is that the more that you build, the more your assessed value for taxes (as is the case for everywhere else).

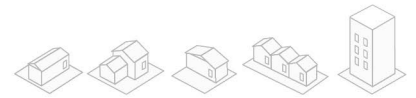
Village of Haines Junction

Zoning Bylaw

Post Hearing Draft
June 15, 2024

Bylaw No. ###





THE CORPORATION OF THE VILLAGE OF HAINES JUNCTION

ZONING BYLAW

A Bylaw to provide zoning for orderly, economic, social, and environmentally sensitive development in the Village of Haines Junction.

WHEREAS, the Village of Haines Junction has adopted an Official Community Plan pursuant to the Municipal Act, Chapter 119, R.S.Y.T., 2002;

WHEREAS, it is desirable and expedient to enact a zoning bylaw which is applicable to the Official Community Plan; and

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

Short Title

1. This Bylaw shall be cited as the Village of Haines Junction Zoning Bylaw.

Repeal of Existing Legislation

2. Bylaw # 104-96, as amended, is hereby repealed as of the date of commencement of this Bylaw.

Enactment

3. This Bylaw shall come into force and effect on the final passage thereof.

Read a first time on the ___ day of _____, 2024.

Read a second time on the ___ day of _____, 2024.

Read a third time and adopted on the ___ day of _____, 2024.

Bruce Tomlin, Mayor

David Fairbank, Chief Administrative Officer



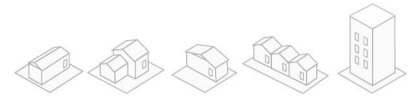


TABLE OF CONTENTS

PART 1 ADMINISTRATION

1.1	TITLE.....	1
1.2	PURPOSE OF THE BYLAW	1
1.3	ENABLING LEGISLATION.....	1
1.4	SEVERABILITY.....	1
1.5	APPLICATION OF REGULATIONS	1
1.6	COMPLIANCE WITH OTHER LEGISLATION.....	1
1.7	CONFORMITY.....	1
1.8	NON-CONFORMING BUILDINGS & USES.....	1
1.9	NON-CONFORMING LOT SIZES	2
1.10	DEVELOPMENT OFFICER	2
1.11	FEES, FORMS, AND RECORDS.....	3

PART 2 ZONES AND ZONE REGULATIONS

2.1	ZONING MAPS.....	4
2.2	ZONE BOUNDARIES.....	4
2.3	LIST OF ZONES.....	4
2.4	URBAN RESIDENTIAL ZONE (R-1)	5
2.5	MULTIPLE UNIT RESIDENTIAL ZONE (R-2)	7
2.6	COUNTRY RESIDENTIAL ZONE (RC)	8
2.7	TOURIST COMMERCIAL ZONE (CT)	10
2.8	MIXED COMMERCIAL ZONE (CM)	12
2.9	LIGHT (SERVICE) INDUSTRIAL ZONE (M-1)	14
2.10	PUBLIC USE COMMUNITY ZONE (PD)	17
2.11	AIRPORT ZONE (AP)	19
2.12	PARKS AND RECREATION COMMUNITY ZONE (PR)	20
2.13	AGRICULTURE RESIDENTIAL (AR)	21
2.14	AGRICULTURE GENERAL (AG)	23
2.15	GREENBELT COMMUNITY ZONE (GB)	24
2.16	OPEN SPACE ZONE (OS)	24
2.17	FUTURE DEVELOPMENT ZONE (FD)	25

PART 3 GENERAL PROVISIONS

3.1	USES PERMITTED IN ALL ZONES.....	26
3.2	TEMPORARY USES.....	26
3.3	SECONDARY SUITES	27
3.4	BED AND BREAKFASTS	27
3.5	SHORT TERM RENTAL ACCOMMODATIONS	27
3.6	HOME OFFICE	27
3.7	HOME BUSINESS	27
3.8	HOME INDUSTRY	28
3.9	BOARDING OR BREEDING FACILITY.....	29
3.10	ACCESSORY BUILDINGS, PRIVATE GARAGES AND GREENHOUSES.....	30
3.11	SHIPPING CONTAINERS.....	30
3.12	FENCES AND SCREENING OF OUTDOOR STORAGE AREAS.....	30
3.13	SOLID WASTE AND RECYCLING	30
3.14	HEIGHT EXCEPTIONS.....	31
3.15	YARDS AND ALLOWABLE ENCROACHMENT.....	31
3.16	VISIBILITY AT INTERSECTIONS.....	32
3.17	OFF- STREET PARKING SPACE REGULATIONS.....	32
3.18	PARKING AND MANEUVERING DESIGN	34
3.19	LOADING SPACE REGULATIONS	34
3.20	DRIVEWAY ACCESS.....	35
3.21	SIGNS	35



3.22	WATER, SANITARY SEWER FACILITIES, AND UTILITY SERVICES	36
3.23	FLOOD CONTROL, ENVIRONMENTAL PROTECTION AND AQUIFER PROTECTION	36
3.24	PARKS, GREENBELTS, AND ENVIRONMENTAL RESERVE.....	37
3.25	LIGHTING	37
3.26	SATELLITE DISHES, ANTENNAS, TELECOMMUNICATION FACILITIES AND UTILITY TOWERS	37
3.27	STORAGE OF MATERIALS	38
3.28	STORAGE FACILITIES FOR HAZARDOUS GOODS.....	38
3.29	TEMPORARY STRUCTURES.....	39
3.30	MOVING OF STRUCTURES.....	39
3.31	SUBDIVISION.....	39
3.32	LANDSCAPING.....	39
PART 4	<u>DEVELOPMENT PERMITS</u>	
4.1	DEVELOPMENT PERMIT REQUIRED	41
4.2	DEVELOPMENT PERMIT NOT REQUIRED	41
4.3	APPLICATION.....	42
4.4	DECISION.....	43
4.5	CONDITIONS	44
4.6	APPEALS.....	45
4.7	VARIANCES.....	45
4.8	DEVELOPMENT AGREEMENTS	46
PART 5	<u>AMENDMENT</u>	
5.1	PROCEDURE	47
PART 6	<u>ENFORCEMENT</u>	
6.1	GENERAL	48
6.2	OFFENCES	48
6.3	RIGHT OF ENTRY	48
6.4	NOTICES	48
6.5	REFUSAL, SUSPENSION OR REVOCATION OF PERMIT.....	49
6.6	OFFENCE TICKETS.....	49
6.7	REPORT TO COUNCIL	50
6.8	ORDERS.....	50
6.9	MUNICIPALITY REMEDYING CONTRAVENTION.....	50
6.10	PENALTIES.....	50
6.11	SCHEDULE OF FINES.....	51
PART 7	<u>DEFINITIONS</u>	
7.1	RULES OF INTERPRETATION.....	52
7.2	GENERAL DEFINITIONS.....	52

SCHEDULES:

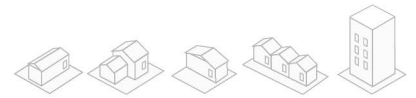
A – ZONING MAP

B – DEZADEASH RIVER AND PINE CREEK BUFFER



List of Amendments to the Village of Haines Junction Zoning Bylaw No. XXX				
Amendment Bylaw No.	Date of Adoption	Purpose and Description of Amendment	Text	Map





PART I ADMINISTRATION

I.1 TITLE

1.1.1 This bylaw is called “The Village of Haines Junction Zoning Bylaw” and includes Schedules A and B.

I.2 PURPOSE OF THE BYLAW

1.2.1 This bylaw provides the regulatory framework for orderly, economic, social, and environmentally responsible development within the Village of Haines Junction by:

- a) Implementing the goals and objectives of the Official Community Plan;
- b) Establishing land use zones and associated regulations to control the use, location, type, and level of development allowed to occur on a parcel of land within the Village of Haines Junction; and
- c) Setting out rules and procedures, information requirements, and processes to be followed to permit the consistent review and timely decision-making on an application to undertake a development, rezone a parcel, or file a development appeal.

I.3 ENABLING LEGISLATION

1.3.1 This bylaw has been passed in conformance with the *Municipal Act*, Chapter 154, R.S.Y.T., 2002.

I.4 SEVERABILITY

1.4.1 If any section, subsection, sentence, clause, or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed from the bylaw and such decision shall not affect the validity of the remaining portions of this bylaw.

I.5 APPLICATION OF REGULATIONS

1.5.1 Wherever the requirements of this bylaw are at variance with the requirements of other bylaws, regulations, statutes, deed restrictions or covenants, the more restrictive or that imposing the higher standard shall govern;

1.5.2 Where this bylaw sets out both general and specific regulations that could apply to a situation, the specific regulation shall apply.

I.6 COMPLIANCE WITH OTHER LEGISLATION

1.6.1 In addition to complying with this bylaw, a person applying for a development permit is responsible for ascertaining and complying with the requirements of any other applicable municipal, territorial, or federal legislation, without limiting the generality of the foregoing health, fire and building standards.

1.6.2 The issuance of a permit does not relieve the property owner from complying with any easement, covenant, lease, scheme, or development agreement that affects the development.

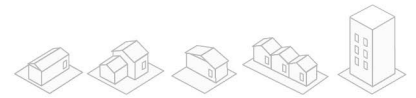
I.7 CONFORMITY

1.7.1 No land, building, or structure shall be used, and no development in the entire geographical area of the Village of Haines Junction is permitted for any purpose, except in conformity with this bylaw.

I.8 NON-CONFORMING BUILDINGS & USES

1.8.1 Non-conforming uses will be dealt with according to the provisions of the *Municipal Act*. A non-conforming use may be continued, but if that use is discontinued for twelve (12) months or more, any





subsequent use of the land or building shall conform to the provisions of the Official Community Plan and Zoning Bylaw then in effect.

- 1.8.2 A non-conforming building or structure may not be enlarged, added to or substantially altered except to increase its conformity.
- 1.8.3 Repairs, maintenance, decoration or installations that do not alter the size of the building or other structure or involve the rearrangement or replacement of structural supporting elements shall not be considered to be structural alterations and are permitted.
- 1.8.4 The lawful non-conforming use of a portion of the land, building or structure may be extended throughout the rest of the site, building or structure provided there are no structural alterations or construction of additional buildings and structures.
- 1.8.5 The non-conforming use of land or a building is not affected by a change of ownership, tenancy or occupancy of the land or building except as limited by the conditions set out in section 1.8.4.
- 1.8.6 If a non-conforming building or structure is destroyed by fire or damaged to an extent of 75% of the assessed value of the building, it may not be rebuilt or repaired except in conformity with the Official Community Plan and Zoning Bylaw then in effect.

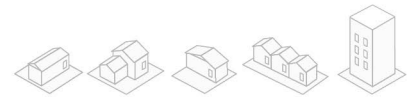
1.9 NON-CONFORMING LOT SIZES

- 1.9.1 Lots created before the approval of this bylaw that are less than the minimum dimensions, or more than the maximum dimensions, required of the zone they are in, shall be considered to be conforming lots for the purposes of this bylaw.
- 1.9.2 All lots that are shown on a registered plan prior to the passage of this bylaw which have an area less than the minimum lot size, or more than the maximum lot size, required for the zone in which they are situated, shall be allowed to develop the uses permitted in that particular zone provided that all other requirements of this bylaw are complied with. Rear and side yard setbacks may be reduced proportionately by the same percentage that the lot is less than the minimum for that zone.

1.10 DEVELOPMENT OFFICER

- 1.10.1 The position of Development Officer is established to administer this bylaw. One or more employees of the Village shall be appointed to fulfill the duties of this position.
- 1.10.2 The Development Officer shall receive completed applications for a development permit, an amendment to this bylaw, or a Certificate of Zoning Compliance.
- 1.10.3 The duties of the Development Officer include:
 - a) receiving, reviewing, and making recommendations to Council on any application to amend the text of this bylaw or Schedule A, the Zoning Map;
 - b) approving, rejecting, or approving development permits with conditions as the case may be, and issuing Certificates of Zoning Compliance;
 - c) referring an application to any federal or territorial department, the Champagne and Aishihik First Nation or any other agency or body deemed appropriate for advice and comment;
 - d) maintaining a current copy of this bylaw for inspection or purchase at a reasonable cost by the public during normal office hours;



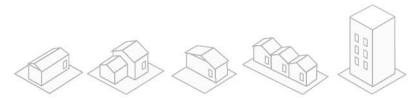


- e) maintaining a public register of all development permit and zoning amendment applications received, including the decisions made;
- f) exercising discretion in relaxing yard setbacks of up to 5% of the requirements of this bylaw, provided there will be no detrimental impact on adjacent properties or the neighbourhood and the density is not increased by virtue only of the variance; and
- g) performing such other duties as described or implied by this bylaw.

1.11 FEES, FORMS, AND RECORDS

- 1.11.1 Council shall periodically review and update by resolution a standard fee schedule for the application and administration of this bylaw.
- 1.11.2 Council shall adopt by resolution a standard set of forms to be used for the administration of this bylaw with such forms available in hard copy and electronic form.





PART 2 ZONES AND ZONE REGULATIONS

2.1 ZONING MAPS

2.1.1 The Village of Haines Junction is divided into land use zones and the boundaries of these zones are shown on the zoning map, attached as Schedule A, forming part of this bylaw.

2.2 ZONE BOUNDARIES

The boundaries on the zoning maps shall be interpreted as follows:

2.2.1 Where a zone boundary is shown as following a highway or road right-of-way or watercourse, the centre line of the right-of-way or watercourse shall be the zone boundary;

2.2.2 Where the zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zone boundary shall be determined by referencing topographic and scaling information from the zoning maps;

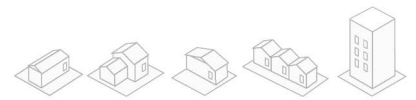
2.2.3 When any public roadway is closed, the roadway lands have the same zoning as the abutting land. Where different zones govern abutting lands, the centre of the roadway is the zone boundary unless the boundary is shown clearly following the edge of the roadway.

2.3 LIST OF ZONES

2.3.1 For the purpose of this Zoning Bylaw, the Village of Haines Junction is divided into the following zones:

- | | | |
|----|------------------------------|-----|
| a) | Urban Residential | R-1 |
| b) | Multiple Unit Residential | R-2 |
| c) | Country Residential | RC |
| d) | Tourist Commercial | CT |
| e) | Mixed Commercial | CM |
| f) | Light (Service) Industrial | M-1 |
| g) | Public Use Community | PD |
| h) | Airport | AP |
| i) | Parks & Recreation Community | PR |
| j) | Greenbelt Community | GB |
| k) | Open Space | OS |
| l) | Agriculture Residential | AR |
| m) | Agriculture General | AG |
| n) | Future Development | FD |





2.4 URBAN RESIDENTIAL ZONE (R-1)

2.4.1 Zone Intent:

- a) This zone is to provide for low and medium density residential development and residential related uses on smaller lots with municipal services i.e. water and sewer.

2.4.2 Permitted Uses

- a) Dwelling, Attached
- b) Parks / Playgrounds
- c) Single Family Dwellings
- d) Mobile Homes

2.4.3 Accessory Uses

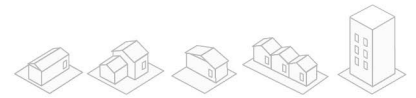
- a) Bed and Breakfasts
- b) Family Day-Homes
- c) Home Businesses
- d) Minor Agricultural Pursuits
- e) Secondary Suites
- f) Short Term Rental Accommodations

2.4.4 Regulations

- a) Minimum and Maximum Requirements:

Requirements		
Minimum Lot Size	Single	400.00 m ² (4,305.56 ft ²)
	Dwelling, Attached	300.00 m ² (3,229.17 Ft ²)
(when each unit is sited on its own titled property)		
Maximum Lot Size		750.00 m ² (8,072.93 ft ²)
Maximum Number of Dwelling Units	Lots 400 m ² or larger	Two
	Lots under 400 m ²	One
Maximum Site Coverage		50%
Minimum Size of Dwelling (GFA)		20.00 m ² (215.28 ft ²)
Dwelling	Height (max)	10.00 m (32.81 ft)
	Front Yard (min)	3.05 m (10 ft)
	Side Yard (min)	2.50 m (8.20 ft)
	Rear Yard (min)	1.52 m (5 ft)
	With abutting lot at rear	Rear Yard (min)
Accessory Building (without dwelling)	Height (max)	5.00 m (16.4 ft)
	Front Yard (min)	3.05 m (10 ft)
	Side Yard (min)	1.00 m (3.28 ft)
	Rear Yard (min)	1.00 m (3.28 ft)

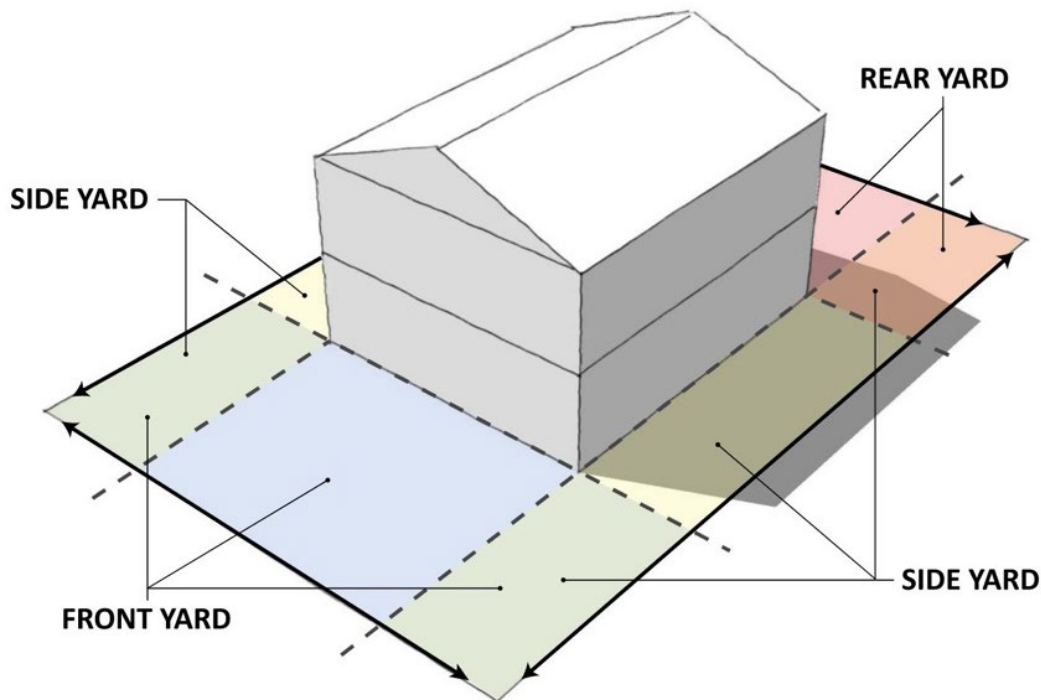


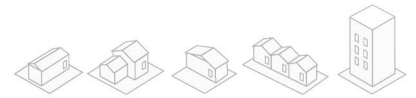


2.4.5 Other Regulations

- a) No accessory buildings or uses will be permitted until the first dwelling is under construction, unless approval is granted by the Development Officer.
- b) The principal residence of the operator of a Short-Term Rental Accommodation must be located on the same property.
- c) An operator of a Short-Term Rental Accommodation is exempted from Section 2.4.5 b) if the Village of Haines Junction has granted a valid Business Licence specifying permission to operate notwithstanding the principal residence requirement of Section 2.4.5 b).
- d) Every mobile home placed on a lot shall be identified by an attached Canadian Standards Association (C.S.A.) metal label stating that its construction meets C.S.A. standards.
- e) New placement of mobile homes on a lot is restricted to homes no older than ten years old.
- f) The underside of each mobile home shall be completely screened from view by the foundation, skirting or other means that is of a manufactured or similar type to harmonize with the unit within 30 days of placement on the lot.

