



Village of Haines Junction
Council Agenda
Regular Council Meeting
7:00 p.m. July 12, 2023

This meeting will be held in Council Chambers.

*Attendance at this meeting is also available through Zoom web or teleconferencing
(Meeting ID 867 634 7100). Please visit the Village website (www.hainesjunctionyukon.com)
or call the Village Office (634-7100) for instructions.*

AGENDA

1. **Call to Order**
2. **Acknowledgement of Champagne and Aishihik First Nations Traditional Territory**
3. **Adoption of Agenda**
4. **Declaration of Pecuniary Interest**
5. **Adoption of Minutes of Regular and Special Council Meetings**
 - a. Draft Council Minutes June 14, 2023
6. **Proclamations**
7. **Delegations**
8. **Public Hearings and Public Input Sessions**
9. **Old Business**
 - a. Voyent Alert! Service new Administrator request
 - b. Yukon 125 Fund acceptance letter
10. **New Business**
 - a. Accounts Payable to June 28, 2023
 - b. Accounts Payable to July 12, 2023
 - c. RTC Joint Council Meeting Request
 - d. Marshal Creek Ag Lot Development Proposal – request for pre-consultation comments
11. **Bylaws – Reports, Readings and Adoption**
 - a. Bylaw 402-23, Zoning Bylaw 104-96 Amendment #44 Bylaw – Third reading
12. **Correspondence**
 - a. Stop sign needed at gas station – Keith Lay
 - b. Newsletter_Baseline Data
 - c. Transferring the municipal streets from YG to the municipality – Shelley Hassard
 - d. AYC Annual General Meeting Resolutions (combined)
 - e. AYC Comprehensive Municipal Grant Report
 - f. Animal Control Act Regulation follow up
 - g. Reuse Fair Reconnecting
 - h. Lot 16 Block 9 – David Tomlin
 - i. Community Services LDB Land reserve letter
 - j. YTG Lot sale priority
13. **Council Reports**
14. **Questions from the Public**
15. **Motion to Close Meeting to the Public**
16. **Adjournment**

The next Regular Council Meeting will take place at 7:00 p.m. on July 26, 2023 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.*

Attendance at Council Meetings

Council meetings are held in Council Chambers and broadcast via Zoom.

*Council Chambers can accommodate a maximum of 20 people, including Council.
If there are more than 5 members of the public in attendance, masks will be mandatory.*

Zoom remote access instructions are below.

Remote Access Instructions for Council Meetings:

Meeting ID is: 867 634 7100

COMPUTER *(Participants do not need an account but will need to download the Zoom app when prompted.)*

To join through the computer, use this link: <https://us02web.zoom.us/j/8676347100>

PHONE

Participants may join by phone by dialing any of these numbers and entering the meeting ID

+1 778 907 2071 Canada +1 438 809 7799 Canada +1 587 328 1099 Canada

+1 647 374 4685 Canada +1 647 558 0588 Canada +1 204 272 7920 Canada

MOBILE

+12042727920,,8676347100# Canada

+14388097799,,8676347100# Canada



Report to Council
Village of Haines Junction
June 28, 2023

RE: Voyent Alert! Service new Administrator request

Recommendation:

That Council review this report and by resolution direct Administration to proceed with adding Haines Junction Visitor Centre in collaboration with Parks Canada and Da Kų Cultural Centre as a Voyent Alert! Administrator.

Resolution

That Council approve adding Haines Junction Visitor Centre in collaboration with Parks Canada and Da Kų Cultural Centre as a Voyent Alert! Administrator.

Background:

At the June 14, 2023, Council Meeting, Administration asked Council if they would approve adding Haines Junction Visitor Centre in collaboration with Parks Canada and Da Kų Cultural Centre as a Voyent Alert! Administrator. The idea of having other organizations join as Administrators was initially discussed at the April 12, 2023, Council Meeting. Voyent Alert! Service was launched on May 1, 2023, and thirty-seven community members have registered. Administration has found it to be very efficient for sending notifications and posting on social media, however, wishes to reach more people by extending its services in the community. Isabelle Piche, Haines Junction Visitor Centre manager, has expressed interest in using the service in conjunction with Parks Canada and Da Kų Cultural Centre, as one of their biggest barriers is communicating with tourists and community members in a timely manner.

Council asked Administration to inquire on the maximum number of Administrators allowed under one license and inform Council at the June 28, 2023, meeting.

Current Status:

Haines Junction's Voyent Alert! Onboarding Specialist answered as followed:

The licence does currently allow for 5 admins, and right now you do have all 5 seats filled. We do have a couple of options we can go over though.

- 1. We can replace current admins with new admins. If there is someone, we no longer need to have an admin account, we can replace them with someone new.*
- 2. If this list is correct but you still want to add people in, we can swap people out or add new people into the call-in list. Meaning if you would like someone to be able to contact the*

Report to Council

Village of Haines Junction June 28, 2023

Voyent Alert Support Team to issue an alert on their behalf we would be able to do this, and it would be free of charge.

3. If we don't want to swap anyone out, and we don't want to add people into the Call-In List, each additional seat would have a cost of \$400.00 per admin, per year.

Administration suggests to unassign 1 of the current Admins since only Yari Izigzon is managing Voyent Alert! and add Haines Junction Visitor Centre (Parks Canada & Da Kų Cultural Centre) as a second Administrator.

Conclusion:

Council by reviewing this report and then by resolution giving direction to Administration, will perform their oversight role in this matter.

Prepared by

Yari Izigzon

Corporate Administrator

Thank you for the Village of Haines Junction's Yukon 125 Fund application for your project: Historical Mural Revitalization.

Your project has been approved for \$7,500.

Congratulations!

I will send out a funding agreement and schedules next week for you to review and sign. At that time you can submit an invoice to Yukon Historical & Museums Association for 90% of your funding. I will include details for that with your agreement.

I will also send out Yukon 125 Fund logos to use when appropriate.

Please feel free to call me if you have any questions.

Thank you,

Anne

(867) 332-4979

Municipal Accounts Payable to June 28, 2023

<u>Cheque No</u>	<u>Name</u>	<u>Amount</u>	<u>Department</u>	<u>Description</u>
Transfer	Payroll Account #4305418	\$ 26,595.70	Administration	Net Pay - Pay Period 13
		\$ 4,381.04	Administration	RRSP Contribution - Pay Period 13
		\$ 649.37	Administration	Union Dues - June 2023
		\$ 24,532.14	Administration	Receiver General - June 2023
27539	Twiss and Shine Custodial Services	\$ 200.00	Administration	Custodial services: May/June 2023
		\$ 2,775.00	Convention Centre	Custodial services: May/June 2023
		\$ 150.00	Fire Department	Custodial services: May/June 2023
		\$ 1,110.00	Mezzanine	Custodial services: May/June 2023
		\$ 211.75	Gst.	Custodial services: May/June 2023
27540	Petty Cash - Yari Izigzon	\$ 1,542.00	Recycling Centre	Recycling Refundables
275	Ajax Steel Limited	\$ 253.84	Public Works	Hoses, wire, hourmeter, pin relay
27541	ATCO	\$ 307.62	Administration	Electricity: May 2023 billing
		\$ 2,071.68	Arena	Electricity: May 2023 billing
		\$ 152.19	Community Hall	Electricity: May 2023 billing
		\$ 307.61	Convention Centre	Electricity: May 2023 billing
		\$ 286.24	Fire Department	Electricity: May 2023 billing
		\$ 238.73	Landfill & Recycling	Electricity: May 2023 billing
		\$ 56.70	Pool	Electricity: May 2023 billing
		\$ -	Public Works	Electricity: May 2023 billing
		\$ 3,193.37	Roads & Streets	Electricity: May 2023 billing
		\$ 8,443.57	Water & Sewer	Electricity: May 2023 billing
27542	Black Press Media	\$ 391.39	Administration	Addendum #1 advertisement - Grand Hall Lighting RFP
27543	Clear Water Controls	\$ 40.95	Water & Sewer	De Nora board shipment
27544	Haines Junction Minor Hockey	\$ 250.00	Administration	*Check replacement for TCT Trail Clean - Up
27545	Harris Time Inc.	\$ 11,883.50	Capital Projects	Arena scoreboard
27546	Leschart, Jordan	\$ 3,937.50	Public Works	Heavy truck and trailer maintenance
27547	Lewicki, John	\$ 80.00	Public Works	Drivers Class 3 & Air Brake tests Reimbursement
27548	NF Electrical & Event Production Ltd.	\$ 7,899.05	Convention Centre	Council Chambers Audio/Video installation & equip.
27549	RGA Engineering Ltd.	\$ 867.43	Public Works	Annual equipment inspection
		\$ 1,287.43	Water & Sewer	Annual equipment inspection

* Denotes an item not directly funded by the Village

**Grant funded

Municipal Accounts Payable to June 28, 2023

27550	Source Motors	\$ 88.15	Administration	Interest
		\$ 1,221.38	Landfill & Recycling	Gas for May 2023
		\$ 2,818.40	Public Works	Gas & propane for May 2023
27551	Xerox Canada Ltd.	\$ 304.66	Administration	Photocopies
27552	Yukon Service	\$ 663.85	Convention Centre	Janitorial supplies
		\$ 482.21	Water & Sewer	Sodium Hypochlorite

Municipal Accounts Payable \$ 108,613.34

Adopted on _____ Motion# _____

Mayor _____ CAO _____

* Denotes an item not directly funded by the Village

**Grant funded

Municipal Accounts Payable to July 12, 2023

<u>Cheque No.</u>	<u>Name</u>	<u>Amount</u>	<u>Department</u>	<u>Description</u>
Transfer	Payroll Account #4305418	\$ 23,597.98	Administration	Net Pay - Pay Period 14
		\$ 4,426.60	Administration	RRSP Contribution - Pay Period 14
		\$ 8,037.39	Administration	Group Insurance - July 2023
Transfer	Visa	\$ 603.44	Administration	Adobe, cell phone, stamps, office supplies, Canada BB
		\$ 64.90	Landfill & Recycling	Cell phone June 2023
		\$ 5,574.93	Public Works	Trailer & parts/registration, trimmer loops, cell phone
		\$ 20.44	Roads & Streets	Hose mender
		\$ 312.43	Water & Sewer	EOCP Training/membership, sharpies/clipboards
27554	Ruby Mendoza & Christian Mendez	\$ 2,610.62	Suspense	Property taxes overpayment
27555	Advance Security & Automation Ltd.	\$ 236.25	Convention Centre	Annual fire alarm inspection
27556	Cubex Ltd.	\$ 10,186.31	Capital Projects	2021 Marathon Melter Kettle
27557	Finning (Canada)	\$ 32,303.25	Capital Projects	BP25 Pickup broom
27558	Petty Cash - Vari Izigzon	\$ 1,460.75	Recycling Centre	Recycling refundables
		\$ 10.22	Legislative	Ice, Coffe cream
		\$ 32.99	Public Works	Knee pads
	15042 Yukon Inc. o/a Grime Stoppers Janitorial	\$ 514.50	Convention Centre	Table cloths cleaning
	Big Bud Contracting	\$ 1,869.00	Landfil & Recycling	Recycling Pick-up June 2023
	Black Press Media	\$ 237.04	Administration	Lighting System Advertising Yukon News
	CARSTAR Whitehorse	\$ 2,554.93	Public Works	Truck repair
	CMP Engineering	\$ 1,167.25	Water & Sewer	Contract Services Maintenance
	Drummond, Lee & Tiffany	\$ 150.00	Legislative	Judging Canada Parade
	Environmental Operators Certification Program	\$ 210.00	Water & Sewer	Water Distribution System
		\$ 210.00	Water & Sewer	Water Treatment Plant
	Government of Yukon	\$ 11,959.62	Water & Sewer	Domestic Water Well Program
	Jacob's Industries Ltd.	\$ 540.96	Water & Sewer	CO2
	Leavitt Training	\$ 104.99	Public Works	Aerial lift training