Illustration of Yards





2.5 MULTIPLE UNIT RESIDENTIAL ZONE (R-2)

2.5.1 Zone Intent:

- a) This zone is to provide for medium to high-density residential development and residential related uses.

2.5.2 Permitted Uses

- a) Care Facilities, Group
- b) Care Facilities, Seniors
- c) Multiple Unit Housing

2.5.3 Accessory Uses

- a) Family Day-Homes
- b) Home Businesses
- c) Minor Agricultural Pursuits
- d) Parks / Playgrounds
- e) Short Term Rental Accommodations

2.5.4 Regulations

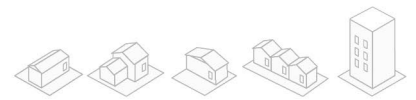
- a) Minimum and Maximum Requirements:

Requirements		
Minimum Lot Size		400.00 m ² (4,305.56 ft ²)
Minimum Density		25 Units per Hectare
Minimum Number of Dwelling Units		Three
Building with Dwelling	Height (max)	15.00 m (49.21 ft)
	Front Yard (min)	3.05 m (10 ft)
	Side Yard (min)	2.50 m (8.20 ft)
	Rear Yard (min)	1.52 m (5 ft)
Accessory Building	Height (max)	5.00 m (16.4 ft.)
	Front Yard (min)	3.05 m (10 ft)
	Side Yard (min)	1.00 m (3.28 ft)
	Rear Yard (min)	1.00 m (3.28 ft)

2.5.5 Other Regulations

- a) No accessory buildings or uses will be permitted until the principal building is under construction, unless approval is granted by the Development Officer.
- b) The principal residence of the operator of a Short Term Rental Accommodation must be located in the same dwelling.
- c) Adequate provision for the storage and removal of garbage.





2.6 COUNTRY RESIDENTIAL ZONE (RC)

2.6.1 Zone Intent:

- a) This zone is to provide for larger residential lots in a rural setting where the owner is responsible for sewage disposal and water supply.

2.6.2 Permitted Uses

- a) Duplexes
- b) Parks/Playgrounds
- c) Single Family Dwellings

2.6.3 Accessory Uses

- a) Bed and Breakfasts
- b) Family Day-Homes
- c) Home Businesses
- d) Home Industries
- e) Minor Agricultural Pursuits
- f) Secondary Suites
- g) Short Term Rental Accommodations

Minimum dwelling size reduced by further 5.00 m² to allow for wall thickness so now 22% less than existing bylaw.

Council to provide direction if First Dwelling size should be reduced to match the Urban Residential minimum size of 20.00 m² (215.28 ft²) so all zones same.

2.6.4 Regulations

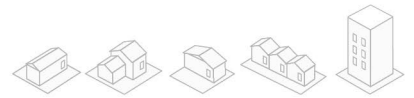
- a) Minimum and Maximum Requirements:

Requirements		
Minimum Lot Size		0.9 ha (2.22 acres)
Maximum Lot Size		1.9 ha (4.70 acres)
Maximum Number of Dwelling Units		Three
Minimum Size of Dwelling (GFA)	First dwelling	55.00 m ² (592.02 ft ²)
	Second & Third dwelling	20.00 m ² (215.28 ft ²)
Building with Dwelling	Height (max)	10.00 m (32.81 ft)
	Front Yard (min)	7.50 m (24.61 ft)
	Side Yard (min)	4.60 m (15.09 ft)
	Rear Yard (min)	7.50 m (24.61 ft)
Accessory Building	Height (max)	7.00 m (22.97 ft)
	Front Yard (min)	7.50 m (24.61 ft)
	Side Yard (min)	4.60 m (15.09 ft)
	Rear Yard (min)	7.50 m (24.61 ft)

2.6.5 Other Regulations

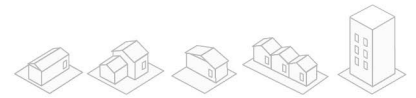
- a) No accessory buildings or uses will be permitted until the first dwelling is under construction, unless approval is granted by the Development Officer.





- b) The principal residence of the operator of a Short Term Rental Accommodation must be located on the same property.
- c) An operator of a Short-Term Rental Accommodation is exempted from Section 2.6.5 b) if the Village of Haines Junction has granted a valid Business Licence specifying permission to operate notwithstanding the principal residence requirement of Section 2.6.5 b).





2.7 TOURIST COMMERCIAL ZONE (CT)

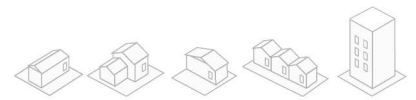
2.7.1 Zone Intent:

- a) This zone is to provide for a range of commercial uses that provide service to local industry and /or highway tourism and service needs. Mixed commercial and residential uses in this zone are permitted, though the area remains predominantly a service commercial zone.

2.7.2 Permitted Uses

- a) Agricultural Supply and Sales
- b) Animal Clinics/Hospitals
- c) Bake Shops
- d) Broadcasting and Recording
- e) Bus Terminals
- f) Car Washes
- g) Child Care Centres
- h) Commercial and Residential Mixed Uses
- i) Commercial Greenhouses
- j) Commercial Recreation
- k) Drive in or Drive-Thru Businesses
- l) General Contractor Services
- m) Licensed Premises pursuant to the Liquor Act
- n) Offices
- o) Overnight Accommodations
- p) Personal Service Establishments
- q) Places of Worship
- r) Public Buildings
- s) R.V. Campgrounds
- t) Restaurants
- u) Retail Stores
- v) Service Stations
- h) Short Term Rental Accommodations
- w) Utility Infrastructure
- x) Vehicle Sales, Rental and Services





2.7.3 Accessory Uses

- a) Bed and Breakfasts
- b) Home-Based Business
- c) Secondary Suites
- d) Single Family Dwellings
- e) Temporary Retail Sales
- f) Temporary Uses
- g) Outdoor Storage

2.7.4 Regulations

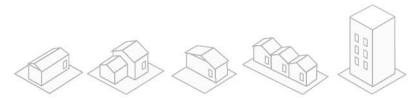
- a) Minimum and Maximum Requirements:

Requirements		
Minimum Lot Size		464.00 m ² (4,994.45 ft ²)
Minimum Size of Dwelling (GFA)		20.00 m ² (215.28 ft ²)
Maximum Size of Single Detached Dwelling (GFA)		100.00 m ² (1,076.39 ft ²)
Principal Building	Height (max)	15.00 m (49.21 ft)
	Front Yard (min)	None
	Side Yard (min)	2.50 m (8.20 ft)
	Rear Yard (min)	2.50 m (8.20 ft)
Accessory Building	Height (max)	10.00 m (32.81 ft)
	Front Yard (min)	None
	Side Yard (min)	2.50 m (8.20 ft)
	Rear Yard (min)	2.50 m (8.20 ft)

2.7.5 Other Regulations

- a) An accessory dwelling cannot be built or occupied until the principal commercial unit is complete or its use operational.
- b) One single family dwelling accessory to the principal use shall not exceed 40% of the gross floor area of the combined buildings on the lot.
- c) Notwithstanding 2.7.5 (b), if the applicant demonstrates, to the satisfaction of the Development Officer, that the principal commercial use is complete and operational without the requirement of a principal commercial or industrial building, the 40% gross floor area restriction of 2.7.5 (b) will not apply until such time as a principal commercial building is developed.
- d) If uses may be or become hazardous or injurious as regards health or safety or which adversely affect the amenities of the neighbourhood or interferes with or may interfere with normal enjoyment of any land, building or structure, these uses shall be screened from adjacent sites and roads, through the use of fences, berms, landscaping, or a combination therefore, to the satisfaction of the Development Officer.





2.8 MIXED COMMERCIAL ZONE (CM)

2.8.1 Zone Intent:

- a) This zone is to provide for a mixture of commercial and residential uses and to promote a vibrant commercial core.

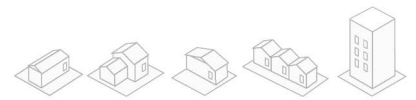
2.8.2 Permitted Uses

- a) Animal Clinics/Hospitals
- b) Bake Shops
- c) Broadcasting and Recording
- d) Child Care Centres
- e) Civic Uses
- f) Commercial Recreation
- g) Commercial and Residential Mixed Uses
- h) Licensed Premises pursuant to the Liquor Act
- i) Multiple Unit Housing
- j) Offices
- k) Overnight Accommodations
- l) Personal Service Establishments
- m) Public Buildings
- n) Parks / Playgrounds
- o) Restaurants
- p) Retail Stores
- i) Short Term Rental Accommodations

2.8.3 Accessory Uses

- a) Bed and Breakfasts
- b) Home-Based Businesses
- c) Secondary Suites
- d) Single Family Dwellings
- e) Temporary Retail Sales
- f) Temporary Uses
- g) Outdoor storage





2.8.4 Regulations

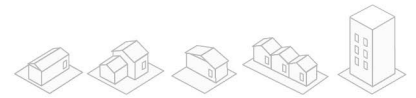
a) Minimum and Maximum Requirements:

Requirements		
Minimum Lot Size		464.00 m ² (4,994.45 ft ²)
Maximum Number of Dwelling Units		None
Minimum Size of Dwelling (GFA)		20.00 m ² (215.28 ft ²)
Maximum Size of Single Detached Dwelling (GFA)		100.00 m ² (1,076.39 ft ²)
Principal Building	Height (max)	15.00 m (49.21 ft)
	Front Yard (min)	None
	Side Yard (min)	2.50 m (8.20 ft)
	Rear Yard (min)	2.50 m (8.20 ft)
Accessory Building	Height (max)	10.00 m (32.81 ft)
	Front Yard (min)	None
	Side Yard (min)	2.50 m (8.20 ft)
	Rear Yard (min)	2.50 m (8.20 ft)

2.8.5 Other Regulations

- a) An accessory dwelling cannot be built or occupied until the principal commercial unit is complete or its use operational.
- b) One single family dwelling accessory to the principal use shall not exceed 40% of the gross floor area of the combined buildings on the lot.
- c) Notwithstanding 2.8.5 (b), if the applicant demonstrates, to the satisfaction of the Development Officer, that the principal commercial use is complete and operational without the requirement of a principal commercial or industrial building, the 40% gross floor area restriction of 2.8.5 (b) will not apply until such time as a principal commercial building is developed.
- d) If uses may be or become hazardous or injurious as regards health or safety or which adversely affect the amenities of the neighbourhood or interferes with or may interfere with normal enjoyment of any land, building or structure, these uses shall be screened from adjacent sites and roads, through the use of fences, berms, landscaping, or a combination therefore, to the satisfaction of the Development Officer.





2.9 LIGHT (SERVICE) INDUSTRIAL ZONE (M-1)

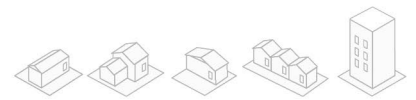
2.9.1 Zone Intent:

- a) This zone is to provide for the development of light industrial activities including manufacturing, storage, industrial services, and other commercial services. Permitted residential uses in this district are modest and secondary to the principal industrial use.

2.9.2 Permitted Uses

- a) Agricultural Supply and Sales
- b) Alcohol Productions
- c) Animal Clinics/Hospitals
- d) Animal Shelters
- e) Boarding or Breeding Facilities
- f) Broadcasting and Recording
- g) Car Washes
- h) Commercial Greenhouses
- i) Commercial Vehicle Sales, Rental and Services
- j) Equipment Sales, Service and Rentals
- k) General Contractor Services
- l) Hazardous Goods Storage
- m) Manufacturing, Light
- n) Offices
- o) Outdoor Storage
- p) Outdoor Storage, Truck
- q) Processing, Light
- r) Public Buildings
- s) R. V. Campgrounds
- t) Recycling Depots
- u) Retail Stores
- v) Service Stations
- w) Utility Infrastructure
- x) Vehicle Sales, Rental and Services
- y) Warehouse Facilities





2.9.3 Accessory Uses

- a) Restaurants
- b) Secondary Suites
- c) Shipping Containers
- d) Single Family Dwelling
- e) Temporary Retail Sales
- f) Temporary Uses

2.9.4 Regulations

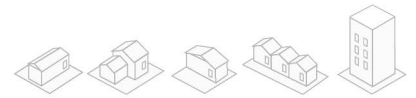
- a) Minimum and Maximum Requirements:

Requirements		
Minimum Lot Size		0.20 hectares (0.49 acres)
Maximum Number of Dwelling Units		One
Minimum Size of Dwelling (GFA)		20.00 m ² (215.28 ft ²)
Maximum Size of Dwelling (GFA)		100.00 m ² (1,076.39 ft ²)
Principal Building	Height (max)	15.00 m (49.21 ft)
	Front Yard (min)	4.60 m (15.09 ft)
	Side Yard (min)	4.60 m (15.09 ft)
	Rear Yard (min)	4.60 m (15.09 ft)
Accessory Building	Height (max)	10.00 m (32.81 ft)
	Front Yard (min)	2.50 m (8.20 ft)
	Side Yard (min)	2.50 m (8.20 ft)
	Rear Yard (min)	2.50 m (8.20 ft)

2.9.5 Other Regulations

- a) An accessory dwelling cannot be built or occupied until the principal industrial use is operational to the satisfaction of the Development Officer.
- b) One dwelling accessory to the principal use shall not exceed 40% of the gross floor area of the combined buildings on the lot.
- c) Notwithstanding 2.9.5 (b), if the applicant demonstrates, to the satisfaction of the Development Officer, that the principal industrial use is complete and operational without the requirement of a principal commercial or industrial building, the 40% gross floor area restriction of 2.9.5 (b) will not apply until such time as a principal industrial building is developed.
- d) Any other permitted accessory use, such as office, administrative, or retail operations shall not exceed 33% of the total floor area of the building(s) devoted to the principal use.
- e) Shipping containers shall not be stacked in any M-1 zone.
- f) A Site Plan will be required with the submission of a Development Permit application at the discretion of the Development Officer. This will indicate the landscape treatment, screening, and location of parking, loading outside operation / storage areas, waste / recycling receptacles,

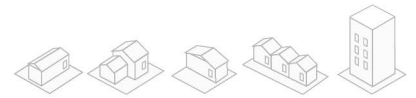




fencing, and accessory buildings. The Development Officer shall ensure that the locations of these facilities are accessible to service vehicles as necessary, and do not disrupt onsite circulation and are appropriately fenced or screened.

- g) Where a permitted development abuts a non-industrial use or land use district, the Development Officer may require mitigation of potential development impacts on adjacent land use, including but not limited to:
 - (i) Provision of noise attenuating walls;
 - (ii) Increased landscaping, including a landscaped buffer;
 - (iii) Relocation of parking areas, walkways, business entrances or other high activity areas from residential property lines;
 - (iv) Screening or relocating on-site lighting to avoid spillage onto residential sites;
 - (v) Restricting the location of outdoor speakers;
 - (vi) Changing the proposed structure to mitigate noise, light, or glare impacts.
- h) A Solid Waste Management Plan may be required with the submission of a Development Permit application at the discretion of the Development Officer, which will depend on the use and nature of the proposed facility.
- i) A Water Demand Estimation report may be required with the submission of a Development Permit application at the discretion of the Development Officer, which will depend on the proposed operations to occur at the proposed facility.
- j) A Stormwater Management Plan may be required with the submission of a Development Permit application at the discretion of the Development Officer, which will depend on an assessment of the proposed water, sanitary, and storm servicing.
- k) An environmental impact statement may be required with the submission of a Development Permit application at the discretion of the Development Officer for any use or development that may result in significant noise, air, or water emissions or create a fire or explosive hazard that would extend beyond the permitter of the site.
- l) A description of the type and nature of business operations will be required upon application of a Development Permit. Factoring in the location of the site, adjacent uses, related traffic operations (deliveries, pickups, etc.) and impacts of business operations, the Development Officer may place restrictions on hours of operation of the proposed facility.





2.10 PUBLIC USE COMMUNITY ZONE (PD)

2.10.1 Zone Intent:

- a) This zone is to provide for the development of institutional, educational, community service, and recreational uses and facilities.

2.10.2 Permitted Uses

- a) Assembly
- b) Landfill and Lagoon
- c) Band Stands
- d) Care Facilities, Clinic
- e) Care Facilities, Group
- f) Care Facilities, Medical
- g) Care Facilities, Seniors
- h) Cemeteries and Funeral Services
- i) Childcare Centres
- j) Education Facilities
- k) Maintenance Facilities
- l) Parks/Playgrounds
- m) Places of Worship
- n) Private Clubs and Lodges
- o) Public Buildings
- p) Utility Infrastructure
- q) Aviation-Restricted
- r) Civic Uses

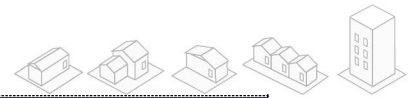
2.10.3 Accessory Uses

- a) Restaurants
- b) Secondary Suites
- c) Single Family Dwelling
- d) Temporary Sales
- e) Temporary Uses

2.10.4 Regulations

- a) Minimum and Maximum Requirements:



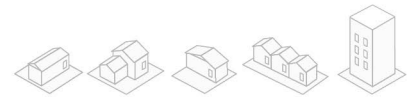


Requirements		
Minimum Lot Size		464.00 m ² (4,994.45 ft ²)
Principal Building	Height (max)	15.00 m (49.21 ft)
	Front Yard (min)	None
	Side Yard (min)	2.50 m (8.20 ft)
	Rear Yard (min)	2.50 m (8.20 ft)
Accessory Building	Height (max)	10.00 m (32.81 ft)
	Front Yard (min)	None
	Side Yard (min)	2.50 m (8.20 ft)
	Rear Yard (min)	2.50 m (8.20 ft)

2.10.5 Other Regulations

- a) One single family dwelling accessory to the principal use shall not exceed 40% of the gross floor area of the combined buildings on the lot.
- b) No accessory buildings or uses will be permitted until the principal unit is under construction.
- c) Where the site abuts a residential zone, the property shall be fenced and/or screened with landscaping to the satisfaction of the Development Officer having regard to the nature of the use, the potential impacts on the use on the normal use and enjoyment of the neighbouring properties and security.





2.11 AIRPORT ZONE (AP)

2.11.1 Zone Intent:

- a) This zone is to provide for development of Airports and Aviation related facilities.

2.11.2 Permitted Uses

- a) Aviation
- b) Aviation-Restricted
- c) Bulk Fuel Storage
- d) Maintenance Facilities
- e) Offices
- f) Public Buildings
- g) Utility Infrastructure
- h) Other compatible uses as deemed by the Development Officer

2.11.3 Accessory Uses

- a) Temporary Uses

2.11.4 Regulations

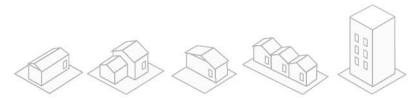
- a) Minimum and Maximum Requirements:

Requirements		
Minimum Lot Size		464.00 m ² (4,994.45 ft ²)
Any Building	Height (max)	20.00 m (65.62 ft)
	Front Yard (min)	None
	Side Yard (min)	None
	Rear Yard (min)	None

2.11.5 Other Regulations

- a) All uses within the Airport Zone shall be aviation related or intended to service airport uses.
- b) All uses in the Airport Zone shall comply with the Federal Ministry of Transport Aeronautics Act and any other relevant federal and provincial regulations.
- c) All development applications for land abutting the Airport Zone shall be referred to the Government of Yukon and other applicable agencies for comment.