**Grant funded

* Denotes an item not directly funded by the Village

Municipal Accounts Payable to July 12, 2023

Lucky Dragon Restaurant		\$	50.00	Legislative	2022 Winter Contest gift cards
NF Electrical & Event Production Ltd.		\$	1,134.42	Convention Centre	Lighting system DMX cable replacement
Northwestel					
	\$ 281.54			Administration	June 27, 2023 Billing
	\$ 27.86			Arena	June 27, 2023 Billing
	\$ 55.72			Convention Centre	June 27, 2023 Billing
	\$ 701.01			Landfill & Recycling	June 27, 2023 Billing
	\$ 57.57			Mezzanine	June 27, 2023 Billing
	\$ 27.86			Public Works	June 27, 2023 Billing
	\$ 678.61	\$	1,830.17	Water & Sewer	June 27, 2023 Billing
Source Motors					
	\$ 64.40			Fire Department	Gas June 2023
	\$ 1,279.81			Landfill & Recycling	Gas June 2023
	\$ 2,454.10			Public Works	Gas June 2023
	\$ 1,183.26	\$	4,981.57	Public Works/Parks	Gas June 2023
Sperling Hansen Associates		\$	371.16	Capital Projects	Solid Waste Management Plan
Spruce Cottage Farm		\$	2,174.88	Public Works	Flowers, Herbs and Veggies
St. Elias Lions Club		\$	500.00	Legislative	Honorarium for Canada Day BBQ
Tangerine Technology		\$	1,681.58	Administrative	Network Support June 2023
Yellow Pages		\$	381.78	Administrative	Advertisement
Yukon Service Supply	\$ 482.21			Water & Sewer	Hypochloride
	\$ 578.66	\$	1,060.87	Water & Sewer	Hypochloride
Municipal Accounts Payable		\$	123,163.22		

Adopted on _____ Motion# _____

Mayor _____ CAO _____

* Denotes an item not directly funded by the Village

**Grant funded

**Report to Council
Village of Haines Junction
Open Meeting
July 12, 2023**

RE: CAFN JOINT COUNCIL MEETING REQUEST

Recommendation:

That Council review this report and, if necessary, by resolution provide direction to staff or alternatively receive and file this report for information purposes.

Background:

On June 7th the Village administration reached out to CAFN requesting a joint Council meeting while acknowledging that it is an extremely busy time for CAFN Council. Additionally, a list of potential agenda items was put forward with a request for additions.

Current Status:

CAFN responded with the suggestion of a meeting in September and had one addition to the suggested agenda. A specific date in September has not been finalised.

The current agenda includes:

- The Water License AIP and permit renewal application
- AYC - Chief and Mayor meetings
- Emergency Measures and planning
- 2018 AIP – municipal services, Municipal Boundary, Etc.
- Recreation facilities
- Animal control

Conclusion

Council by reviewing this report and then if necessary, giving direction to staff regarding the proposed joint Council meeting date and agenda items.

Prepared by:

David Fairbank CAO

VILLAGE OF HAINES JUNCTION

Bylaw #402-23

A Bylaw to Provide for an Amendment to the Haines Junction Zoning Bylaw #104-96

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

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

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

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

SHORT TITLE

This bylaw shall be cited as "**Zoning Bylaw #104-96 Amendment #44 Bylaw**."

INTERPRETATION

For this bylaw all definitions are described in Bylaw #104-96 and its amendments thereto including this bylaw.

PROVISIONS

Appendix "A" forming part of this Bylaw is attached and defines the area to be amended being that portion of Disposition Number 2019-4861 PID 2000023570 from Future Development to Single Family Residential, Multi-Family Residential and Greenbelt Community; and of Lot 55 from Country Residential to Single Family Residential and Greenbelt Community as per Area 1 Master Plan Infill Concept Phase 1.

ENACTMENT

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

READINGS

Read a first time the 31st day of May 2023.

A Public Hearing was held on the 14th day of June 2023.

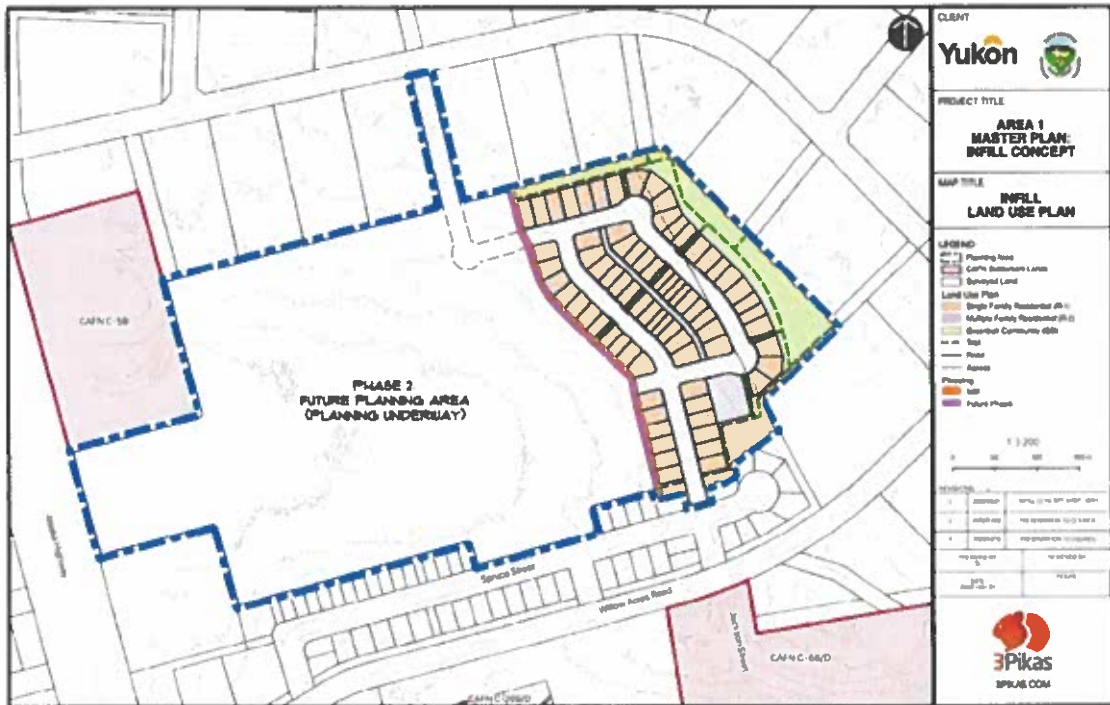
Read a second time the 14th day of June 2023

Read a third time and finally adopted the ____ day of _____, 2023.

Bruce Tomlin, Mayor

David Fairbank, Chief Administrative Officer

Appendix "A"



From: Keith Lay
To: Haines Junction Administration
Subject: Stop sign needed at gas station
Date: June 19, 2023 1:22:58 PM

Hi! This is just a follow-up to my phone call of June 19.

A stop sign is (in my view) needed at the Petro Express Gas Junction in Haines Junction.

When you are pulling out of the gas station to reach the Alaska Hwy in order to turn left heading to Whitehorse, you will pass through a **designated turning lane** that allows one to access the Alaska Hwy heading towards Kluane Lake.

If a car is in that turning lane and has its turn signal on, the first impression one could easily have, is that it is going to turn into the gas station. However, this may not be the case, as the vehicle may be continuing on in order to follow the turning lane to join the Alaska Hwy heading in the direction of Kluane Lake.

Yes, I know that one is supposed to stop and wait until the car in the turning lane actually starts its turn into the gas station **or** proceeds by you and continues on in the turning lane. However, one may not realize that the oncoming car is actually **in a turning lane** that heads to the Alaska Hwy in the direction of Kluane Lake, and simply assume that the car is intending to enter the gas station. (Newcomers (tourists) in the area are not likely to be aware of this situation.)

Result: The vehicle coming out of the gas station crosses in front of the vehicle that is in the turn lane and gets broadsided.

I almost made this mistake last week when pulling out of the gas station, but fortunately my passenger warned me before I entered the turning lane that the oncoming car (which had its turn signal on) was not turning into the gas station, but staying in the turning lane.

On the weekend I expressed my concern to a member of the Haines Junction RCMP, who suggested that I contact the village about this issue.

Hopefully, steps can be taken to rectify the situation.

Oh, . . . and thanks so much for all the improvements that we noticed on entering the Junction after a long winter: business signs have been upgraded or newly painted as have some buildings in town. Of course, the paved TCT is a welcome addition for many people. The whole place looks so much more inviting. So . . . well done!

Cheers for now,

Keith Lay
867-687-8500
528 Grove St. Whitehorse YT
Y1A 5J8

To Yukon Mayors, Chairs & Councillors:

June 2023 Newsletter

Hello Yukoners Concerned:

Please find below a Letter to the Editor regarding YG's court challenge to YESAB's decision not to approve the Michelle Creek Mineral Exploration project.

Read the letter then take action by letting your MLA know we need land use plans in place throughout the Yukon and baseline data on all projects before any approval for development is given.

Thank you

Donald J Roberts
Chair Yukoners Concerned

Letter to the Editor

THE YUKON GOVERNMENT NEEDS BASELINE DATA FOR ALL MINING PROJECTS

Challenging the Peel Watershed Regional Land Use Plan is of critical importance to this Yukon government.

Should we be surprised?

Overwhelmingly supported by Yukoners, the Peel Watershed land use plan was settled only after a long and difficult battle against the Yukon government (YG) that went all the way to the Supreme Court of Canada, which ruled unanimously in favour of Yukon First Nations and environmental groups, finding that YG's conduct was not becoming of the honour of the Crown.

The Michelle Creek Mineral Exploration project is the first exploration proposal since the Peel Watershed land use plan came into effect. YESAB (Yukon Environmental and Socio-economic Assessment Board) recommended against approval of the exploration project, and in a heartbeat, YG has petitioned for a judicial review of YESAB's recommendation.

Over a requirement that YG itself could legislate, a requirement for data, the government is taking YESAB to court.

If Yukon government wants adequate data for a full and complete assessment as the Minister says, why does the government not do the work it alone can do and finally implement fair and transparent standards and codes of practice for mineral development - akin to a building code?

For example, a standard that would require three years of baseline data before approving mineral exploration and development activities would level the playing field for proponents and provide some "certainty" that is clearly lacking across the sector.

It seems it's not really the baseline data that matters to YG.

What matters to YG is flexing its power to simply reject YESAB recommendations, or, in this case, to litigate against them.

Maintaining a policy and a planning vacuum also matters to YG. The absence of adequate policy to protect water, and the absence of completed land use planning, represent a 'free pass' to industry to continue business as usual.

Consider the permitting of placer mining in undisturbed wetlands. In 2016, YESAB recommended against it. Yukon government rejected YESAB's recommendations and, most importantly, continues to permit placer mining in undisturbed wetlands in *the absence of a completed and implemented wetlands policy*.

To the Minister we ask, is it not *your responsibility* to set fair standards to ensure the collection of adequate baseline data before mineral exploration and development activities begin?

And, to the Liberal government as a whole, we insist: respect the Peel Watershed Land Use Plan.

As Yukoners, shouldn't we demand a moratorium on development until the completion of land use planning?

Donald J Roberts
Chair,
Yukoners Concerned

Yukoners Concerned About Oil and Gas Exploration and Development
PO Box 31597 RPO Main Street
Whitehorse, YT Y1A 6L2
Canada

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Yukoners Concerned About Oil and Gas Exploration and Development · PO Box 31597 RPO Main Street · Whitehorse,
YT Y1A 6L2 · Canada

Hi Everyone,

As mentioned at the AGM in Watson Lake, some municipalities are interested in transferring the municipal streets from YG to the municipality so that they are listed as an asset on your financial statements, which will assist with increasing the CMG for the asset maintenance factor. The process to initiate the transfer is to have your Mayor write a letter to Minister Clark requesting the transfer, an Order in Council will need to be passed by YG to finalize the transfer.