2.12 PARKS AND RECREATION COMMUNITY ZONE (PR)

2.12.1 Zone Intent:

- a) This zone is to provide for the development of active and passive recreational areas.

2.12.2 Permitted Uses

- a) Band Stands
- b) Cemeteries and Funeral Services
- c) Fairgrounds
- d) Golf Courses
- e) Greenbelts
- f) Minor Agricultural Pursuits
- g) Outdoor Amphitheatre
- h) Parks/Playgrounds
- i) Public Buildings

2.12.3 Accessory Uses

- a) Temporary Sales
- b) Temporary Uses

2.12.4 Regulations

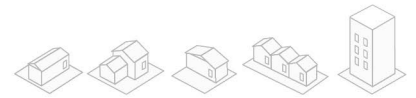
- a) Minimum and Maximum Requirements:

Requirements		
Principal Building	Height (max)	15.00 m (49.21 ft)
	Front Yard (min)	3.00 m (9.84 ft)
	Side Yard (min)	3.00 m (9.84 ft)
	Rear Yard (min)	3.00 m (9.84 ft)
Accessory Building	Height (max)	15.00 m (49.21 ft)
	Front Yard (min)	1.00 m (3.28 ft)
	Side Yard (min)	1.00 m (3.28 ft)
	Rear Yard (min)	1.00 m (3.28 ft)

2.12.5 Other Regulations

- a) Consideration will be given to public safety and wildlife prior to any development.
- b) All parcel and development regulations shall be at the discretion of the Development Officer.





2.13 AGRICULTURE RESIDENTIAL (AR)

2.13.1 Zone Intent:

- a) This zone is to provide for a limited range of agricultural pursuits in a residential setting.

2.13.2 Permitted Uses

- a) Agricultural Supply and Sales
- b) Animal Clinics/Hospitals
- c) Apiary
- d) Boarding or Breeding Facilities
- e) Child Care Centres
- f) Farms
- g) Farm Sales of Agricultural Products Produced on the Lot
- h) Gardens
- i) Greenhouses
- j) Horticulture
- k) Keeping of Domestic Livestock up to the Regulated Maximum
- l) Landscaping Operations
- m) Nurseries
- n) Parks/Playgrounds
- o) Private Riding Facilities and Stables
- p) Rodeo Facilities
- q) Single Family Dwelling

2.13.3 Accessory Uses

- a) Bed and Breakfasts
- b) Family Day-Homes
- c) Home Businesses
- d) Home Industries
- e) Secondary Suites
- j) Short Term Rental Accommodations
- f) Temporary Uses



Minimum dwelling size reduced by further 5.00 m² to allow for wall thickness so now 22% less than existing bylaw.

Council to provide direction if First Dwelling size should be reduced to match the Urban Residential minimum size of 20.00 m² (215.28 ft²) so all zones same.

2.13.4 Regulations

a) Minimum and Maximum Requirements:

Requirements		
Minimum Lot Size		4.00 hectares (9.88 acres)
Maximum Lot Size		6.00 hectares (14.83 acres)
Maximum Number of Dwelling Units		Three
Minimum Size of Dwelling (GFA)	First dwelling	55.00 m ² (592.02 ft ²)
	Second & Third dwelling	20.00 m ² (215.28 ft ²)
All Buildings	Height (max)	15.00 m (49.21 ft)
	Front Yard (min)	15.00 m (49.21 ft)
	Side Yard (min)	15.00 m (49.21 ft)
	Rear Yard (min)	15.00 m (49.21 ft)

2.13.5 Other Regulations

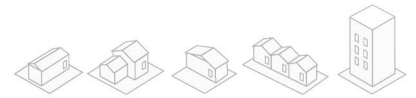
- a) The principal residence of the operator of a Short-Term Rental Accommodation must be located on the same property.
- b) An operator of a Short-Term Rental Accommodation is exempted from Section 2.13.5 d) if the Village of Haines Junction has granted a valid Business Licence specifying permission to operate notwithstanding the principal residence requirement of Section 2.13.5 d).
- c) The maximum combined number of domestic livestock is 6.
- d) The maximum combined number of domestic animals, including horses but excluding dogs, is 6.
- e) The maximum number of pigs is 12.
- f) The maximum number of poultry (including chickens, turkeys, quails, ducks, geese etc.) is 100
- g) Appropriate fencing shall be in place on all properties for any livestock, animals, horses, poultry, pigs, etc. and shall include overhead fencing when necessary.
- h) The nature of agricultural use and intensity of development may be restricted if, in the option of the Development Officer, the use would:
 - (vii) attract migratory birds or potentially create human/wildlife conflicts, and
 - (viii) potentially create noise, odour, traffic, dust or related conflicts that would interfere with the use and enjoyment of neighbouring properties in the same or adjacent land zones.

The animal numbers in c) to f) now match the existing Agriculture Limited.

Public Hearing draft was only 12 combined total for c), d) and e)

Public Hearing draft for poultry was only 25.





2.14 AGRICULTURE GENERAL (AG)

2.14.1 Zone Intent:

- a) This zone is to provide for a full range of agricultural pursuits.

2.14.2 Permitted Uses

- a) Agricultural Supply and Sales
- b) Apiary
- c) Boarding or Breeding Facilities
- d) Farms
- e) Farm Sales of Agricultural Products Produced on the Lot
- f) Gardens
- g) Greenhouses
- h) Horticulture
- i) Keeping and Grazing of Domestic Livestock
- j) Nurseries
- k) Private Riding Facilities and Stables

2.14.3 Accessory Uses

- a) Secondary Suites
- b) Single Family Dwelling
- c) Temporary Uses

2.14.4 Regulations

- b) Minimum and Maximum Requirements:

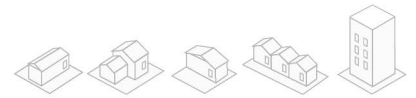
Minimum lot size increased from 6.00 ha to 40.00 ha as interim measure to prevent subdivision given that Village does not have subdivision authority.

Requirements		
Minimum Lot Size		40.00 hectares (98.84 acres)
Maximum Number of Dwelling Units		Three
All Buildings	Height (max)	15.00 m (49.21 ft)
	Front Yard (min)	15.00 m (49.21 ft)
	Side Yard (min)	15.00 m (49.21 ft)
	Rear Yard (min)	15.00 m (49.21 ft)

2.14.5 Other Regulations

- i) Appropriate fencing shall be in place on all properties for any livestock, animals, horses, poultry, pigs, etc. and shall include overhead fencing when necessary.
- j) The nature of agricultural use and intensity of development may be restricted if, in the opinion of the Development Officer, the use would potentially create human/wildlife conflicts.





2.15 GREENBELT COMMUNITY ZONE (GB)

2.15.1 Zone Intent:

- a) This zone is to protect environmentally sensitive areas and/or lands that is not suitable for development, while providing access to the public in a manner that programs and preserves the land in its natural state.

2.15.2 Permitted Uses

- a) Greenbelts
- b) Parks

2.15.3 Accessory Uses

- a) None

2.15.4 Regulations

- a) All parcel and development regulations shall be at the discretion of the Development Officer and shall proceed in a manner to minimize impacts on the natural environment.
- b) Consideration will be given to public safety and wildlife prior to any development.
- c) In addition to the regulations listed above, other general regulations in this Bylaw may also apply.

2.16 OPEN SPACE ZONE (OS)

2.16.1 Zone Intent:

- a) This zone contains land which for which no use has been allocated. No use is permitted until an appropriate use has been determined and allocated by bylaw.

2.16.2 Permitted Uses

- a) None

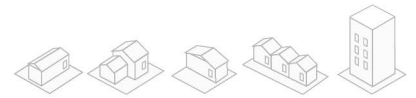
2.16.3 Accessory Uses

- a) None

2.16.4 Regulations

- a) All parcel and development regulations shall be at the discretion of the Development Officer.
- b) Consideration will be given to public safety and wildlife prior to any development.
- c) Any building, structure, and/or infrastructure on-site shall be temporary to ensure the proposed development does not limit future planning and orderly development of lands.
- d) The Development Officer may impose such temporal and use conditions as necessary to ensure the proposed development does not limit future planning and orderly development.





2.17 FUTURE DEVELOPMENT ZONE (FD)

2.17.1 Zone Intent:

- a) This zone is to protect land in a generally undeveloped and natural state until such time as comprehensive planning has occurred to determine appropriate zoning.

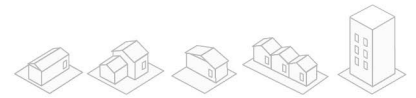
2.17.2 Permitted Uses

- a) Farms
- b) Farm Sales
- c) Horticulture
- d) Minor Agricultural Pursuits
- e) Parks
- f) Temporary Uses

2.17.3 Regulations

- a) All parcel and development regulations shall be at the discretion of the Development Officer.
- b) Consideration will be given to public safety and wildlife prior to any development.
- c) Any building, structure, and/or infrastructure on-site shall be temporary to ensure the proposed development does not limit future planning and orderly development of lands.
- d) The Development Officer may impose such temporal and use conditions as necessary to ensure the proposed development does not limit future planning and orderly development.
- e) The Development Officer may require the applicant to enter into a Development Agreement for any proposed use within this zone to limit encumbrances to the future planning and orderly development of lands.





PART 3 GENERAL PROVISIONS

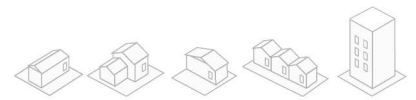
3.1 USES PERMITTED IN ALL ZONES

- 3.1.1 The following uses shall be permitted in any zone providing they conform to the regulations of this bylaw:
- a) Public Utility services and underground or submarine utility systems, the installations of which may be sited on any portion of a lot.
 - b) Public parks and playgrounds.
 - c) Trails and active transportation routes.
 - d) Accessory buildings and structures.
 - e) Domestic gardens and greenhouses.
 - f) Signs, when confirming with the requirements outlined in Subsection 3.20.
 - g) Home office in any permitted dwelling unit.
 - h) Solar energy systems as an accessory use, except in the Open Space (OS) zone and Community Green Belt (GB) zone.
 - i) Required minimum parking areas.

3.2 TEMPORARY USES

- 3.2.1 A temporary use, other than a temporary residence, may be authorized where it is in the public interest to do so and:
- a) It conforms to the regulations of this bylaw;
 - b) It is seasonal or temporary in nature and provides a service in the public interest;
 - c) It is an interim land use with a defined lifespan of less than one year;
 - d) Impacts associated with the proposed use will be mitigated; and
 - e) The site will be restored suitable to an intended future use.
- 3.2.2 A mobile home, recreation vehicle, or temporary structure is permitted as a temporary residence in all residential zones providing that:
- a) A building permit has been issued for a dwelling;
 - b) Adequate provision for water supply, wastewater treatment, utilities, solid waste and recycling has been made, to the satisfaction of the Development Officer.
 - c) The term of the temporary residence does not exceed 24 months; and
 - d) The temporary residency shall cease within 30 days of the first residential occupancy of the dwelling on-site.
- 3.2.3 An extension of the temporary residence may be considered by if the dwelling construction has been proceeding with a reasonable diligence during the term of the stay.





3.3 SECONDARY SUITES

3.3.1 A secondary suite, where permitted, shall be treated as an accessory use in the zone in which it is located.

3.4 BED AND BREAKFASTS

3.4.1 A Bed and Breakfast, when permitted in any zone, shall be subject to the following regulations:

- a) The principal residence of the operator must be located in the same dwelling.
- b) The Bed and Breakfast shall not change the principal residential character or external appearance of the property involved.

3.5 SHORT TERM RENTAL ACCOMMODATIONS

3.5.1 A Short Term Rental Accommodation, when permitted in a residential zone, shall be subject to the following regulations:

- a) The principal residence of the operator must be located on the property.
- b) An operator of a Short-Term Rental Accommodation is exempted from Section 3.5.1 if the Village of Haines Junction has granted a valid Business Licence specifying permission to operate notwithstanding the principal residence requirement of Section 3.5.1.
- c) The Short Term Rental shall not change the principal residential character or external appearance of the property involved.

3.6 HOME OFFICE

3.6.1 A home office, when permitted in any zone, shall be subject to the following regulations:

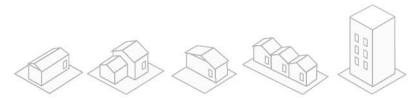
- a) Only residents living on the property may work in the home office.
- b) The home office shall not change the residential character of the site and there shall be no change in the outside appearance of the dwelling unit or accessory building.
- c) There shall be no audible, visible or other evidence of the conduct of a home office.
- d) There shall be no business-related visits on-site, or additional parking needs generated.

3.7 HOME BUSINESS

3.7.1 A home business, when permitted in any zone, shall be subject to the following regulations:

- a) Only residents living on the property and up to two other persons who are not residents may work in the home business on the property. Additional employees may work off site.
- b) The use of a property for a home business shall be incidental and subordinate to its use for residential purposes and shall have no visible change in the outside appearance of the dwelling unit or accessory building, other than one sign.
- c) There shall be no more than 8 business-related visits on-site per day.
- d) The home business shall not
 - i) Change the residential character of the site;
 - ii) Create visual, audible or other interference off the property;





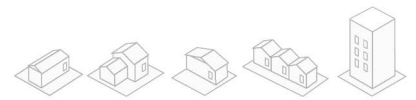
- (ix) Use or store equipment which creates noise, vibration, smoke, dust, odour, glare, fumes, electrical interference, litter, and/or other factors that cause a nuisance to adjacent residents;
 - iii) Store or keep goods, materials or commodities other than in the dwelling and/or in an accessory building, except in the AL and RC zones;
 - iv) Park or maintain a commercial vehicle of a capacity of more than 5,000 kg on the property, except in the AL and RC zones;
 - v) Operate between the hours of 8:00 pm to 8:00 am
- e) Retail sales shall not be permitted in a home business except for:
- (i) Sales where the customer does not enter the premises;
 - (ii) Products incidental to a service being provided; and
 - (iii) Products produced on the site.
- f) Any need for parking generated by the conduct of a home business shall be met on-site.

3.8 HOME INDUSTRY

3.8.1 A home industry, when permitted in any zone, shall be subject to the following regulations:

- a) Only residents living on the property and up to four other persons who are not residents may work in the home industry on the property. Additional employees may work off site.
- b) The use of a property for a home industry shall be incidental and subordinate to its use for residential purposes and shall have no visible change in the outside appearance of the dwelling unit or accessory building, other than one sign.
- c) There shall be no more than 16 business-related visits on-site per day.
- d) The home industry shall not
 - (i) Change the residential character of the site;
 - (ii) Create visual, audible or other interference off the property;
 - (iii) Use or store equipment which creates noise, vibration, smoke, dust, odour, glare, fumes, electrical interference, litter, and/or other factors that cause a nuisance to adjacent residents;
 - (iv) Salvage or store derelict vehicles and equipment, used building materials, products, and/or similar discarded materials; or
 - (v) Operate between the hours of 8:00 pm to 8:00 am
- e) Only goods and materials directly related to the home industry may be stored on-site, and shall be:
 - (i) Essential to the operation of the home industry;
 - (ii) In a volume consistent with the residential character of the property;
 - (iii) Stored in a safe and organized manner so as not to pose any hazard or nuisance to the surrounding area; and



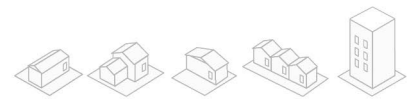


- (iv) Screened from view from adjacent properties, if stored outside.
- f) Retail sales shall not be permitted in a home industry except for:
 - (i) Sales where the customer does not enter the premises;
 - (ii) Products incidental to a service being provided; and
 - (iii) Products produced on the site.
- g) Any need for parking generated by the conduct of a home industry shall be met on-site.

3.9 BOARDING OR BREEDING FACILITY

- 3.9.1 The Development Officer may, when issuing a development permit, determine the maximum number of animals that may be kept at any one time by the operator. In determining the maximum number of animals, the Development Officer shall take into account:
 - a) the size of the property;
 - b) the use of adjacent properties;
 - c) the setback distances to any property line or residential dwelling on an adjacent property; and
 - d) noise attenuation measures.
- 3.9.2 In determining the number of animals, animals less than 6 months of age shall not normally be included.
- 3.9.3 The setback distances specified in the district in which a boarding or breeding facility is located shall apply to all structures or facilities used in the boarding operation, regardless of size or function of the structure or facility. The Development Officer may vary the required setback distance if deemed necessary.
- 3.9.4 No buildings, pens, rooms, exercise runs or holding stalls used to accommodate the animals shall be allowed within 300.00 m (984.25 ft) of an existing dwelling located on an adjacent lot.
- 3.9.5 The Development Officer may require visual screening of the facility, which may include fencing, landscaping and berming.
- 3.9.6 Pens, rooms, exercise runs, and holding stalls shall be adequately soundproofed, if deemed necessary by the Development Officer who shall base their decision on the recommendations of a noise study, the number of animals to be kept at the facility, the proximity of the facility to other uses or other facilities, and the possibility that noise from the facility may adversely affect the amenities of the area.
- 3.9.7 The Development Officer may require animals to be kept indoors between the hours of 8:00 p.m. to 8:00 a.m., except when on leashed walks.
- 3.9.8 Where boarding or breeding facilities are to be located near known wildlife corridors or habitat areas, there shall be strict measures incorporated into the design of the development and operating procedures to ensure that the animals are securely restrained at all times.
- 3.9.9 Boarding and breeding facilities shall be operated in accordance with Yukon health regulations and, in particular, faeces and similar wastes shall be disposed of in a manner acceptable to the public health authority. In no case shall such waste be disposed of in the municipal waste collection system without the written consent of the municipality.





3.9.10 A development permit issued for a boarding or breeding facility may be issued for a period up to 5 years and is subject to immediate revocation if the boarding or breeding facility is not developed or operated in accordance with the conditions of approval or if the boarding or breeding facility is deemed by the Development Officer to be having an adverse effect on the amenities of the area or nearby properties.

3.10 ACCESSORY BUILDINGS, PRIVATE GARAGES AND GREENHOUSES

- 3.10.1 Accessory uses and accessory buildings or structures are permitted in all zones where a permit has been issued for a principal use.
- 3.10.2 Unless otherwise specified in this bylaw, accessory buildings and structures are not permitted on any parcel unless the principal use is active and/or the principal building has already been erected or will be erected simultaneously.
- 3.10.3 A private garage or carport attached to and forming part of a principal building or structure shall be considered to be part of the principal building or structure.
- 3.10.4 A greenhouse larger than 10.00 m² (107.64 ft²) GFA is considered an accessory building.

3.11 SHIPPING CONTAINERS

- 3.11.1 All Shipping Containers are considered an accessory building and shall meet the minimum required setbacks for accessory buildings.
- 3.11.2 Shipping Containers shall not be placed on a lot or parcel in a manner that the containers exceed the maximum height restriction specified in the zoning regulations.
- 3.11.3 Shipping containers used for storage shall be vented to lessen the risk of combustion.
- 3.11.4 Shipping containers shall be placed in a manner that the doors are facing away from all residences.

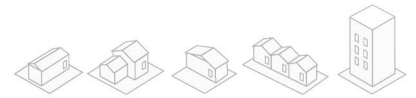
3.12 FENCES AND SCREENING OF OUTDOOR STORAGE AREAS

- 3.12.1 In all zones, fences are permitted in front, rear or side yards.
- 3.12.2 In any residential zone, a fence must:
 - a) Not exceed a height of 1.22 m (4.00 ft) in any required front yard; and
 - b) Not exceed a height of 1.83 m (6.00 ft) in any side or rear yard.
- 3.12.3 In any commercial or industrial zone, all fencing and screening above 2.5 m (8.20 ft) in height shall be at the discretion of the Development Officer.
- 3.12.4 In any non-industrial zone, uses which involve the outdoor storage of goods, machinery, vehicles, building materials, equipment, waste materials, and other similar objects, shall be screened from adjacent sites and roads, through the use of fences, berms, landscaping, or a combination therefore, to the satisfaction of the Development Officer.
- 3.12.5 To increase the chance of survival, landscaping for screening purposes shall be at least 1.8 m (5.91 ft) high at planting and trees shall be placed at regular intervals.

3.13 SOLID WASTE AND RECYCLING

- 3.13.1 Solid waste and recycling management facilities which are suitable for the intended land use may be required by the Development Officer and shall be:





- a) Stored in animal proof and weatherproof containers that prevent the spread of waste materials;
- b) Screened from adjacent sites and public roads in an aesthetically pleasing manner at the discretion of the Development Officer; and
- c) Designed and placed in a location that is easily accessible for waste disposal and pickup.

3.13.2 Where any proposed development requires collective waste disposal facilities, the location, manner of storage and screening shall be indicated on the site plan submitted with the development permit application.

3.13.3 Collective waste disposal facilities are not permitted within the front or side yard setbacks.

3.14 HEIGHT EXCEPTIONS

3.14.1 The maximum height regulations of this bylaw do not apply to the following:

- a) Chimney stacks
- b) Elevator housings
- c) Flagpoles
- d) Parapet walls
- e) Roof stairway entrances
- f) Skylights
- g) Steeples
- h) HVAC equipment
- i) Any other items deemed by the Development Officer to be of a similar nature to those noted above.

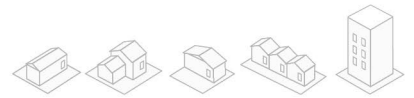
3.15 YARDS AND ALLOWABLE ENCROACHMENT

3.15.1 No development shall be permitted in any yard other than the erection of a gate, fence, wall, or other means of enclosure referred to in Subsection 3.12.

3.15.2 In all zones, the allowable encroachments are permitted as follows:

- a) Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, steps, door canopies, or other similar features, may encroach up to 0.61 m (2.00 ft) into front, side, and rear yards.
- b) Encroachments of steps, eaves, canopies, or decorative overhangs are permitted up to 0.61 m (2.00ft) into front, side, and rear yards.
- c) Encroachments of steps, ramps, or boardwalks, at the discretion of the Development Officer, when required for safe access to a permitted primary or accessory structure due to parcel grade.
- d) Encroachments of uncovered patios or decks up to 0.61 m (2.00 ft) in maximum height from grade, are permitted up to 0.91 m (3.00 ft) into front, side, and rear yards.
- e) Wheelchair ramps are permitted to encroach into any required yard setback, at the discretion of the Development Officer, provided that the ramp:





- (i) Does not impede fire access to or around the building; and
- (ii) Is complimentary to and well-integrated into the existing building.

3.16 VISIBILITY AT INTERSECTIONS

3.16.1 No landscaping, screening, building, or structure shall be planted or erected at a height greater than 0.91 m (3.00 ft) above the established grade within the shaded space, as illustrated in Figure 1. This shaded space spans 6.10 m (20.00 ft) in either direction from the corner of a parcel.

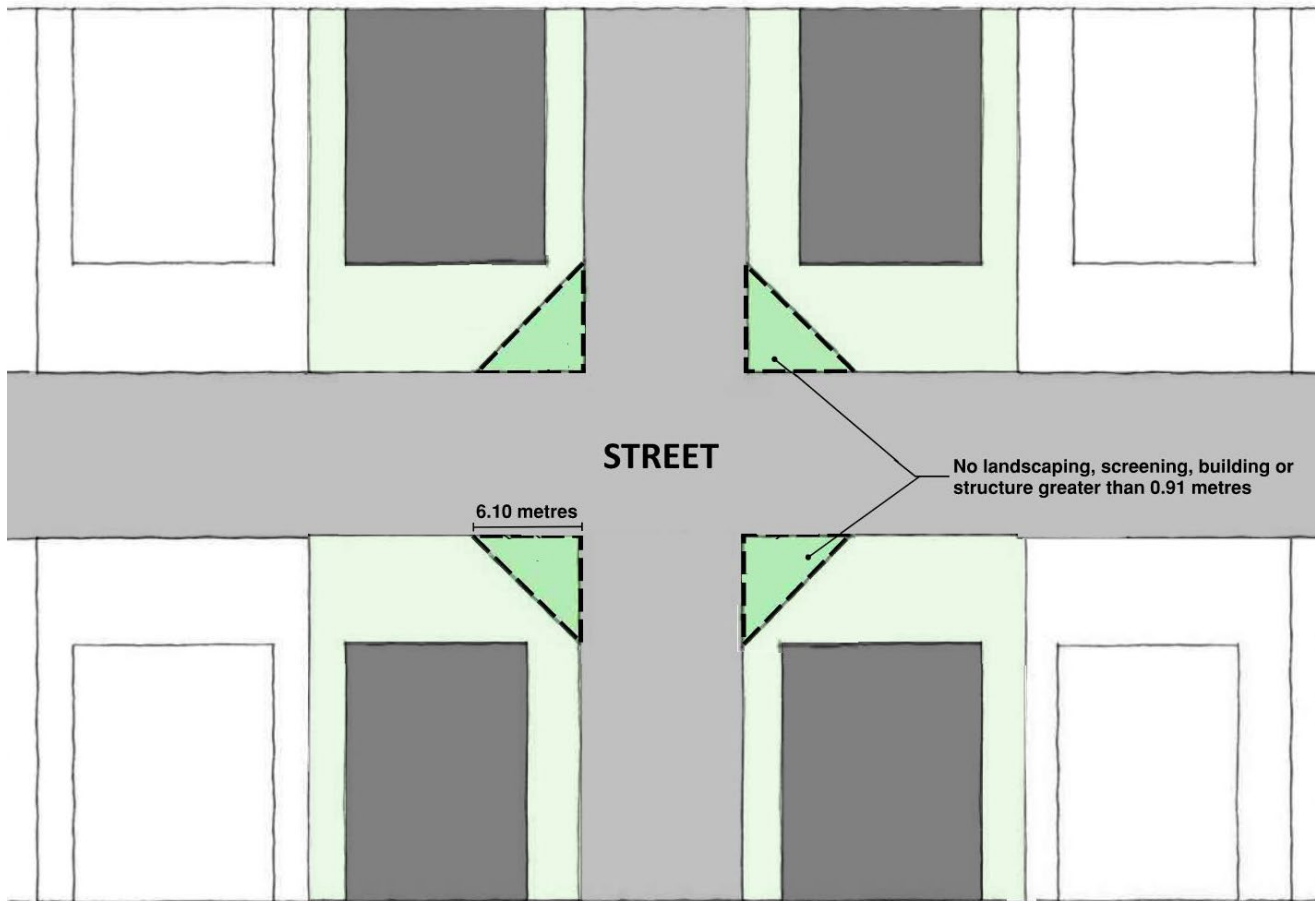


Figure 1 – Visibility at Intersections, Area that landscaping, screening, building, or structures are prohibited over 0.91 metres in height

3.17 OFF-STREET PARKING SPACE REGULATIONS

3.17.1 The Development Officer may require all developments in non-residential zones to provide as a minimum, a durable, gravel surfaced parking area with sufficient slope to ensure proper drainage.

3.17.2 When land or a building or structure is used for any purpose, there shall be, provided on the lot or an alternate site, the number of parking spaces and commercial vehicle off-street loading and parking areas as specified in Table 1.



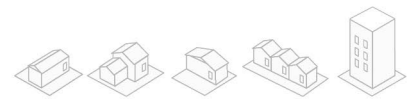


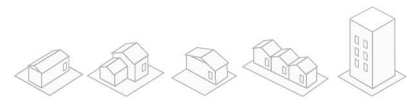
Table 1 – Minimum Parking Requirements

MINIMUM PARKING REQUIREMENTS		
TYPE OF DEVELOPMENT / USE	PARKING SPACES	LOADING SPACES
Urban Dwelling and Dwelling, Attached	2 plus 1 per additional dwelling unit	
Multiple Unit Housing	1 plus 1 per dwelling unit	
Bed and Breakfast	2 plus 1 per rental suite	
Home Business, Home Industry	1 per business plus 1 per non-resident employee	
Care facility, regardless of type	1 per 2 dwelling units plus 1 per 3 employees	± is this required at all sizes?
Hotels, motels, hostels	1 per sleeping unit	± Is this required at all sizes?
Offices, business, personal & service establishments, and retail stores	1 per 50 m ² (538.20 ft ²) of gross floor area	± Is this required at all sizes?
Service station	3 per service bay	1
Industrial uses	1 per 4 employees per shift, minimum of 4	1 space per loading dock / loading door
Eating and drinking establishments	1 per 6 seats	1
Schools – Kindergarten and Elementary	1 per classroom	1 per building
Schools – Middle Years / High School / Other	1 per classroom plus 1 per each staff member	1 per building
Indoor Recreation Facilities, Clubs, Assembly Halls	1 per 10 m ² (107.64 ft ²) of public GFA	1
Theatre, Arena, Auditorium, Church	1 per 6 seats	± Is this required at all sizes?

*Public Area means an area used by the public such as a gymnasium, swimming pool, auditorium, etc.

- 3.17.3 Where any development comprises uses in several of the categories mentioned in Table 1, the parking requirement is that of the category requiring the highest number of parking spaces.
- 3.17.4 When the calculation of the required off-street parking spaces or loading spaces results in a fraction, the calculation shall be rounded up.
- 3.17.5 No person shall keep a vehicle having a maximum gross weight in excess of 18,000 kg on a lot, site or street in a residential zone for longer than is reasonably necessary to load or unload a vehicle.
- 3.17.6 No person shall keep a dismantled or wrecked vehicle in view for more than 14 days on a lot, site or street unless authorized under the provisions of this bylaw.
- 3.17.7 In any zone, when any new development is proposed including a change in use of existing development, or when any existing development is in the opinion of the Development Officer substantially enlarged or increased in capacity, then provision shall be made for off-street parking or garage spaces in accordance with the regulations and standards contained in this bylaw.





3.18 PARKING AND MANEUVERING DESIGN

- 3.18.1 All parking space access points, parking and loading areas shall be specified to the satisfaction of the Development Officer having due regard to the use proposed, the type of traffic expected to be generated, roadway function and visibility, emergency vehicle movement and the needs of the elderly and disabled.
- 3.18.2 All off-street parking areas shall conform to the following requirements in Table 2 and conform with the Parking Design Standards as per Figure 2.

Table 2 – Parking Design Standards, Minimum Requirements

PARKING DESIGN STANDARDS				
A	B	C	D	E
PARKING ANGLE IN DEGREES	WIDTH OF STALL METERS	DEPTH OF STALL PERPENDICULAR TO MANEUVERING AISLE IN METERS	WIDTH OF STALL PARALLEL TO MANEUVERING AISLE IN METERS	WIDTH OF MANEUVERING AISLE IN METERS
0	2.6	2.6	6.7	One way 3.0
30	2.6	4.9	5.2	One way 3.5
45	2.6	5.5	3.6	One way 3.5
60	2.6	5.8	2.8	One way 5.8
90	2.6	6.0	2.6	One way 6.0

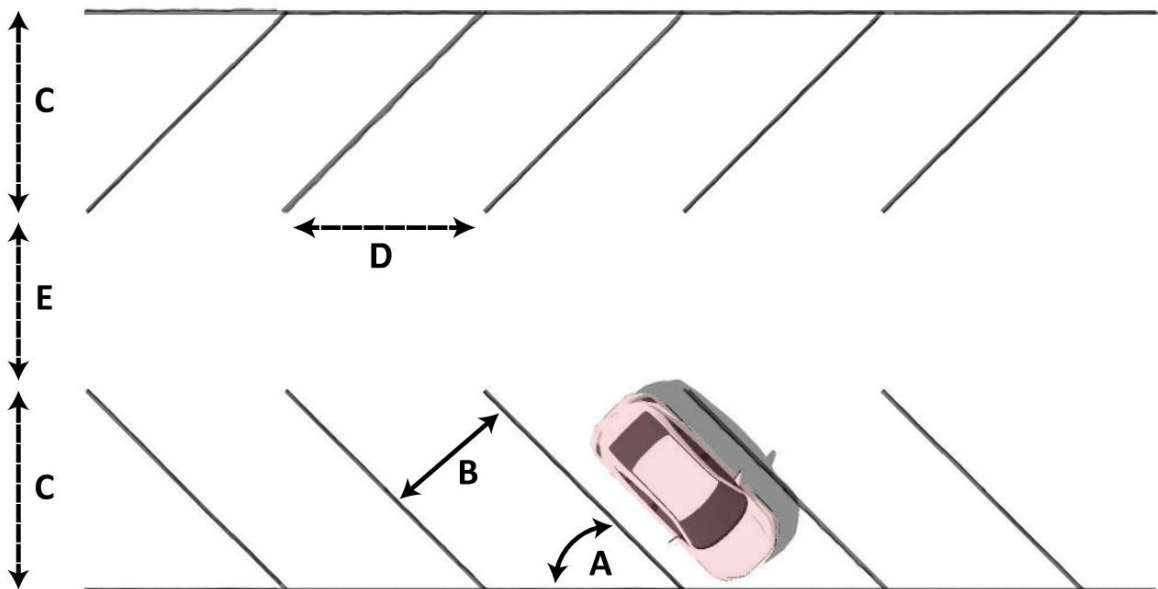
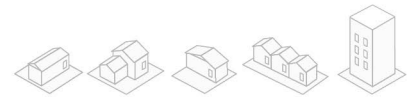


Figure 2 - Parking Design Standards

3.19 LOADING SPACE REGULATIONS

- 3.19.1 The number of commercial off-street loading spaces provided for a development must conform with Table 2.
- 3.19.2 Loading spaces must be no less than 3.00 m (9.84 ft) in width, 7.60 m (24.93 ft) in length, and 4.30 m (14.11 ft) in height.





3.19.3 Loading spaces must be designed to:

- a) Provide vehicular access to and from a street or land such that no backing or turning movements of vehicles going to and from the site causes interference with traffic in the abutting streets or lanes; and
- b) Be sited at an elevation or elevations convenient to a major floor level in the building or to a utility serving each major floor level.

3.20 DRIVEWAY ACCESS

3.20.1 For any development, driveway access shall be designed in such a way as to minimize the number of entrances and exits.

3.20.2 The width of a driveway providing access from a road to any type of development, may not exceed:

- a) 6.00 m (19.69 ft) where the lot width is less than 12.00 m (39.37 ft),
- b) 50% of the lot width where the lot width is between 12.00 m (39.37 ft) and 20.00 m (65.62 ft), and
- c) 10.00 m (32.81 ft) where the lot width is greater than 20.00 m (65.62 ft).

3.20.3 For residential developments, driveway access widths must provide adequate width and turning radii for emergency vehicle access, as well as a slope no greater than 8%, to the satisfaction of the Development Officer.

3.21 SIGNS

3.21.1 Signs up to 2.97 m² (32 ft²) are permitted in all zones, on sites where a permit has been issued for a principal use.

3.21.2 The operator of a home office, home business or home industry may attach only one nonilluminated fascia sign to the principal residence advertising the business, or in the case of a country residential zone, at the entrance to the driveway.

3.21.3 All signs shall be related to the principal use or uses of the site and serve to identify the name of the business and the products and services available.

3.21.4 Where a sign is found to identify a use incorrectly or is in an overall state of disrepair, the Development Officer may, by written notice, order a sign owner or person responsible for the sign, to alter, refurbish or remove the sign within the time specified in the notice.

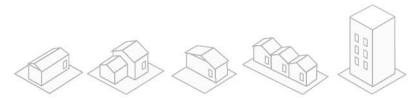
3.21.5 Only businesses holding a Village business license may apply to erect billboards along the Alaska Highway and Haines Road within municipal boundaries, except that other businesses may advertise at designated rest areas intended to provide an orientation to regional attractions and other communities.

3.21.6 No sign shall be attached to any object in a public place except a kiosk or bulletin board erected by the Village for that purpose. Temporary political campaign signs are exempted from this but must be removed within 5 days after the corresponding election date.

3.21.7 No part of any sign shall project beyond the property line.

3.21.8 No sign shall by reason of its location, colour, shape, format or content imitate an official traffic sign.





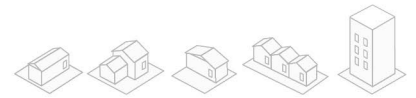
3.22 WATER, SANITARY SEWER FACILITIES, AND UTILITY SERVICES

- 3.22.1 When municipal servicing infrastructure is available, all new residential, commercial, and industrial development shall be required to adequately connect to adequate municipal servicing. The Village may require that each new development demonstrate adequate servicing capacity.
- 3.22.2 Each unit of an attached dwelling shall be individually and directly connected to the water and sanitary lines located in the public right-of-way.
- 3.22.3 Where piped municipal sanitary sewer service is not available, the owner or authorized agent shall provide a private water supply and wastewater system. The design, installation and setback of the private wastewater system shall be in accordance with current legislation and approval of Environmental Health Services.
- 3.22.4 Where a building is not connected to a municipal wastewater system, the Development Officer shall require, as a condition of issuing a development permit that:
- a) In the case of a new building, that the developer provides the municipality with evidence that a permit from an accredited agency has been obtained by the developer for the installation of a private wastewater system in accordance with current legislation and standards, prior to commencement of any construction; or
 - b) In the case of an addition to an existing building, that the developer provides either a permit referenced in Subsection 3.22.4 (a), or documentation showing that the existing system was sized to accommodate additional capacity, or a statement signed and sealed from a qualified professional that the existing wastewater system operates properly and is capable of handling the additional wastewater expected to be generated as a result of the addition, prior to the commencement of any construction; and
 - c) In the case of the construction of a new building or the addition to an existing building, proof that the building or addition does not cover existing or proposed wastewater systems.
- 3.22.5 The Development Officer may require that a developer provide evidence that an inspection of a private wastewater system was undertaken by the accredited agency that issued the permit for the wastewater system and that the inspection showed the system to have been properly installed.
- 3.22.6 A person shall not commence a development until provision has been made for utility services or facilities to the satisfaction of the Development Officer.

3.23 FLOOD CONTROL, ENVIRONMENTAL PROTECTION AND AQUIFER PROTECTION

- 3.23.1 Notwithstanding any other provisions of this bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended nor shall any mobile home or unit, modular home or structure be located within 30 m (98.43 ft) of the natural boundary of Pine Creek and/or Dezadeash River.
- 3.23.2 No development shall be permitted on any lot that falls within lands designated as susceptible to a 1:200 year flood as outlined on the Dezadeash River and Pine Creek Buffer Map (Schedule B), unless the applicant can demonstrate an acceptable method of flood proofing the proposed development and completes a flood hazard waiver that acknowledges the risk and indemnifies the Village against any future loss.