Thank you,

Shelley Hassard

Executive Director

Association of Yukon Communities

Tel: (867) 668-4388 | Fax: (867) 668-7574

www.ayc-yk.ca

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Association of Yukon Communities



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President

Councillor Ted Laking

1st Vice President

Councillor Lauren Hanchar

2nd Vice President

Councillor Doris Hansen

Immediate Past President

Mayor Gord Curran

Executive Director

Shelley Hassard

Manager of Operations

David Rózsa

Members of:



June 7, 2023

Hon. Nils Clarke
Minister of Environment
Yukon Legislative Assembly
Box 2703
Whitehorse, YT, Y1A 2C6

Dear ^{Nils} Minister,

First off, I want to personally thank you for your commitment to working collaboratively with the Association of Yukon Communities and all municipalities and I look forward to continuing this strong working relationship.

At the Association of Yukon Communities recent Annual General Meeting our membership unanimously passed a resolution related to the sustainability of the animal care system in the Yukon. Over the past year issues have been brought to the attention of our members related to the funding models afforded to organizations currently providing humane hospice care in the Yukon. Given the growing demands and challenges faced by municipal governments we do not have the ability to absorb, take on, or assume the cost of providing these services. Further, the Association of Yukon Communities sees this as an issue that impacts the entire Yukon and is an appropriate venue for the territorial government to take a primary leadership and coordination role.

As such we are requesting that the Yukon Government provide long-term sustainable funding to the territory's humane societies. In order to ensure that the development of a new funding model is successful we believe that all humane societies should be invited to be at the table for consultation. Further, we are requesting that the Association of Yukon Communities be included in the assessment and development of a financially sustainable model.

For your reference I have attached the resolution that passed unanimously.

Once again, I want to thank you for your commitment to working with municipalities and your service to Yukoners.

Yours sincerely,

Ted Laking
President
Association of Yukon Communities

WHEREAS:

On November 15, 2022, the Yukon Legislature passed the *Animal Protection and Control Act* that improved animal welfare standards in the Yukon; and

WHEREAS:

The Humane Society Yukon, through the operation of the Mae Bachur animal shelter, provides an invaluable, affordable, and humane service for the Yukon; and

WHEREAS:

The Humane Society Yukon's funding model is no longer suitable for the demands of its service; and

WHEREAS:

Municipalities cannot assume the responsibility and cost of the service; and

WHEREAS:

A new sustainable funding model requires long-term commitment from the Yukon Government;

THEREFORE BE IT RESOLVED:

THAT the Association of Yukon Communities requests that the Yukon Government provide long-term sustainable funding to the Humane Society Yukon.

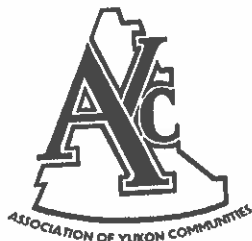
BE IT FURTHER RESOLVED:

THAT the Association of Yukon Communities be included in the assessment and development of a financially sustainable model.

It was duly moved by Immediate Past President Gord Curran and seconded THAT Resolution 23-AT-07 be accepted as amended.

Carried Unanimously

Association of Yukon Communities



#140-2237 2nd Avenue
Whitehorse, YT, Y1A 0K7

Phone: (867) 668-4388

Fax: (867) 668-7574

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Website: www.ayc-yk.ca

President

Councillor Ted Laking

1st Vice President

Councillor Lauren Hanchar

2nd Vice President

Councillor Doris Hansen

Immediate Past President

Mayor Gord Curran

Executive Director

Shelley Hassard

Manager of Operations

David Rózsa

Members of:



June 7, 2023

Honorable Dominic LeBlanc
Minister of Intergovernmental Affairs, Infrastructure & Communities
House of Commons
Ottawa, Ontario
K1S 0A6

Dear Minister,

At the Association of Communities recent Annual General Meeting a major topic of discussion was the infrastructure challenges faced by Yukon communities. With existing aging infrastructure, increased costs, and new challenges, Yukon communities are struggling to address their infrastructure deficits.

Yukon communities are working to address infrastructure deficits and face unique challenges in the North, including the pronounced effects of climate change and the impacts on infrastructure. However, existing infrastructure programs are insufficient to keep up with these challenges and Yukon communities require significantly increased funding to make long-term decisions regarding infrastructure investments and replace aging infrastructure. Further with relatively small tax bases it is not sustainable to cover these costs entirely through property tax increases.

Currently the Yukon's envelope for the Canada Community Building Fund (formerly Gas Tax Fund) is approximately \$18 million. Shared among the 23 eligible recipients that works out to a small amount per recipient which is inadequate to cover the challenges faced by our communities. To be clear, we are very appreciative of the funding we currently receive through the CCBF, and other funding envelopes and we are thankful of the temporary doubling of the CCBF that your government undertook during the pandemic. However, we would like to see a permanent commitment to increasing this fund with special recognition for the challenges faced by the North.

Association of Yukon Communities



#140-2237 2nd Avenue
Whitehorse, YT, Y1A 0K7

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E-mail: ayced@ayc-yukon.ca

Website: www.ayc-yk.ca

President

Councillor Ted Laking

1st Vice President

Councillor Lauren Hanchar

2nd Vice President

Councillor Doris Hansen

Immediate Past President

Mayor Gord Curran

Executive Director

Shelley Hassard

Manager of Operations

David Rózsa

Members of:



As such the Association of Yukon Communities unanimously passed a resolution at our Annual General Meeting urging the federal government to triple the Yukon's share of funding distributed through the Canada Community Building Fund.

For your reference I have attached the resolution that passed unanimously.

Thank you for your consideration in this matter.

Yours Sincerely,

Ted Laking

President

Association of Yukon Communities

23-AF-03

FUND

INCREASE TO YUKON'S SHARE OF THE CANADA COMMUNITY-BUILDING

WHEREAS:

Municipalities across Canada are struggling to address their infrastructure deficits;

WHEREAS:

Yukon communities are working to address infrastructure deficits and face unique challenges in the North, including the pronounced effects of climate change and impacts on infrastructure; and

WHEREAS:

Yukon communities require significantly increased funding in order to make long-term decisions regarding infrastructure investments and replace aging infrastructure; and

WHEREAS:

Current levels of funding and property tax increases to cover infrastructure costs are not adequate or sustainable.