- 3.23.3 Where a proposed development involves land filling, the Development Officer may require the applicant to submit verification of compaction testing, a drainage plan, and include provision for drainage easements.
- 3.23.4 In all zones, all driveways crossing roadside drainage ditches require a culvert.
- 3.23.5 Development that could cause an impact on groundwater may not be allowed unless:
- a) It can be proven by adequate engineering or hydro-geological investigation that the proposed activity will not cause pollutions of the groundwater supply; or
 - b) Appropriate remedial measures have been or will be taken to sufficiently mitigate the risk of endangering the potability of the groundwater supply.
- 3.23.6 Land use and development activities that have a high pollution risk and the potential to contaminate groundwater within regulatory Well Protection Zones, as per the Village's Aquifer and Wellhead Protection Plan, will be restricted. These land uses can include, but are not limited to, chemical fertilization storage, disposal fields, fuel tanks, waste disposal, and wastewater treatment facilities. In instances where restriction is not possible, the following considerations must be met:
- a) The proponent shall prove, through adequate engineering or hydro-geological investigation, that the proposed activity will not cause pollution of the public drinking water supply; and/or
 - b) Appropriate precautionary measures are taken to sufficiently mitigate risk of endangering the public drinking water supply.

3.24 PARKS, GREENBELTS, AND ENVIRONMENTAL RESERVE

- 3.24.1 Environmentally sensitive lands including wetlands, lands along the Pine Creek and/or Dezadeash River, and lands of spiritual and cultural significance to the Champagne and Aishihik First Nations shall be protected from development and inappropriate use through restricted access, setbacks, buffers and such similar means as Council deems appropriate.
- 3.24.2 Development that improves public access to and along the Pine Creek and/or Dezadeash River shall be permitted where such development enhances the visitor experience (i.e. interpretative signage) and limits the impacts of users on the environment (i.e. boardwalks).

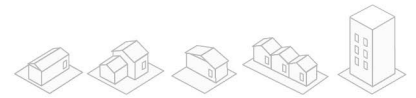
3.25 LIGHTING

- 3.25.1 Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at adjoining properties.
- 3.25.2 The Development Officer, in keeping with the principles of crime prevention through environmental design, may require such additional site lighting as is necessary to encourage pedestrian safety and allow casual surveillance from adjacent buildings and abutting streets of parking areas and walkways.

3.26 SATELLITE DISHES, ANTENNAS, TELECOMMUNICATION FACILITIES AND UTILITY TOWERS

- 3.26.1 All utility towers, facilities and visible accessory equipment shall meet the minimum setback requirements of the district in which it is located. Guy wires and other supporting structures shall be a setback a minimum of 2.00 m (6.56 ft) from any lot line.
- 3.26.2 An applicant for a communication tower and facility shall consider the visual impact of the development on the local surroundings, including the physical appearance and height of the tower. The Development Officer may limit tower height or design based on visual impact considerations.





- 3.26.3 All utility towers and facilities shall be designed to blend in with the surrounding environment, except where prevented by aeronautical safety requirements.
- 3.26.4 The applicant shall demonstrate that consideration has been given to minimize the risks to birds, including that new towers should be located away from wetlands or other known areas of high bird concentrations or along bird migratory routes; tower heights should be kept as low as possible to avoid lighting requirements; placing daytime visual markers on guy wires; and selecting lighting that has been shown to be less of an attractant to birds.
- 3.26.5 All buildings, structures and visible equipment accessory to utility towers and facilities should be architecturally compatible with the surrounding environment. Use of appropriate vegetation and screening is encouraged.
- 3.26.6 Satellite dishes, antennas and all structural supports shall be located on the same site as the intended signal user.
- 3.26.7 No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver off the premises, or which causes fluctuations in line voltage off the premises.
- 3.26.8 Except in the Industrial Zone, no advertising shall be allowed on a satellite dish nor shall the antenna be illuminated.
- 3.26.9 A satellite dish that is larger than 0.90 m (3.00 ft) in diameter shall not be located on a roof except for multiple-unit residential and non-residential buildings, subject to the discretion of the Development Officer.
- 3.26.10 When communication towers and facilities become obsolete and / or damaged and unrepaired, they shall be immediately removed, and the development site reclaimed.

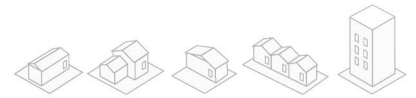
3.27 STORAGE OF MATERIALS

- 3.27.1 During the period a development permit is in effect, temporary storage of building materials shall be permitted in any yard of any lot, in all zones.
- 3.27.2 In any residential zone, no person shall keep, store or permit to accumulate outside and unscreened, any objects, chattels, goods or materials for a period of 14 days or more, which, in the opinion of the Development Officer, are unsightly, out of character with the residential character of the zone, or by their nature and location, diminish the reasonable use and enjoyment of neighbouring properties.
- 3.27.3 No person shall permit to accumulate, stockpile, keep or store on any lot, or in any building or structure, rubbish, building materials, fluids, machinery or other goods and chattels, in such quantities that in the opinion of the Development Officer, they pose a potential fire risk, nuisance or hazard to the physical health and safety of adjoining property owners or the public at large.

3.28 STORAGE FACILITIES FOR HAZARDOUS GOODS

- 3.28.1 All above-ground storage vessels for liquified petroleum gases and flammable liquids shall:
 - a) Be considered as an Accessory Use to a primary use within an industrial site;
 - b) Obtain a storage permit from the Yukon Government;
 - c) Notwithstanding the setbacks as outlined in the specific industrial land use district, be a minimum of 3.00 m (9.84 ft) from all side and rear lot lines.





3.28.2 The Development Officer may require a above-ground storage vessel for liquified petroleum gases and flammable liquids to be adequately screened from view of adjacent properties or roads through the use of vegetation, berming, or fencing.

3.29 TEMPORARY STRUCTURES

3.29.1 A temporary building or structure may be erected on a lot that is being developed for a period of time that does not exceed the duration of the construction process, or the length of time provided in the development permit, whichever is less, for the purposes of storage or as a temporary dwelling.

3.30 MOVING OF STRUCTURES

3.30.1 No person shall move a building, structure or a non-C.S.A. approved mobile home off or onto a lot without obtaining a development permit.

3.30.2 Any relocated building or structure must be brought up to current National Building Code standards or C.S.A. standards or both, as applicable, upon relocation.

3.31 SUBDIVISION

3.31.1 Where the development of land involves a subdivision of Land, no development permit shall be issued until the proposed subdivision has been approved in accordance with the Subdivision Act and Regulations thereto.

3.32 LANDSCAPING

3.32.1 The Development Officer may require a site landscaping and screening plan to be included in a development permit application for multiple family housing, commercial, industrial and institutional developments.

3.32.2 Plant materials shall be hardy to the region and to the location of the site in which they are planted.

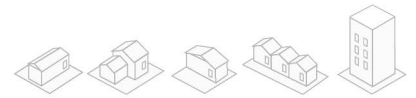
3.32.3 Existing trees and large shrubs on a site shall be preserved, protected or replaced where possible.

3.32.4 Any area required to be landscaped may, at the discretion of the Development Officer, be left in its natural state or be landscaped with a combination of hard and soft landscaping materials to enhance and complement the appearance of the development.

3.32.5 Where a landscaping plan is required, no landscaping work shall be commenced until the landscaping plan is approved by the Development Officer; and shall include the following:

- a) Boundaries and dimensions of the site;
- b) Adjacent land uses;
- c) Location and name of adjacent roads, lanes, driveway entrances, sidewalks and trails;
- d) Footprint and dimensions of all buildings;
- e) Location of any utilities or right-of-ways;
- f) Pedestrian circulation and open space systems;
- g) Location and description of any existing or proposed physical features such as fences, berms, retaining walls, outdoor furniture, decorative paving, water features;
- h) Location and description of any hard landscaping materials such as rocks or mulching;





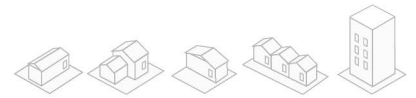
- i) Location and description of any existing or proposed plant materials, identifying plant common and botanical name, quantity and size at planting; and
- j) Site area proposed to be landscaped, and percent of site coverage.

3.32.6 At the discretion of the Development Officer, a landscaping plan may be required to be stamped by a registered Landscape Architect.

3.32.7 The Development Officer may require as a condition of a development permit or development agreement that the developer provides a landscaping security deposit, and that the security deposit shall only be returned in full to the developer upon completion of the landscaping according to the approved plan, to the satisfaction of the Development Officer.

3.32.8 The owner of a property, or any successors or assignees, shall be responsible for landscaping and proper maintenance for the life of the development. In the event that planting materials in an approved landscaping plan fail to survive, the Development Officer may require or approve alternate planting materials.





PART 4 DEVELOPMENT PERMITS

4.1 DEVELOPMENT PERMIT REQUIRED

4.1.1 Except as provided for below, no person shall commence and undertake any development unless:

- a) A development permit has been first issued pursuant to this bylaw; and
- b) The development is proceeded with in accordance with the terms and conditions of the development permit.

4.1.2 In addition to Subsection 4.1.1, a development permit is required for:

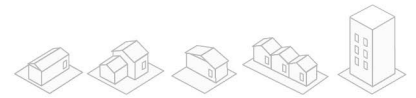
- a) The removal of topsoil, gravel and other surface materials for the preparation of a lot for development;
- b) The cutting of and/or removal of trees by individuals prior to those individuals having title to the property in question, or where such work is a prelude to construction that would require a development or building permit;
- c) Excavation for the purposes to accommodate construction, and drainage work, driveways and the placement of culvert materials; and
- d) Any developments requiring a variance, such as a setback requirement, building height, etc.

4.2 DEVELOPMENT PERMIT NOT REQUIRED

4.2.1 No development permit is required for the following developments provided that such developments comply with all provisions of this bylaw and other applicable legislation:

- a) Routine maintenance, minor repairs, and/or alterations to any building or structure provided that such work does not change the use or intensity of use of the building or structure;
- b) Residential construction for which there is no change in use or intensity of use;
- c) Additions to existing dwellings that do not create a new dwelling unit;
- d) Construction of accessory buildings and structures in residential zones that do not include a dwelling unit;
- e) Commercial uses in non-residential zones for which there is no change in use or intensity of use;
- f) Erection of any fence, wall or gate not exceeding the height specified in the applicable zone, or any canopy or awning not overhanging public property;
- g) Use of premises as a temporary polling station, Returning Officer's headquarters, candidate's campaign office and any other official temporary use in connection with a Federal, Territorial, School Council, or Village election, referendum or census;
- h) Erection, repair and replacement of television and other minor communication related structures such as aerials, towers and satellite receivers/dishes in non-residential districts;
- i) Installation, maintenance or repair of public infrastructure;
- j) Erection of temporary structures, except dwelling units, incidental to construction, maintenance or alteration of a building or structure for which a development permit has been issued;



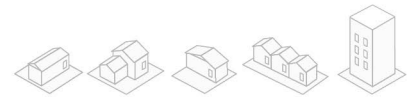


- k) Landscaping, including private walkways, pathways and driveways, where the existing grade and surface drainage pattern is not materially altered and will not create off-site impacts;
- l) Demolition of a building or structure under 10 m² (107.64 ft²) GFA, except a designated heritage structure;
- m) Construction, maintenance and repair of private walkways, pathways and driveways;
- n) Completion of a building which was lawfully under construction at the date on which this bylaw came into full force and effect provided that the building is completed in accordance with the terms of any permit granted by the Village and the building is completed within 24 months of the date on which this bylaw came into full force and effect; and
- o) Erection and use of signs.

4.3 APPLICATION

- 4.3.1 Every application for a development permit shall be made in writing on the form prescribed by the Development Officer and signed by the registered owner of the affected property or their authorized agent.
- 4.3.2 An applicant for a development permit shall pay a non-refundable processing fee, as set by Council.
- 4.3.3 Every application shall include:
 - a) The legal description of the property and municipal address if available;
 - b) A statement of the existing and proposed uses;
 - c) An illustration acceptable to the Development Officer, showing at a minimum:
 - (i) lot lines with dimensions;
 - (ii) location of existing and proposed buildings or structures;
 - (iii) location of any existing and proposed on-site water and wastewater systems including wells, septic tanks and disposal fields;
 - (iv) location of any existing and proposed utility connections including power, water and wastewater systems;
 - (v) location of any existing and proposed access and parking areas; and
 - (vi) setbacks and site coverage
- 4.3.4 The Development Officer may require the following additional information to make an informed decision:
 - a) A detailed site plan specifying the location of existing and proposed site features (e.g., fences, buildings, accessory structures, power poles, trees, slopes and watercourses), parking and loading areas, building heights and dimensions and existing and proposed building and lot grades;
 - b) Floor plans of each level and elevation drawings of each side of proposed buildings, including building height measurements and number of storeys;
 - c) A geotechnical evaluation of the site to confirm slope stability; appropriate top-of-bank, lakeshore, and watercourse setbacks;





- d) Evidence of site suitability for an on-site wastewater system;
- e) Evidence of access to the property from a legal right-of-way;
- f) A drainage plan illustrating site topography and drainage details including directions of discharge, percentage of grades, swales, ditches and connections to storm mains;
- g) A landscape plan showing existing and proposed physical features including turf areas, trees, shrubs, planting beds, walls, fences, signage, site furnishing, and hard surfaces; site grading, areas of fill and drainage, existing and future tree locations, and related features to improve the appearance of the development (or screen its activities);
- h) A landscape reclamation plan where the nature of the proposed development will significantly alter the landscape, or the proposed use has a limited life span;
- i) An environmental impact assessment where the magnitude or type of use may have off-site implications of a short or long-term duration by virtue of the nature of the activity proposed;
- j) Written confirmation that satisfactory arrangements have been made for access, the supply of services such as water, electricity or wastewater disposal and garbage pick-up;
- k) Comments from the Yukon Government, regarding any development within 1 kilometre of the Airport Zone (AP).
- l) A surveyor's certificate; and
- m) Any other technical report that may be requested by the Development Officer to adequately evaluated the application.

4.3.5 An application for a development permit shall not be considered complete until all the requirements of this section of the bylaw have been met to the satisfaction of the Development Officer.

4.3.6 If the Development Officer determines that the application is incomplete, a notice shall be issued to the applicant advising of any missing requirements. If these requirements are not submitted within 3 months the application shall expire.

4.4 DECISION

4.4.1 Upon receipt of a complete development permit application, the Development Officer shall within 30 days:

- a) Approve the application;
- b) Approve the application subject to imposing conditions considered necessary; or
- c) Refuse the application, stating the reasons for the refusal.

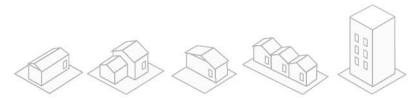
4.4.2 Where a Development permit application has been referred to external authorities or agencies for comments, the Development Officer may defer a decision beyond 30 days.

4.4.3 The Development Officer shall approve all applications for a permitted use upon the application conforming in all respects to the provision of this bylaw and may impose conditions to ensure compliance with this bylaw.

4.4.4 A permit application shall be refused when it is determined by the Development Officer that:

- a) Property taxes or other municipal fees and charges associated with the property are overdue;





- b) There is no access to the property from a legal right-of-way that is necessary for the proper operation of the development;
- c) Power, water and wastewater systems necessary for the proper operation of the development are not available; or
- d) The proposed development requires a subdivision of land.

4.4.5 When an application is refused by the Development Officer, another application on the same site for the same or similar use as that previously applied for, shall not be accepted from the same or any applicant until at least six months after the date of refusal or final appeal, as the case may be.

4.4.6 Subsection 4.4.5 shall not apply in the case of an application for a Development permit if the new application is for a use that complies with the regulations of this bylaw.

4.4.7 An application for a development permit that is received in its complete and final form prior to the effective date of this bylaw shall be decided upon within 90 days of this bylaw coming into effect, and no time extension shall be granted to any development permit issued under this section for which development has not commenced within 12 months.

4.4.8 As per the *Municipal Act*, within five working days after a decision on a development permit application, the Development Officer shall send a notice of the decision to the applicant. In the case of a refusal, the notice of decision shall state the reasons for refusal and advise the applicant on the process and the right to appeal.

4.5 CONDITIONS

4.5.1 When a development permit has been approved, the development permit shall not be valid until the decision is issued in writing by the Development Officer.

4.5.2 A development permit is not valid where an appeal is made to Council until the Development Officer has approved the permit as directed by Council.

4.5.3 When issuing a permit, the Development Officer may impose any conditions required to ensure compliance with this bylaw including satisfactory arrangements for the supply of necessary power, water and wastewater systems.

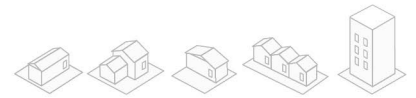
4.5.4 When a development permit has been issued, the permit shall not be valid until the conditions of the permit, save those of a continuing nature, have been fulfilled.

4.5.5 If the development authorized by the development permit is not commenced within 12 months from the date of issue, or any associated construction not carried out with reasonable diligence, the permit is deemed void.

4.5.6 Notwithstanding Subsection 4.5.5, the applicant may request an extension prior to the expiry date by notifying the Development Officer in writing indicating the reasons for the extension request. The Development Officer may grant, reject or approve the extension with conditions based on the merits of the case. Such an extension may only be granted once.

4.5.7 When a development permit expires, a new application is required. Such application shall be dealt with as a first application and the development approving authority shall be under no obligation to approve it on the basis that a previous permit had been issued.





4.5.8 The person to whom a development permit has been issued shall, during construction, keep in a conspicuous place on the site a copy of the approved development permit, including a copy of all approved drawings and specifications for inspection by the Development Officer.

4.6 APPEALS

4.6.1 Any person who is aggrieved by a decision of the Development Officer or the Board of Variance as the case may be under this bylaw, may appeal in writing to Council within 30 days of that decision by filing a written notice of appeal using the form provided and paying the applicable processing fee.

4.6.2 Council shall schedule a hearing of the appeal within 30 days of filing following the procedures set out in the *Municipal Act*. The decision of Council is final and binding on all parties.

4.7 VARIANCES

4.7.1 A Board of Variance is established in accordance with the *Municipal Act*. The Board of Variance shall consist of not less than three members, none of whom are members of Council, to review and make decisions on applications made to it.

4.7.2 The Chairperson of the Board of Variance shall be selected by its members. The Chairperson shall sign all notices of decision and other documents on behalf of the Board. In their absence, such documents may be signed by one of the members present at the hearing to which they apply.

4.7.3 A majority of the members of the Board of Variance shall constitute a quorum. Only those members present may vote and a majority decision of the members present constitutes the decision of the Board.

4.7.4 Pursuant to the *Municipal Act*, a person may apply to the Board of Variance for a variance or exemption from an Official Community Plan or Zoning Bylaw if there are practical difficulties or unnecessary hardships in meeting the requirements of the Official Community Plan or Zoning Bylaw because of the exceptional narrowness, shortness, shape, topographic features, or any other unusual condition of the property.

4.7.5 Within 30 days of receipt of a completed application, the Board of Variance shall hold a hearing respecting the variance request and approve, disapprove or approve with conditions an application that in its opinion will preserve the purposes and intent of the Official Community Plan and Zoning Bylaw.

4.7.6 The Board of Variance shall give at least 14 days notice of the public hearing date, in writing to the applicant, the Development Officer, all land owners within 30.00 m (98.4 ft) of the development and other such persons as the Board of Variance specifies.

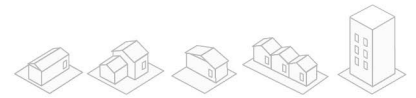
4.7.7 The Development Officer shall act as Secretary to the Board of Variance and perform the following duties:

- a) organizing the public hearing within 30 days of receipt of filing of an application and payment of a non-refundable processing fee;
- b) publicly posting notice on the municipal office bulletin board and other prominent locations within the community the date of the public hearing at least 14 days in advance;
- c) notifying property owners within a 30.00 m (98.4 ft) radius of the affected location; and
- d) preparing and maintaining a written record of the proceedings and issuing a Notice of Decision to the affected parties and all interveners outlining the Board's decision and rationale within 5 working days of the public hearing.

4.7.8 The Board of Variance shall make available for public inspection before the commencement of the public hearing all relevant documents and materials respecting the variance.

4.7.9 At the public hearing, the Board of Variance shall hear:





- a) the person requesting the variance or any person acting on their behalf;
- b) the Development Officer or a person designated to act on their behalf;
- c) any other person who was served with notice of this public hearing and who wishes to be heard or a person acting on his/her behalf; and
- d) any other person that the Board of Variance agrees to hear or a person acting on their behalf.

4.7.10 The Board of Variance shall give its decision in writing together with the reasons for the decision within five days of the conclusion of the public hearing. In determining a decision, the Board of Variance shall not approve an application for a variance if:

- a) the unusual condition is the result of the applicant's or the property owner's action;
- b) the adjustment requested would constitute a special privilege inconsistent with the restrictions on the neighbouring properties in the same district;
- c) the variance or exemption would be contrary to the purposes and intent of the Official Community Plan or Zoning Bylaw and injuriously affect the neighbouring properties; or
- d) the variance or exemption would allow a change to a use that is not similar to a permissible use in the area.

4.8 DEVELOPMENT AGREEMENTS

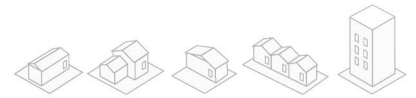
4.8.1 The Development Officer, or Council in the case of an appeal, may require the applicant to enter into a Development Agreement with the Village to cover the terms and conditions set out in the development permit that are deemed necessary to ensure compliance with this bylaw, the Official Community Plan, and the *Municipal Act*.

4.8.2 A Development Agreement may contain contractual arrangements as to any, or all, of the following:

- a) The use of the lot in relation to any existing or proposed buildings or structures including the preservation of buildings and structures;
- b) Any requirements for flood-proofing, environmental setbacks or waivers of municipal liability relating to known potential hazards;
- c) Land dedicated for public use, in compliance with the *Yukon Municipal Act*;
- d) The timing and nature of development including such matters as siting, drainage, grading, building height and dimensions, facade treatment, landscaping, screening, parking and access;
- e) The extension, construction, or replacement, in whole or in part, of roads, sidewalks, street lighting, storm drainage, water supply distribution, garbage and sewage disposal;
- f) The provision of on-site recreation or other amenities to serve the development; and
- g) The levying of a fee in lieu of otherwise providing for any of the matters mentioned in the sub-clauses above.

4.8.3 Pursuant to the *Municipal Act*, Council may require the Development Agreement to be registered in the Land Titles Office, and any agreement as registered shall have the force and effect of a restrictive covenant running with the land.



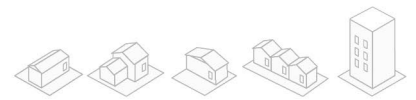


PART 5 AMENDMENT

5.1 PROCEDURE

- 5.1.1 Council may initiate any text or map amendments to this bylaw.
- 5.1.2 Any person may apply for an amendment to the text of this bylaw by submitting the required application to the Development Officer in writing along with the required fee and submitting a written statement that describes and justifies the proposed amendment.
- 5.1.3 A property owner, or their authorized agent, may apply to make a zoning amendment to their property by submitting the required application to the Development Officer in writing along with the required fee and providing:
- a) Documentation of ownership or authority to act on behalf thereof; a written statement of justification including a location map showing the proposed change in the context of adjacent land;
 - b) Permission for the Development Officer to enter onto and inspect the property; and such other information as the Development Officer deems necessary to prepare an evaluation of the request with a recommendation to Council.
- 5.1.4 Upon receipt of a completed application for a text amendment or map amendment, a Development Officer shall initiate or undertake an investigation and analysis of the potential impacts of development under the proposed zone. The analysis shall be based on the full development potential of the uses and development regulations specified in the proposed zone and not on the merits of any particular development proposal.
- 5.1.5 The analysis shall, among other factors, consider the following criteria:
- a) Relationship to, and compliance with, the OCP and other approved municipal plans and Council policies;
 - b) Relationship to, and compliance with, municipal plans in preparation;
 - c) Compatibility with surrounding development in terms of land use function and scale of development;
 - d) Traffic impacts;
 - e) Relationship to, or impacts on, services (such as water and sewage systems), utilities, and public facilities (such as recreational facilities and schools);
 - f) Relationship to municipal land, rights of way, or easement requirements;
 - g) Effect on the stability, retention, and rehabilitation of desirable existing uses, buildings, or both in the area
 - h) Necessity and appropriateness of the proposed text amendment or re-zoning according to the stated intentions of the applicant;
 - i) Analysis of any documented concerns and opinions of area residents and land owners regarding the application.





- 5.1.6 Subsequently, the Development Officer shall:
- a) Prepare a report on the proposed amendment; and
 - b) Submit a copy of the application and the Development Officer's recommendation and report to Council for decision.
- 5.1.7 Before approving a text, map or site rezoning amendment request, Council shall comply with those requirements and notification procedures set out in the *Municipal Act*.
- 5.1.8 When an application for an amendment to this bylaw has been refused by Council, another application for the same, or substantially the same, amendment shall not be submitted within 12 months of the date of refusal unless Council directs otherwise.

PART 6 ENFORCEMENT

6.1 GENERAL

- 6.1.1 A Development Officer or the Chief Administrative Officer may enforce the provisions of this bylaw.
- 6.1.2 All enforcement activities of a Development Officer as provided pursuant to the Municipal Act, this section, or any other section of this bylaw, may be commenced simultaneously.

6.2 OFFENCES

- 6.2.1 Any person who contravenes, causes, or permits a contravention of this bylaw, commits an offence.
- 6.2.2 Any person who owns, occupies, or uses land, constructs a building or structure, or makes an addition or alteration thereto for which a development permit is required but has not been issued; or is in contravention of a condition of a development permit issued under this bylaw, commits an offence.

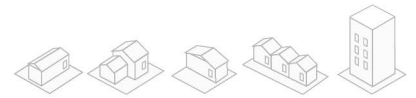
6.3 RIGHT OF ENTRY

- 6.3.1 After reasonable notice to the owner or occupant, a Development Officer or any other authorized Village representative may enter onto any land or into any building or structure at any reasonable time in order to conduct an inspection to ascertain compliance with this bylaw.
- 6.3.2 No person shall interfere with or obstruct the entry of a Development Officer or any authorized Village representative onto any land or into any building or structure to which entry is made or attempted pursuant to the provisions of this bylaw.
- 6.3.3 Where entrance into or upon any property within the Village is refused, a Judge, upon application made on behalf of council, may by order require the occupier of the property to admit a Development Officer or any authorized Village representative into or upon the property for the purpose of an inspection under section 6.3.1.
- 6.3.4 An order made by a Judge under this section continues in force until the purpose for which it was made has been fulfilled.

6.4 NOTICES

- 6.4.1 Once a Development Officer has found a violation of this bylaw, a Development Officer or the Chief Administrative Officer may notify the owner of the property, the person in possession of the land or development, and/or the person responsible for the violation, by:





- a) delivering either in person, by email, ordinary mail or a Notice of Violation; and
- b) posting the notice in a conspicuous location on the site.

6.4.2 Such Notice of Violation shall state:

- a) the nature of the violation of this bylaw;
- b) the scope of the corrective measures required to comply with this bylaw; and
- c) the time limit within which such corrective measures must be performed.

6.4.3 A Development Officer is not required to issue a Notice of Violation before commencing any other enforcement action under the Municipal Act or this bylaw.

6.5 REFUSAL, SUSPENSION OR REVOCATION OF PERMIT

6.5.1 A Development Officer may refuse to issue, suspend, or revoke a development permit where:

- a) the applicant fails to comply with the conditions of the issuance of the permit;
- b) any person undertakes or causes or allows any development on a site contrary to the terms or conditions of a permit;
- c) any person fails to complete the corrective measures described in a Notice of Violation issued pursuant to section 6.4; or
- d) the permit was issued in error.

6.5.2 If at any time it appears to the Development Officer that a development is not being carried out according to the terms of the permit, or that a development permit has been obtained by fraud or misrepresentation, the Development Officer may stop the development and may revoke, suspend or modify the original Development permit.

6.6 OFFENCE TICKETS

6.6.1 Where a person has contravened a provision of this bylaw, or if the corrective measures described in a Notice of Violation issued pursuant to section 6.4 are not completed within the specified time, or if development continues after a permit has been revoked, the person to whom the Notice of Violation was issued may be issued an offence ticket by a Development Officer or the Chief Administrative Officer in the amount specified in section 6.10.2.

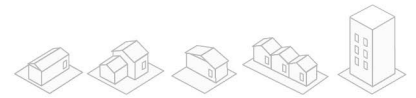
6.6.2 The offence ticket shall specify the alleged offence committed, the person to whom the offence ticket is issued, and require payment of the penalty by a specified date.

6.6.3 The offence ticket shall be served personally or by registered mail on the person identified in section 6.4.1.

6.6.4 A separate offence shall be deemed to be committed on each day during or on which a violation occurs or continues.

6.6.5 Any person who contravenes the same provision of this bylaw within twelve months after the date of the first contravention is liable to the specified penalties for such second or subsequent offence in the amount set out in section 6.11





6.7 REPORT TO COUNCIL

- 6.7.1 Where a Development Officer is satisfied that there is a continued contravention of this bylaw, a Development Officer may elect to report such a contravention to Council in a timely manner if it appears the contravention will not be corrected in a timely manner.
- 6.7.2 Council may, on finding that any development or use of land or buildings is in contravention of this bylaw:
- a) direct the Development Officer to act on the matter in accordance with section 6.8;
 - b) suspend or revoke a development permit with respect to the contravention; and
 - c) apply to the court for an injunction to restrain the contravention.

6.8 ORDERS

- 6.8.1 A Development Officer or the Chief Administrative Officer may issue to the owner of the property, the person in possession of the land or buildings, or the person responsible for the contravention, a written order to comply with the provisions of this bylaw.
- 6.8.2 The order may:
- a) direct a person to stop doing something or to change the way in which the person is doing it;
 - b) direct a person to take any action or measure necessary to remedy the contravention of the Act or bylaw, including the removal or demolition of a structure that has been erected or placed in contravention of a bylaw and, if necessary, to prevent a reoccurrence of the contravention;
 - c) state a date and time by which the person must comply with the directions;
 - d) state that if the person does not comply with the directions within the specified time, the municipality will take the action or measure at the expense of the person; and
 - e) state that a person who receives a written order may request that Council review the order within 14 days after the date the order is received. After reviewing the order, Council may confirm, vary, substitute, or cancel the order.
- 6.8.3 This order shall be delivered by registered mail or be personally served on the person described in section 6.4.1.

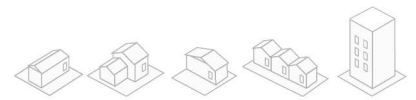
6.9 MUNICIPALITY REMEDYING CONTRAVENTION

- 6.9.1 Where a person fails or refuses to comply with the order issued under section 6.8, a Development Officer may take such action as is necessary to enforce the order.
- 6.9.2 The costs and expenses incurred by the Village in carrying out an order shall be placed on the tax roll as an additional tax against the property concerned, and that amount shall be collected in the same manner as taxes on the land.

6.10 PENALTIES

- 6.10.1 Any person who commits an offence under section 6.2 is, upon summary conviction, liable to a fine as specified in the Summary Convictions Act.
- 6.10.2 Any person who commits an offence under this bylaw is, in addition to any other punishment, liable on summary conviction to:





- a) a voluntary fine issued pursuant to Section 20 of the Summary Convictions Act and in respect of an offence specified in section 6.11; or
- b) a fine not exceeding ten thousand dollars (\$10,000.00) or to imprisonment for six months or both where proceedings are commenced pursuant to the summary convictions provisions of the Criminal Code of Canada; or
- c) a fine not exceeding five hundred dollars (\$500.00) or to imprisonment for six months or both where proceedings are commenced pursuant to section 9(1) of the Summary Convictions Act of the Yukon.

6.10.3 Where a person fails or refuses to comply with an Order pursuant to sections 6.2 and 6.8, that person is liable on summary conviction to a fine of not more than \$10,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,500 for each day during which the offence continues.

6.10.4 In addition to the penalties provided for under section 6.10.2, a person convicted of an offence pursuant to section 6.2 in respect to the use of land or buildings or development carried out in contravention of this bylaw, may be ordered to remove such development and reclaim the site at that person’s own expense.

6.10.5 Should any person owning or occupying real property within the Village refuse or neglect to pay any penalties that have been levied pursuant to this bylaw, the Development Officer may inform such person in default that, if these charges are unpaid on the thirty-first day of December on the same year, these shall be added to and form part of the taxes payable in respect of that real property as taxes in arrears.

6.11 SCHEDULE OF FINES

6.11.1 A voluntary fine under section 20 of the Summary Convictions Act RSY 2002, Chapter 210, issued in respect of an offence, shall be increased for second and subsequent offences as specified herein:

Description of Offence	Penalty
Fail to comply with Zoning Bylaw regulations*	\$250.00
Fail to comply with Zoning Bylaw regulations (2nd or subsequent offence)*	\$500.00
Fail to obtain development permit	\$250.00
Fail to obtain development permit (2nd or subsequent offence)	\$500.00
Fail to comply with an Order*	\$250.00
Fail to comply with an Order (2nd or subsequent offence)*	\$500.00
Fail to comply with permit conditions	\$250.00
Fail to comply with permit conditions (2nd or subsequent offence)	\$500.00
Fail to comply with Notice of Violation	\$250.00
Fail to comply with Notice of Violation (2nd or subsequent offence)	\$500.00
Fail to grant right of entry	\$250.00
Fail to grant right of entry (2nd or subsequent offence)	\$500.00



PART 7 DEFINITIONS

7.1 RULES OF INTERPRETATION

Words used in the present tense shall include the future tense. The singular includes the plural, the word 'person' includes a corporation as well as an individual. The term 'shall' is always mandatory. The word 'used' or 'occupied' as applied to any land or building shall be construed to include the words 'intended, arranged, or designed to be used or occupied'.

Typical uses listed as examples in the definitions are not intended to be exclusive or restrictive. Intent, impact, and definition of the use, among others, will be considered when determining whether a use is permitted.

When a specific use does not conform to the wording of any use definition, or generally conforms to the wording of two or more definitions, the Development Officer will use discretion to deem that the use conforms to, and is included in, that use which is considered to be most appropriate in character and purpose.

7.2 GENERAL DEFINITIONS

For the purpose of this Bylaw, certain terms or words herein shall be interpreted or defined as follows:

ABUT means to have a common boundary, to border on.

ACCESSORY when used to describe a use, building, or structure means a building, structure or use of which is ancillary or subordinate to that of the principal use on the lot and exclusively devoted to the principal use or building and located on the same lot or site.

ADJACENT means contiguous or would be contiguous if not for an easement, right-of-way, road, and/or natural features.

AGRICULTURAL SUPPLY AND SALES means the use of land and premises for retail sale of lawn and garden equipment, furnishing, nursery materials and supplies.

AGRICULTURE PROCESSING means a use for storage and upgrading of agricultural products for distribution or sale through value added processes such as mixing, drying, canning, fermenting; applying temperature, chemical, biological or other treatments to plant matter, the cutting, smoking, aging, wrapping and freezing of meat, or similar production methods. This use does not include Agriculture (Intensive or Regulated), Cannabis Cultivation or Cannabis Processing.

ALCOHOL PRODUCTION means a use where beer, spirits and other alcoholic beverages are manufactured that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a Special Event and are sold to the public for consumption on the premises and that may include the retail sale of products. Typical uses include breweries, distilleries, wineries, and meaderies.

ANIMAL CLINIC/HOSPITAL means a use where the principal use is to provide medical treatment and/or hospitalization to animals/livestock. Boarding services may be provided on-site.

ANIMAL means animal as defined in the Animal Control Bylaw and amendments thereto.

ANIMAL SHELTER means the use of land or premises for the temporary care of lost, abandoned, or neglected animals.

APIARY means facility for keeping bees.

ASSEMBLY means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, rehabilitative, private recreational or private educational purposes. Typically, assembly would occur at auditoriums, youth centres, social halls and group camps.

AVIATION means an aerodrome/airport and includes hangars, storage and maintenance facilities, aviation service facilities, terminal buildings and heliports.

AVIATION-RESTRICTED means a helipad and related emergency response activities, including fire suppression and pre fire suppression.

BAKE SHOP means a facility where bread, pies, cakes or other bakery goods are produced for wholesale to retail outlets and includes the retail outlets where such products are sold.

BAND STANDS means circular, semicircular or polygonal structure designed to accommodate bands performing musical concerts.

BED AND BREAKFAST means an accessory use of the operator's principal residence for commercial purposes, in which temporary overnight accommodation and breakfast is provided for less than 30 consecutive days at a time.

BOARD OF VARIANCE means the Village of Haines Junction Board of Variance, established in accordance with the *Municipal Act*.

BOARDING OR BREEDING FACILITY means land and premises used for the business of breeding, buying, selling, or boarding of animals, excluding livestock.

BROADCASTING AND RECORDING means the production and / or broadcasting of audio or visual programming typically associated with radio, television, and motion picture studios.

BUILDING HEIGHT means the maximum vertical distance as measured from the average ground level elevation from the base of the exterior wall at that point, to the highest point of the building. The calculation of building height excludes a roof stairway entrance, an elevator housing, heating or ventilation equipment, flush-mounted solar collectors, a skylight, a steeple, a chimney, a smokestack, a flagpole, a firewall, guardrail, or similar feature or device not structurally essential to the building that is less than 1.0 m (3.28 ft) in added height, see Figure 3.

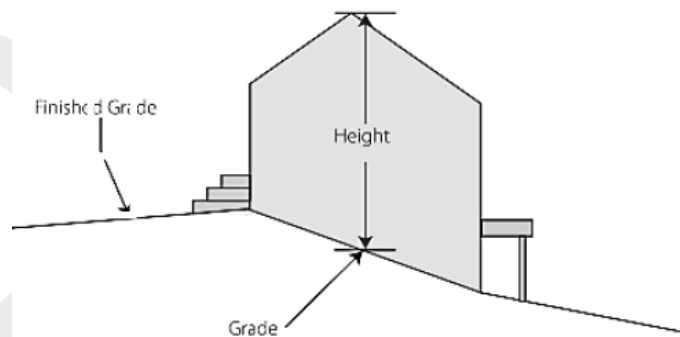


Figure 3 – Building Height Calculation

BUILDING means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of persons, animals or chattels.

BULK FUEL STORAGE means the premises used for the storage, sales, and distribution of bulk fuel products mainly for commercial and / or industrial purposes.

BUS TERMINAL means a facility where buses, that are mainly transporting people, and goods associated with those people, arrive and depart.

CAMP-SITE means a site occupied and maintained, or intended to be occupied and maintained, for the temporary accommodation of tourists, or temporary and / or seasonal workers, in trailers, or tents, which is operated for the purposes of financial gain, but does not include a motel, hotel or hostel.

CAR WASH means a building or part of a building used for the washing of motor vehicles.

CARE FACILITY, CLINIC means a use where the principal use is to provide medical and health care services on an outpatient basis only. Typical uses include medical and dental offices, health care clinics, pre-natal clinics and counseling services.