THEREFORE BE IT RESOLVED:

That the Association of Yukon Communities urge the federal government to triple the Yukon's share of funding distributed through the Canada Community Building Fund

It was duly moved by Councillor Mellisa Murray and seconded
THAT Resolution **23-AF-03** be accepted as presented.

Carried Unanimously

Association of Yukon Communities



#140-2237 2nd Avenue
Whitehorse, YT, Y1A 0K7

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Immediate Past President
Mayor Gord Curran

Executive Director
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David Rózsa

Members of:



June 7, 2023

Hon. Tracy-Ann McPhee
Minister of Health and Social Services
Yukon Legislative Assembly
Box 2703
Whitehorse, YT, Y1A 2C6

Dear Minister,

Thank you very much for the attendance of your Deputy Minister and other Health and Social Services Staff at the 2023 Annual General Meeting of the Association of Yukon Communities.

At this year's meeting our membership passed eight resolutions.

One of these resolutions relates to lapses in emergency medical services in municipalities, the need for improved communication from the Government of Yukon with municipal governments during these lapses, as well as the lack of proper compensation for municipal governments when they are called upon to assist during these lapses in service.

As you know, EMS is an essential frontline service made up of hardworking first responders who go above the call of duty and at many times are at risk of burn out. Without a sustainable model for staffing, training, and compensation for EMS personnel we are concerned about further negative impacts on coverage in our communities.

As such we are requesting that the government ensure 100% EMS coverage in Yukon communities and if that is not possible, request the consideration of alternative delivery models. We further request that if municipalities are called upon to assist EMS personnel, they are fully and promptly compensated. We are also requesting that the Yukon Government review the current EMS volunteer model as it's been in place for some time, look to increase honoraria and standby pay, and fully pay for training. Finally, we would like the Yukon Government to develop and implement a communication protocol for communicating with communities about lapses in EMS service.

For your reference I have attached the resolution that passed unanimously. Thank you for your consideration in these matters.

Yours sincerely,

Ted Laking
President
Association of Yukon Communities

WHEREAS:

Municipalities that are served by EMS are at times without any coverage; and

WHEREAS:

The communities are not kept informed when there are lapses in service; and

WHEREAS:

Municipalities are frequently called upon to assist EMS personnel when they are short staffed; and

WHEREAS:

The Yukon Government is failing to compensate municipalities when they are called upon to assist.

THEREFORE BE IT RESOLVED:

THAT the Association of Yukon Communities requests that the Yukon Government ensure one hundred percent coverage in municipalities that are served by EMS and, if that is not possible, consider privatization or other models.

BE IT FURTHER RESOLVED:

THAT the Association of Yukon Communities requests that if municipalities are called upon to assist EMS personnel, they are fully and promptly compensated.

BE IT FURTHER RESOLVED:

THAT the Association of Yukon Communities requests that the Yukon Government review the current EMS volunteer model as it's been in place for some time, look to increase honoraria and standby pay, and fully pay for training.

BE IT FURTHER RESOLVED:

THAT the Association of Yukon Communities requests that the Yukon Government development and implement a communication protocol for communicating with communities about lapses in EMS service.

It was duly moved by Mayor William Kendrick and seconded THAT Resolution **23-AT-06** be accepted as amended.

Carried Unanimously

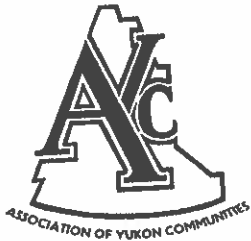
THEREFORE BE IT RESOLVED:

THAT the Association of Yukon Communities requests that the Yukon Government ensure one hundred percent coverage in municipalities that are served by EMS and, if that is not possible, consider private enterprise or other models.

It was duly moved by Mayor Christopher Irvin and seconded THAT Resolution **23-AT-06** be accepted as further amended to change "*privatization*" to "*private enterprise or other models*."

Carried Unanimously

**Association
of Yukon
Communities**



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Whitehorse, YT, Y1A 0K7

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David Rózsa

Members of:



June 7, 2023

Hon. Minister Mostyn
Minister of Community Services
Yukon Legislative Assembly
Box 2703
Whitehorse, YT, Y1A 2C6

Dear Minister,

In recent years the Yukon has been subject to several natural disasters. These natural disasters have had significant negative impacts on our communities and unfortunately resulted in urgent financial needs for Yukon municipalities. Yukon municipalities often do not possess the financial resources to adequately respond to a natural disaster on their own.

Additionally, it is well documented that the effects of natural disasters on municipal infrastructure would be significantly reduced through investment in long-term mitigation projects. Such projects would help mitigate the ongoing costs of waiting until an emergency is upon us to respond. However, much like with responding to disasters, Yukon municipalities also do not possess the financial resources to fund these projects. Such projects will only be successful with increased support from the territorial government.

At the Association of Yukon Communities recent annual general meeting our membership unanimously passed a resolution requesting that the Yukon Government:

- 1) Create a territorial "disaster financial assistance program" to help municipalities respond to natural disasters.
- 2) Better support municipalities with long-term mitigation projects to address the impacts of natural disasters and climate change on infrastructure.

For your reference I have attached the resolution that passed unanimously.

Thank you for your consideration in this matter.

Sincerely,

Ted Laking
President
Association Communities

WHEREAS:

The Yukon has been subject to a number of natural disasters in recent years; and

WHEREAS:

Natural disasters have resulted in urgent financial needs for the Yukon municipalities;
and

WHEREAS:

Yukon municipalities often do not possess the financial resources to adequately
respond to a natural disaster; and

WHEREAS:

The effects of natural disasters on municipal infrastructure would benefit from long-
term mitigation projects;

THEREFORE BE IT RESOLVED:

THAT the Yukon Government create a territorial "disaster financial assistance program"
to help municipalities respond to natural disasters.

BE IT FURTHER RESOLVED:

THAT the Yukon Government better support municipalities with long-term mitigation
projects to address the impacts of natural disasters and climate change on
infrastructure.

It was duly moved by Councillor Kirk Cameron and seconded THAT Resolution
23-AT-04 be accepted as presented.

Carried Unanimously

Association of Yukon Communities



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Members of:



June 7, 2023

Hon. Minister Mostyn
Minister of Community Services
Yukon Legislative Assembly
Box 2703
Whitehorse, YT, Y1A 2C6

Dear Minister,

Municipalities and their taxpayers have been forced to shoulder the majority of the costs required to provide services for users who reside outside of municipal boundaries and do not provide an appropriate share of the costs of those services. These services include but are not limited to the maintenance of municipal roads, water, sewer, and subsidized recreation programming and facilities.

Without a commensurate increase in transfers from other orders of government to cover these increased costs municipal budgets have been stressed. As a result, municipal governments are increasingly finding themselves to consider things such as property tax and fee increases, cuts to services, or borrowing. We do not believe this is sustainable in the long term.

As such, at the Association of Yukon Communities recent Annual General Meeting our membership unanimously passed a resolution requesting that the Government of Yukon review the issue of peripheral tax rates outside the borders of municipal governments to understand how they may be contributing to this issue, negatively impacting development within our municipalities, and to take appropriate action to address this issue.

For your reference I have attached the resolution that passed unanimously.

Thank you for your consideration,

Ted Laking
President
Association of Yukon Communities

WHEREAS:

Yukon taxes on properties just outside of municipalities are very low in comparison to municipal taxes, in large part due to low mill rates that have been unchanged for many years, while Yukon municipal mill rates and property taxes have had to increase substantially due to increasing costs of delivering municipal programs and services; and

WHEREAS:

Significant disparity between property mill rates, assessments, and resulting property taxes discourage development within Yukon communities; and

WHEREAS:

This tax disparity also discourages municipal boundary expansions and their approvals; and

WHEREAS:

In response to a similar 2018 AYC resolution on the issue, the Yukon Government agreed to monitor the issue; and

WHEREAS:

Property owners outside of municipal boundaries continue to benefit from various services and infrastructure within municipalities, such as cleared roads, water and sewer at their places of work, and recreation facilities, without shouldering an appropriate share of the costs;

THEREFORE BE IT RESOLVED

THAT AYC lobby the Yukon Government to review current property taxes in areas peripheral to Yukon municipalities, and increase those property taxes appropriately.

THEREFORE BE IT RESOLVED

THAT AYC lobby the Yukon Government to provide an update of 2018 resolution, review current property taxes in areas peripheral to Yukon municipalities, and increase those property taxes appropriately.

It was duly moved by Mayor William Kendrick and seconded THAT Resolution 23-AT-08 be accepted as amended.

Carried Unanimously

Comprehensive Municipal Grant Review - Analysis



*Submitted By:
Cory Bellmore*

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INTRODUCTION

The Comprehensive Municipal Grant (CMG) is unconditional block funding provided to municipalities by the Government of Yukon that was created in 1991. The formula was remade in 2013 and most recently reviewed and updated in 2017.

The Association of Yukon Communities (AYC) in collaboration with the Government of Yukon's (YG) Department of Community Services (CS) is leading a review of the CMG. Commissioned by AYC, this report begins to examine the financial adequacy of the CMG to determine if it is contributing adequately to supporting the current financial reality of municipalities.

This report focuses primarily on the City of Whitehorse, Town of Watson Lake, and the Village of Teslin. These communities represent the three general sizes of municipalities in Yukon (large, medium, small), and collectively allow for a fair representation to measure the CMG's adequacy against for all eight incorporated communities in Yukon. Unique circumstances in all municipalities will be flagged if known.

A variety of factors that municipalities have indicated are creating financial difficulty over time are reviewed in conjunction with the impact these costs have on municipalities in lieu of own source revenue (fees, charges, and property taxes). After establishing the financial impact of these factors on municipalities, this report examines the CMG and the factors that create the grant and compare growth of costs vs the unrestricted grant over time.

Several short and long-term suggestions for changes to the CMG that will contribute to addressing any identified shortcomings in the grant will be provided for future consideration.

While it is understood that the CMG is intended to supplement municipal finances and not fully fund the operations, it is hoped that through this review it becomes clear that a change is needed to ensure the CMG continues to be what it was intended as – a predictable and adequate funding resource to help municipalities plan effectively to meet the needs of residents and that the CMG is flexible to grow and change with the municipalities without unintentionally penalizing funding.

MUNICIPAL COSTS

Municipalities have identified several areas which have begun to have a substantial impact on municipal financial health. For the purposes of this report the main areas have been identified as peripheral users, increasing government regulations, core program service provision, additional service provision, and impacts from climate change.

Peripheral Users

All municipalities in the Yukon have raised concerns over the financial cost associated with peripheral users - residents that live outside municipal boundaries, pay residential property taxes to YG, but use the amenities of the municipality.

While municipalities in the Yukon generally don't extend services to residents outside municipal boundaries like they do for municipal taxpayers (outside of landfill usage), the cost of peripheral users within municipal boundaries has not been evaluated in Yukon. This is in large part due to the difficulty in determining an accurate cost of peripheral users to a municipality based solely on revenue and expenses, as some services are fee for use regardless of residence. An attempt was made to find this cost by finding costs incurred by YG in an unincorporated community, but the values were not reliable as the costs are spread across multiple departments and not calculated similarly to municipalities.

A starting point to calculate the financial impact peripheral residents have on a municipality is to take the total CMG of a community and divide by its population to get a per capita amount then multiply that rate by the peripheral population of the municipality.

Community	Total CMG 2020	Population	per capita CMG	Peripheral pop	Total
Whitehorse	\$7,633,366	31,313	\$243.77	4615	\$1,125,027
Watson Lake	\$2,137,739	1482	\$1442.47	308	\$444,280
Teslin	\$1,367,245	521	\$2624.27	348	\$913,246.18

Table 1 – Per Capita Cost of Peripheral Users Based on CMG Figures

However, another way to calculate the financial impact of peripheral users is to assume municipalities fully cover fees for service. This scenario shows the total expenditures less fees and grants per capita multiplied by the population of peripheral users.