CARE FACILITY, GROUP means a use where individuals who are either disabled or in need of supervision reside on a temporary or long-term basis, in accordance with their individual needs. Typical uses include foster or boarding homes for children, group homes, family homes and long-term care facilities.

CARE FACILITY, MEDICAL means a development providing room, board, and surgical or other medical treatment for the sick, injured, or infirm including out-patient services and accessory staff residences. Typical facilities would include hospitals, sanitariums, convalescent homes, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

CARE FACILITY, SENIORS means a use where accommodation with moderate care provisions for residents in a congregate setting. Residents do not require continuous access to professional services or on-site professional services. Room and board services, light housekeeping services, twenty-four (24) hour availability of assistance and oversight with personal care and social and recreation support may be provided. Typical uses include lodges and senior homes.

CEMETERIES AND FUNERAL SERVICES means development for the burial of the deceased and may include such facilities as crematories, cineraria, columbaria, mausoleum, memorial parks, burial grounds, cemeteries, and gardens of remembrance.

CHILD CARE CENTRE means a facility for the provision of a childcare centre program pursuant to the Child Care Act and current amendments thereto.

CIVIC USE means a use providing for public functions under the auspices of government body. It includes offices, municipal offices, public schools and colleges, education facilities, public hospital, community centres, libraries and archives, museums, police stations, fire stations, correctional institutions, jails and prisons, and courts of law.

COMMERCIAL AND RESIDENTIAL MIXED USE means a building that has commercial uses located on the ground floor and residential dwelling units located on the upper floors or on the ground floor behind commercial uses.

COMMERCIAL means for trade or financial gain.

COMMERCIAL RECREATION means a recreation facility that is privately operated for the purposes of financial gain, that also operates indoors. This could include facilities such as pool halls, arcades, private clubs, bingo halls, theatres, miniature golf, a driving range, go carts, etc.

CORNER LOT means a lot at the intersection of two or more roads and/or highways.

COUNCIL means the Municipal Council of the Village of Haines Junction.

DECK means a structure more than 0.60 m above grade without a roof or walls, except for visual partitions and railings, used as an outdoor amenity area.

DENSITY means the number of Dwelling Units on a site expressed in units per hectare (uph).

DEVELOPMENT means the carrying on of any construction or any other operation in, on, over or under any land or the making of any change in the use of the land, building or premises.

DEVELOPMENT OFFICER means a person appointed by Council to administer and enforce this bylaw.

DEVELOPMENT PERMIT means a certificate to allow development and includes the documents on the basis of.

DRIVE-IN OR DRIVE-THRU BUSINESS means a facility providing on-site service to customers while in their motor vehicles or the use of land and premises to park their vehicles for a short period for the purpose of doing business on-site.

DUPLEX means a building that is divided horizontally or vertically into two separate dwelling units. The units may or may not be registered on the same title. Each dwelling unit has its own independent entrance.

DWELLING UNIT means one or more rooms for the use of one household as a residence containing cooking, living, sleeping and sanitary facilities.

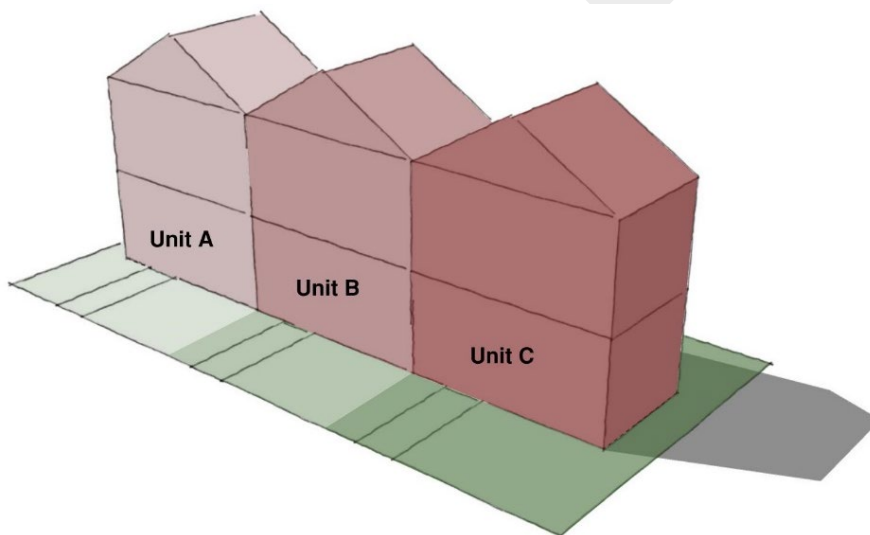


Figure 4 - Illustration of Attached Dwelling, 3-Unit Rowhouse / Townhouse on Separate Lots

DWELLING, ATTACHED means a building designed and built to contain two or more Dwelling Units separated from each other by a fire rated wall, with each having separate entrances, and for the purposes of this Bylaw, each is located on a separate titled lot.

EDUCATION FACILITY means any facility where education is dispensed, as defined by the Education Act and Yukon College University Act and current amendments thereto.

ENCLOSURE means an area screened from view by the surrounding streets and buildings. Enclosed spaces are either within a structure or behind a screen of landscaping, perforated masonry, metal, or other materials.

EQUIPMENT SALES, SERVICE AND RENTALS means the use of premises for the sales, repair or rental of off-road equipment, and/or machinery typically used in building roadway, pipeline, public works, and mining construction. This excludes on-road vehicle rentals.

EXHIBITION AND CONVENTION FACILITIES means a development that provides spaces for meetings, seminars and conventions, product and trade fairs, and other exhibitions.

EXISTING means at the time of the passage of this bylaw.

FAIRGROUNDS means an open space or exhibition facility that provides permanent facilities for activities such as entertainment, amusement facilities, educational displays, the barter and sale of goods, and exhibitions, often competitive, of farm, household, international, and manufactured products.

FAMILY DAY-HOME means a facility for the provision of a family day home program pursuant to the Child Care Act and current amendments thereto.

FARM means one or more parcels of land owned by or leased by a farmer, used for the purposes of agriculture, and which may or may not be continuous. This use does not include Cannabis Cultivation or Cannabis Processing.

FARM SALES means a use where the sale of farm products which are produced in the same farming operation takes place.

FENCE means an artificially constructed barrier erected to enclose or screen a property or use.

GARAGE OR CARPORT means an accessory building or structure, or a part of the principal building, designed and used primarily for the storage of motor vehicles of the occupants of the premises.

GARDEN means the use of land for cultivating or growing plants. This use does not include Cannabis Cultivation or Cannabis Processing.

GENERAL CONTRACTOR SERVICES means premises used for the provision of building and general construction services including landscaping, concrete, electrical, excavation, drilling, heating and plumbing, or similar services of a construction nature which require on-site workshop, storage and warehouse space and includes any sales, display, office or technical support service areas.

GOLF COURSE means a public or private area operated for the purpose of playing golf and includes tees, greens, fairways, cart paths, driving range, open space, public trails and parks., clubhouse facilities and maintenance and storage facilities.

GRADE means the ground elevation established for the purpose of regulating the number of storeys and the height of a building. If the ground is not entirely level, the grade is to be determined by averaging the elevation of the ground for the four elevations.

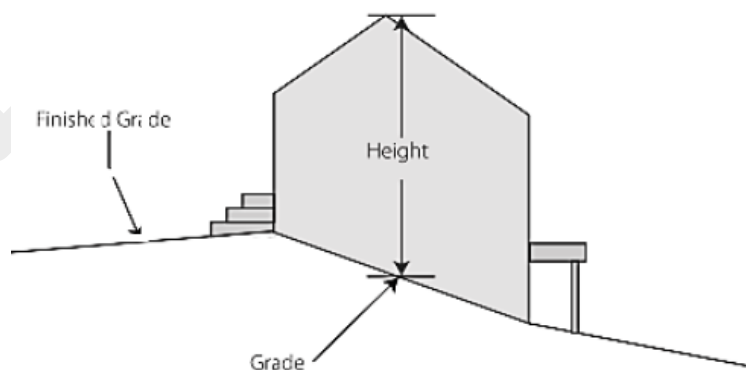


Figure 5 - Illustration of Grade Calculation

GREENBELT means an area of non-developed land that is generally left in a natural state that may be used for passive or active recreation, trails, or buffers.

GREENHOUSE means a building and/or structure used to grow plants and utilizes transparent covering to heat the air and provide a more hospitable environment for growth. This use does not include Cannabis Cultivation or Cannabis Processing.

GROSS FLOOR AREA (GFA) means the total floor area of a building within the exterior walls. This does not include basement areas, parking areas below grade, and areas devoted exclusively to mechanical or electrical equipment servicing the development.

HAZARDOUS GOODS STORAGE means a premise for the storage of chemicals in the Transportation of Dangerous Goods Act.

HIGHWAY includes a street, road, lane, bridge, viaduct and any other way open to the use of motor vehicles but does not include a private right-of-way on private property.

HOME BUSINESS means a use where business is conducted in a principal dwelling and/or its accessory building(s) by an occupant for the purpose of financial gain. The home-based business is a secondary use of a dwelling unit and does not change the residential appearance of the land and buildings with limited visits and employees on-site.

HOME INDUSTRY means a trade of a small-scale industrial nature, which is clearly accessory to the use of a dwelling unit, such as but not limited to fabricating, light manufacturing, servicing and repairing, distribution, assembly, wholesaling, and testing.

HOME OFFICE means an occupation, trade, profession or craft carried on by an occupant for the purposes of financial gain which is a secondary use of a dwelling unit or to the residential use of a lot occupied by a dwelling. The home office does not change the residential character of the site.

HORTICULTURE means the growing, producing and harvesting of fruit, vegetables, trees, shrubs and flowers but does not include animals or animal products, for the purpose of financial gain. This use does not include Cannabis Cultivation or Cannabis Processing.

INDUSTRIAL, SALVAGE means the use of land and premises for collection, demolition, dismantlement, salvage, storage, recycling or sale of waste materials including scrap metal, abandoned vehicles, machinery and other discarded materials. Typical uses are auto wreckers and junk yards.

LANDSCAPING means to change or modify the natural features of a site by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, drives, or other similar structures and materials.

LANDSCAPING OPERATION means a facility for growing materials for landscaping services including the provision of such services and a plant nursery.

LICENSED PREMISES PURSUANT TO THE LIQUOR ACT means a facility that sells alcohol as regulated by *The Liquor Act*, such as a liquor store or a beer vendor.

LIVESTOCK means livestock as defined in the Animal Control Bylaw and amendments thereto.

LOADING SPACE means an on-site parking space directly accessible from a street reserved for temporary parking for the purpose of loading and unloading goods and materials.

LOT LINE means a line which marks the legal boundary of a lot (see Figure 6) and, in particular:

- a) **Front Lot Line** means the lot line that divides the lot from a highway, excluding a lane. In the case of a corner lot, the shorter lot line that abuts the highway shall be deemed to be the front lot line. In the case of a through lot, the lot lines abutting two parallel or approximately parallel highways shall be considered as front lot lines.
- b) **Rear Lot Line** means the lot line opposite to and most distant from the front lot line or, where the rear portion of the lot is bounded by intersecting side lot lines, it shall be the point of such intersection.
- c) **Side Lot Line** means a lot line other than a front or rear lot line.

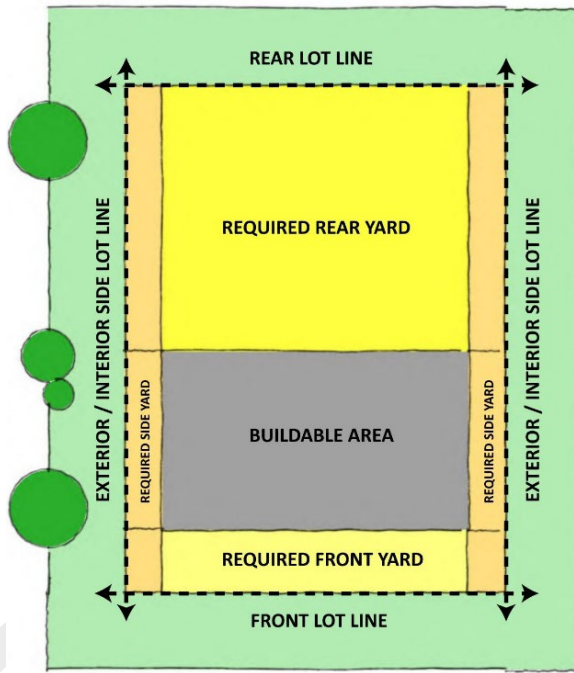
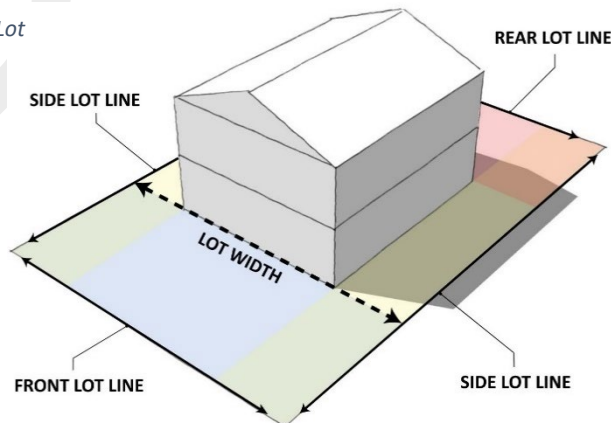


Figure 6 - Illustration of Lot Lines

LOT means the smallest unit as shown on the records of the Land Titles Office or which are described in a certificate of title of land in which land is held or which land is subdivided. The words 'site' and 'parcel' shall have the same meaning as the word 'lot'.

LOT WIDTH means the width of a lot where it abuts a highway except in the case of an irregular shaped lot where the lot width shall be the width of the lot along the front yard setback, see Figure 7.

Figure 7 - Illustration of Lot



MAINTENANCE FACILITY means a facility for the servicing and repairing of commercial vehicles and equipment, including vehicles and equipment used for public works.

MAINTENANCE means the upkeep of a building or property that does not involve structural change, the change of use, or the change of intensity of use.

MANUFACTURING, LIGHT means the use of facilities for the construction, creation, or assembling of semi-finished or finished goods, products or equipment that does not produce significant nuisance or environmental factors such as noise, appearance, or odour that may interfere with the use of any contiguous lot.

MINOR AGRICULTURAL PURSUITS means a horticulture or agriculture operation which is for the personal use and consumption by the residents and adheres to the Animal Control Bylaw.

MOBILE HOME means a transportable dwelling unit which has or had a self-contained chassis, meeting current C.S.A. standards or equivalent, suitable for long-term occupancy and which, upon arriving at the lot or site for location, is apart from the incidental operations such as placement on foundation supports and connection to utilities, ready for occupancy; it does not include modular home or prefabricated dwelling, meeting current C.S.A. standards or equivalent.

MOBILE HOME PARK means a parcel of land under one ownership which has been planned, divided into mobile home plots and improved for the placement of mobile homes for permanent residential use. The minimum plot size for a mobile home shall be 200.00 m² (2,152.78 ft²).

MULTIPLE UNIT HOUSING means any physical arrangement of three or more dwelling units intended to be occupied by separate households.

MUNICIPAL ACT means the *Yukon Municipal Act* and amendments thereto.

NATURAL RESOURCE DEVELOPMENT means the onsite removal, exploration, extraction, and primary processing of raw materials that are found on or under the site or that are accessible from the site. Typical uses include clay pits, gravel pits, placer mining, sandpits, bitumen, and topsoil stripping.

NON-CONFORMING BUILDING OR USE means any lawful building or use existing at the time of the adoption of this Bylaw which does not or will not conform to all the provisions of this Bylaw.

NURSERIES means a building or structure where plants are propagated and grown to a desired size. This use does not include Cannabis Cultivation or Cannabis Processing.

OFFENSIVE OR OBJECTIONABLE when used with reference to any use of any land, building or structure, means a use which, from its nature or from the manner of carrying on same, creates or is liable to create, by reason of noise, vibration, smoke, dust or other particulate matter, odour, toxic or noxious matter, radiation hazards, fire or explosive hazards, heat, humidity or glare, or unsightly storage of goods, wares, merchandise, salvage, junk, waste or other materials, a condition which, in the opinion of Council or Board of Variance (as the case may be), may be or become hazardous or injurious as regards health or safety or which adversely affects the amenities of the neighbourhood or interferes with or may interfere with normal enjoyment of any land, building or structure.

OFFICE means a facility for the provision of professional, management, administrative, consulting or financial services, such as offices for clerical, secretarial, employment, and similar office support services; offices for *Care Facility, Clinic* is not included.

OFFICIAL COMMUNITY PLAN means the Official Community Plan adopted by bylaw by the Municipality of Haines Junction, and amendments thereto.

OUTDOOR AMPHITHEATRE means open-air venue used for entertainment, performances, and recreation purposes.

OUTDOOR STORAGE means the storing, stock piling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements; this does not include the outdoor storage of commercial trucks and truck trailers.

OUTDOOR STORAGE, TRUCK means an industrial area of land set aside for the outdoor storage of commercial trucks and truck trailers.

OVERNIGHT ACCOMMODATION means a facility where overnight accommodation is provided to the travelling public and which may also contain commercial uses and such additional facilities or services as a restaurant, a dining room, room service or public convention rooms. This could include hotels, hostels, or motels.

OWNER means the person who has the beneficial ownership of land and includes a lessee or purchaser by way of Agreement of Sale.

PARK means an area of land consisting largely of open space which may include a recreational area, playground, play field or similar use. Typically, parks are owned and maintained by the Municipality or another public authority.

PARKING AREA OR LOT means an open area of land other than a street, or a building designed and used for the parking of vehicles.

PARKING SPACE, OFF-STREET means an off-street area available for the parking of one motor vehicle, exclusive of driveway, ramps, columns and office or work areas.

PERMITTED USE means the use of land, buildings, or structures for which an approval shall be obtained with or without conditions where the use applied for conforms with this bylaw.

PERSONAL SERVICE ESTABLISHMENT means uses which provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects.

PLACES OF WORSHIP means a development owned by a religious organization used for worship and related religious, philanthropic or social activities including accessory rectories, classrooms, and auditoriums. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.

PLAYGROUND means a non-commercial outside recreational facility for non-organized recreational use.

PRINCIPAL BUILDING means a building which contains the chief or main use on a lot and constitutes, by reason of its uses, the primary purposes for which the lot is used.

PRINCIPAL USE means the chief or main use of the land, buildings and structures on a lot.

PRIVATE CLUBS AND LODGES means a facility used for the meeting, social or recreation activities of members of non-profit, charitable, social services, athletic, business, or fraternal organization, with/without on-site residences. Private clubs and lodges may include rooms for eating, drinking and assembly.

PRIVATE RIDING FACILITIES AND STABLES means a private facility for the training, exercising, and boarding of horses. The arena shall not be used for horse shows, rodeos, or similar events to which there is a fee to participate in or to use the facilities.

PROCESSING, LIGHT means the use of land or facilities for construction, creation, of assembling of products and equipment, or the testing, refining, sampling, or preparing raw materials that do not produce significant nuisance or environmental factors such as noise, appearance, or odour that may interfere with the use of any contiguous lot.

PUBLIC BUILDING means a building owned or occupied by a Municipal, First Nations, Territorial or Federal governmental agency, which may or may not be accessible to the general public.

R.V. CAMPGROUND means a site occupied and maintained or intended to be occupied by recreational vehicles being used by the transient public.

RECREATIONAL VEHICLE (R.V.) means a portable structure intended as a temporary accommodation for travel, vacation or recreational use and includes travel trailers, motorized home, slide-in camper, chassis-mounted campers, and tent trailers but not including mobile homes.

RECYCLING DEPOT means a facility that buys, sorts, and/or stores bottles, cans, newspapers, and similar household goods for reuse. All storage is contained within an enclosed building or screened area.

RESIDENTIAL means the use of a building or part thereof as a dwelling unit.

RESTAURANT means a development where prepared foods and beverages are offered for sale to the public, or consumption within the premises or off the site. This includes neighborhood pubs, licensed restaurants, cafes, delicatessens, tea rooms, lunchrooms, refreshment stands, take-out restaurants, and food vendors. This does not include drive-thru businesses or mobile catering food services.

RETAIL STORE means a building where goods, wares or merchandise are offered or kept for retail sale and includes storage on or about the store premises of limited quantities of such goods, wares or merchandise sufficient only to service such store.

RODEO FACILITY means buildings, shelters, fences, corrals, holding pens, or other structures used for commercial rodeo events.

SCREENING means a fence, earth berm, row of trees, hedge, or established shelterbelt used to visually and/or physically separate areas or functions.

SECONDARY SUITE means a self-contained, accessory dwelling unit in any physical arrangement and includes garden suites.

SERVICE STATION means a business intended for the sale of fuel, alternative energy/fuels, lubricating oils, automotive fluids, may include a car wash, convenience store, electric vehicle charging stations, and a restaurant as accessory uses.

SETBACK means the distance that the development must be set back from a front, side, and/or rear lot lines or any physical feature of a site as specified by this Bylaw.

SHIPPING CONTAINER means a large metal container with suitable strength for the shipping, handling and storage of goods. Shipping Containers are also known as 'sea cans' or 'intermodal containers'.

SHORT TERM RENTAL ACCOMMODATION means the use of a dwelling unit, or one or more bedrooms in a dwelling unit, for commercial purposes as temporary accommodation for less than 30 consecutive days at a time, but does not include Hotels, Motels, Hostels or Bed and Breakfast.

SIGHT TRIANGLE means the triangle formed by two intersecting highway right-of-way boundaries and two points on those boundaries six metres from the point of intersection, see Figure 8.

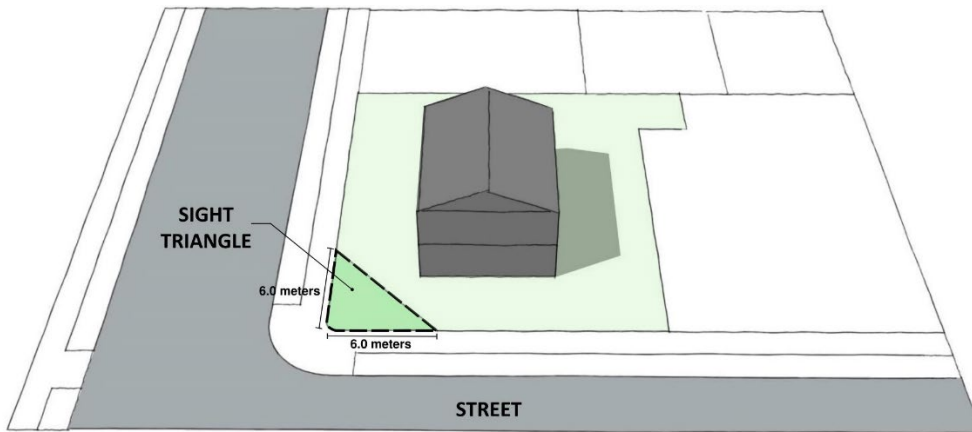


Figure 8 - Illustration of Sight Triangle

SIGN means a letter, numeral word, picture or attention-drawing devise, excluding traffic control devises, displayed out of doors in such a manner as to be visible from a highway but does not include any signs regulated by the Yukon Government Private and Community Highway Signs Regulations.

SIGN, POLITICAL means a temporary sign erected during a Federal, Territorial, First Nation, or Municipal election to promote voting for a political candidate, political party, or cause.

SIGN, TRAFFIC CONTROL means a sign erected within the public right-of-way identifying restrictions on travel. Examples of traffic control signs include stop signs, one-way signs, and speed limit signs. These signs can either be fixed, freestanding, or temporary.

SINGLE FAMILY DWELLING means a free-standing building that contains one primary dwelling unit and includes modular homes that meet current *National Building Code* standards.

SITE COVERAGE means the percentage of horizontal area of a lot that may be built upon including accessory buildings or structures excluding steps, eaves, cornices and similar projections, courtyards, terraces or patios, driveways, aisles and parking stalls. Cantilevered portions of buildings above the first storey will not be included in site coverage calculations.

STRUCTURE means a construction of any kind whether fixed to or supported by or sunk into land, including stadiums, sheds, fences, platforms, signs, tanks, poles, towers, pools, etc.

TEMPORARY RETAIL SALES means sales carried out over a period not to exceed 5 months in a twelve month period.

TEMPORARY USE means a use or development established for a fixed period of time with the intent to discontinue the activity upon the expiration of the time period specified. Temporary uses may include fairs, special events, use of land for material or equipment storage, or a site office while construction is in progress.

TRAIL means a path or track used for recreational purposes that provides a visibly apparent route to follow through the landscape, including any structures associated with the path such as bridges, boardwalks or viewing decks.

USE means the purpose or function to which land, buildings, or structures are designed or intended.

UTILITY INFRASTRUCTURE means any structure, facility or related infrastructure necessary for the operation of a utility, such as power lines, communication towers, telephone transformers, lift stations, pumping stations, water and sewage treatment plants, waste disposal areas, electrical and similar services where such use is established by one of the levels of government, a Crown corporation, or by a company regulated by a government commission.

VARIANCE means a variation, relaxation, or waiver of a development regulation or other requirement of this Bylaw.

VEHICLE SALES, RENTAL AND SERVICE means the premises for the sale, rental, lease, service, or restoration of personal, recreational, commercial and / or industrial vehicles, and the retail sales of parts, petroleum projects and alternative fuels for these types of vehicles.

WAREHOUSE FACILITY means a facility for the transportation, storing, distribution and sale of goods.

YARD means a portion of a lot upon or over which no structure or building shall be erected, unless otherwise permitted in this Bylaw.

YARD, FRONT means that portion of the lot extending across the full width from the front lot line to the nearest point of the exterior wall (including siding and trim) of the Principal Building and shall be measured at right angles to the front property boundary, see Figure 9.

YARD, REAR means that portion of the lot extending across the full width from the rear lot line to the nearest exterior wall (including siding and trim) of the Principal Building and shall be measured at right angles to the rear property boundary, see Figure 9.

YARD, SIDE means that portion of the lot situated between the front yard and the rear yard, which extends from the side property boundary to the nearest exterior wall (including siding and trim) of the Principal Building and shall be measured at right angles to the side property boundary, see Figure 9.

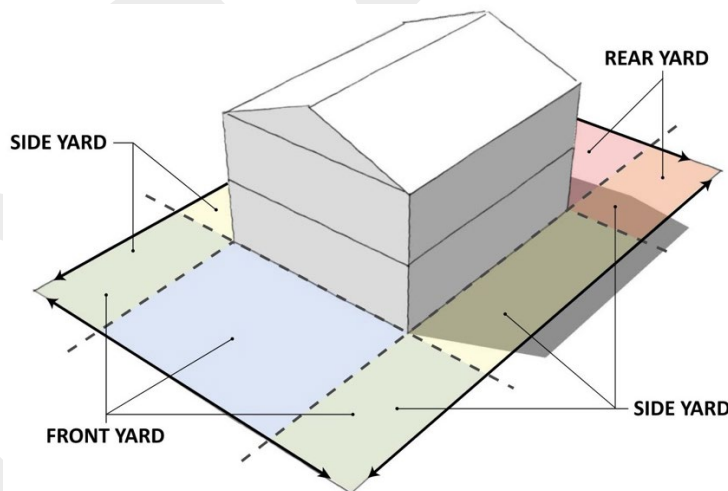
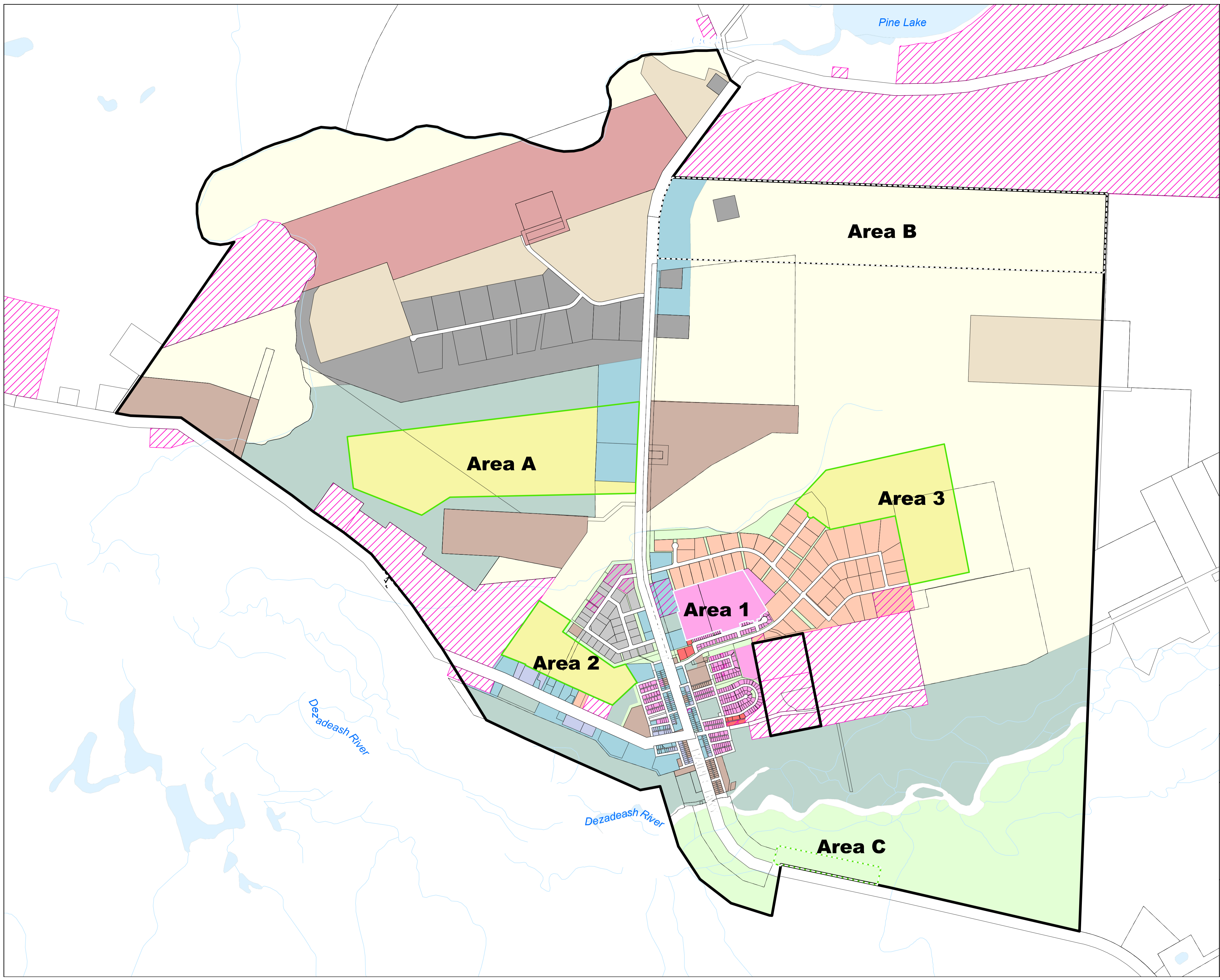


Figure 9 - Illustration of Yards

ZONE means a defined area of the Village as set out in this Bylaw and as shown on the Zoning Map.

ZONING MAP means the map delineating out the boundaries of the zones as set out in this bylaw within the Village of Haines Junction and attached as Schedule A.



Legend

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

0 300 600 900 1,200
 Metres
 NAD 1983 UTM Zone 8N
 Source: Village of Haines Junction ; GeoYukon (Government of Yukon)

TITLE:	ZONING	
PROJECT:	VILLAGE OF HAINES JUNCTION ZONING BY-LAW	
CLIENT:		
	PROJECT NO.: 18P-00187-01	REVIEWED BY: CP
	DATE: 2023-11-30	FIGURE: X.X

Initiative #1 Zoning Bylaw Review to Remove Barriers to Missing Middle Housing & Promote Higher Density Residential Development

Start Date: 2023-09-29 End Date: 2025-10-01 Budget: \$75,000.00

Description: This initiative focuses on increasing permitted "missing middle" units in Haines Junction. Current zoning is restrictive considers only single-family dwellings, and does not promote density in areas that can accommodate more housing. While we intend to look at many aspects of the zoning bylaw, we will look to facilitate this increase in density and permits through missing middle forms of housing.

Work completed to date

- Revised Zoning Bylaw with changes to allow suites and second dwellings

Next Steps

- Zoning Bylaw second reading and third reading
- Public communications on changes related to initiative targets
- Targeted communications with developers/builders

Milestones

	Name	Start Date	End Date	Budget	Description
1	Develop Detailed Project Scope and Hire Consultant	2023-09-30	2023-10-31	\$10,000.00	The Village will hire a consultant to help develop a project scope and terms of reference for the project. The Village does not have any planning professionals on staff so require support from the outset of the project.
2	Develop Zoning Bylaw Amendments	2023-10-02	2024-09-30	\$40,000.00	Focusing on specifically on missing middle forms of housing, the Town will engage a consultant to develop recommendations to Council for adoption through the appropriate bylaw processes.
3	Implement Changes and Monitor Results	2024-10-01	2025-10-01	\$25,000.00	Developers will be able to take advantage of these changes as of April 2024. We expect to see new units permitted within 1 year of implementation

Initiative #2 Improve Building Permitting and Approvals Processes

Start Date: 2023-09-29 End Date: 2024-10-31 Budget: \$50,000.00

Description: This initiative focuses specifically on improving and simplifying the building approvals processes for Haines Junction's property developers. Currently, the Government of Yukon provides building permits and approvals and the Village of Haines Junction issues development permits. We can describe this current system as fragmented, costly, and sometimes, uncertain. The Village would like to work with the Government of Yukon and develop solutions to streamline and simplify the building permit process.

Work completed to date

- June 12, 2024 RTC Build Conditions recommended replacing 1995 Build Requirements Policy with new Build Requirements Bylaw
- Drafting request to YG Building Safety to provide building permit status updates to VHJ

Next Steps

- Complete desktop review of permitting process
- Targeted engagement with YG, CAFN and local developers/builders
- Public engagement
- Produce report with recommendations for process improvement, implement changes

Milestones

	Name	Start Date	End Date	Budget	Description
1	Develop Detailed Project Scope	2023-09-29	2023-12-29	\$10,000.00	We will work with YG, CAFN, and others to develop and project scope and framework for this policy review exercise. Each party has different responsibilities in the permitting process and so we will seek to clarify roles and responsibilities and develop a shared understanding of the project.
2	Hire Consultant to Facilitate Project and Develop Recommendations	2024-01-01	2024-07-31	\$30,000.00	We propose to hire an expert in this area to help speed up the review process and ensure that a third party is helping us review objectively.
3	Implement Recommendations	2024-08-01	2024-10-31	\$10,000.00	We will work with YG, CAFN and others to implement the recommended changes through our organization's respective policy and bylaw amendment processes. We expect that developers will be able to take advantage of this streamlined process by October 2024 with additional permitted units to follow with 1 year.

Initiative #3 New Dwelling Construction Grant Program for Young Residents

Start Date: 2023-09-29 End Date: 2026-10-30 Budget: \$300,000.00

Description: The New Dwelling Construction Grant Program will assist young Haines Junction residents 30 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.

Work completed to date

- No progress to date

Next Steps

- Review grant programs in other municipalities
- Determine acceptance criteria and funding model
- Develop Youth Construction Grant Policy
- Implement grant program with communications on other available funding opportunities

Milestones

	Name	Start Date	End Date	Budget	Description
1	Develop Detailed Project Scope and Hire Consultant	2023-09-29	2023-11-30	\$10,000.00	Engage with our partners, hire a consultant, and develop a detailed project plan and hire consultant to help create project scope
2	Adopt Policy and Program Through Council Process	2024-01-01	2024-04-01	\$25,000.00	VoHJ will work with our partners, consultant and community to develop a policy and funding program built on the principles of fairness, equity, and accessibility. We'll work with VoHJ Council to adopt the policies
3	Implement Program and Report on Results	2024-04-30	2026-10-30	\$250,000.00	VoHJ will heavily promote and market this program and actively seek to work with eligible recipients. It is our goal to disburse project funding and begin permitting units within 2 years of receiving approval. We will run the program until we have achieved our goals of funding 10 new units for young people in Haines Junction.

Initiative #4 Recreation and Community Services Review to Support Long-Term Residency

Start Date: 2023-09-30 End Date: 2026-12-31 Budget: \$100,000.00

Description: 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.

Work completed to date

- Recreation Needs Assessment
- Recreation Needs Implementation Plan and Council discussion

Next Steps

- Continue work on motions from Nov 8, 2023 council meeting on Implementation plan
- Community Services Review (consider working with Chamber of Commerce)

Milestones

	Name	Start Date	End Date	Budget	Description
1	Develop Project Scope and Hire Consultant	2023-09-30	2023-11-30	\$10,000.00	Our focus initially is to scope this project and develop an understanding and action plan to tackle known deficient recreation services and put in place policies that help in the short-term while new recreation infrastructure is being developed.
2	Hire Recreation Consultant to Lead Project	2024-01-01	2024-02-29	\$80,000.00	A recreation consultant will be hired to oversee the initial planning of short to medium-term objectives, potentially leading to a full-time recreation position to oversee new programming and facilities.
3	Implement Program and Report on Results	2024-03-01	2026-12-31	\$10,000.00	We will work on both short and long-term objectives to solve this issue and we believe that it will lead to the attraction and retention of more residents over the program period. The Village will develop a metric to track the efficacy of the initiative.

Initiative #5 Promote Higher Density Residential Development & Commercial Mixed-use Opportunities

Start Date: 2023-10-30 End Date: 2026-09-30 Budget: \$75,000.00

Description: The Village's regulations already permit zoning as-of-right for many uses, but we will look to expand the number of uses that lead to housing and promote higher density mixed-use developments. Our goal is to use these changes as an opportunity to promote more housing as well as bring in more commercial development in Haines Junction

Work completed to date

- Revised Zoning Bylaw with changes to allow higher density residential and commercial mixed-use development

Next Steps

- Zoning Bylaw second reading and third reading
- Public communications on changes related to initiative targets
- Targeted communications with developers/builders

Milestones

	Name	Start Date	End Date	Budget	Description
1	Develop Detailed Project Scope and Hire Consultant	2023-10-30	2023-11-30	\$10,000.00	The Village has a good understanding of where we can make these changes. We will develop a project scope and then hire a planning professional to work with our administration and the community to develop the appropriate policies and actions to implement.
2	Engage Council and Community to Educate and Develop Changes	2024-01-01	2024-04-01	\$50,000.00	Zoning as-of-right will need to be explained to the community and we will need to take their feedback and concerns into consideration. Engagement with the community will inform the requisite policy and bylaw changes.
3	Implement Changes and Monitor Results	2024-04-30	2026-09-30	\$15,000.00	We anticipate that changes will be proposed by Spring 2024 and will be ready for the Council bylaw process. Once the bylaw process concludes, we will monitor and report on results. We have identified a small budget to market and advertise these changes to the development community.