	Total expenditures less Fees & Grants	cost per capita (less Fees & Grants)	Multiplied by the population below	Multiplied by population in below X 20% factor
Whitehorse	\$41,900,666	\$1297.09	\$4,988,608	\$5,986,070
Watson Lake	\$1,615,556	\$1088.83	\$279,829	\$335,359
Teslin	\$476,339	\$913	\$264,770	\$317,724

*2020 values used as 2021 numbers were skewed due to project grants

Table 2 – Per Capita Costs of Peripheral Users Based on expenses & revenue

Peripheral Population is generated in the above scenarios from:

* data from the average population information collected for the Regional Solid Waste data

** data from Yukon Bureau of Statistics Population Report Fourth Quarter, 2021

- Values are multiplied by 20% to capture unreported and transient population

Teslin – $290 * 20\% = 348$

Watson Lake – $257 * 20\% = 308$

Whitehorse – $3846 * 20\% = 4615$

In both scenarios, there is a clear and significant cost to a municipality from its peripheral users.

This issue is expected to continue, if not increase, as the reduced cost of property taxes while still having access to most services of a municipality makes the peripheral properties attractive to residents. These properties also usually have a lower market value, easier access to wilderness areas, and the coverage of utility costs through agreements with YG (such as the Regional Landfill Agreements) that would normally be utility charges to a municipal resident.

This cost is further compounded when the definition of peripheral user is extended some to include tourists and users of municipal services by Yukon residents from other municipalities. For example, many Yukon residents travel to Whitehorse from several times a year to several times a month, for recreational purposes as well as for health and dental and professional service appointments. These additional residents add to all categories of expenses in daily operation costs of the municipality but do not add to revenue generation. This is true of tourism as well. For example, the City of Dawson and the Town of Watson Lake experience high volumes of summer traffic for tourist season which places increased demand on municipal services that is not offset by any revenue generation.

In an attempt to recognize the difference between municipal and peripheral residents, some municipalities have exercised Sec 266 (c.01) of the *Municipal Act* by implementing fees that are varied based on a person's residence or place of business. Some examples include;

- The City of Dawson provides a 10% discount for some rec fees if you are a municipal resident.
- The Town of Watson Lake charges a higher fee for Commercial Waste that is received from outside of municipal boundaries.
- The City of Whitehorse charges a premium for Asbestos containing waste, sorted and unsorted waste received from outside the municipality.

It is expected that the financial impact of peripheral users as described will increase year-to-year.

Increased cost of Existing/Changing Regulations

Over time municipalities have seen increasing costs due to changing regulations. For example, the City of Whitehorse has seen the cost of environmental testing increase from \$99,271 in 2013 to \$184,531 in 2021, and the Town of Watson Lake has seen their general budget for operating environmental services (includes water and sewer) increase from \$241,925 in 2013 to \$777,137 in 2021.

Other examples include:

- The requirement for onsite attendants, increased security, and additional monitoring stemming from the discontinuation of burning landfills several years ago.
- Ground Water testing infrastructure and associated annual costs (funds have been provided to assist municipalities with these costs, excluding Whitehorse) have increased over the last decade. New regulations such as the implementation of Protocol 13 have been added and these costs are expected to continue to increase over time.

- New water plants have been built in many communities to address arsenic concerns. Increased testing requirements with new water licenses also accompanied these new plants. Generally, as new water licenses have been obtained, the number of tests and frequency of testing has been increased based on best practices as well. The requirement for 3rd party testing is also expensive as municipalities must freight the samples to Whitehorse or as required to an accredited lab outside the Yukon.
- Increased cost associated with changes in accounting rules such as PSAB 3270 have also been increasing, the landfill liability booked for the City of Whitehorse increased from \$154,397 in 2013 to \$1,679,151 in 2020.
- Due to regulation requirements as well as short staffing (volunteers), municipal Fire Departments have seen an increase in requests for assistance to other responding agencies. For example, EMS cannot travel down trails or attend to more remote incidents, municipal Fire Department are being called for more and more assists as well as to be drivers when there are none available on the EMS rosters.
- Changes in the Fire Service with new standards for things like fitness testing has caused the number of volunteer members to decline over time. It has become more and more difficult to recruit and retain volunteer members, even with increases in financial compensation. Turnover of volunteer members is high and given the nature of volunteer training (a few times a month), it takes a very long time to complete any training to the required standards to respond with a full team to an emergency situation.

Generally, municipalities have no control over these changes and are not consulted with when they are being contemplated. Changes are made in departments that don't interact with municipalities generally and they often don't understand the potential issues created with the change. It would be good practice to understand the long term impacts of changes and to work with municipalities through the implementation instead of presenting new or newly enforced rules to follow.

Legislated Core Program/Services

Under the *Municipal Act*, *Public Health and Safety Act – General Regulations*, *Recreation Act*, and the *Highways Act* the following is a list of services that municipalities have a legislated responsibility for:

- Administration – this is generally the operation of governance once a municipality is established and includes Council and Municipal Administration, Financial matters, Taxation and Revenue
- Environmental – this is the requirement to administer the domestic water well program as well as to provide public water supply and a system for the collection of wastewater and waste disposal grounds
- Lands & Planning – this includes the authorization of local improvements, creation and maintenance of OCP and Zoning and administration of those bylaws
- Parks & Recreation – responsible for all matters respecting recreation of its residents in the municipality as well as sports competitions (recreational and competitive) in the municipality and with other communities
- Protection – this includes emergency planning, enforcement of bylaws and the maintenance and operation of a fire department (including mva response, and various rescue operations)
- Transportation – jurisdiction, management and control over highways in the boundary

Financial Impact of Additional Service Provision

Other than the legislated responsibilities previously cited, most legislation in Yukon which governs core programs and services in municipalities gives a municipality latitude to choose to provide services by using “may” instead of “shall”. Regardless of terminology, in general if a municipality chooses to undertake a core program or service it is generally because it makes sense for operations given realities within the municipality.

For example, there is no legislation that requires the City of Whitehorse to operate transit services but given the size and demographics in Whitehorse that service is a requirement for good governance and service delivery to residents.

With this in mind, services for residents from the municipality are often expanded in relation to the size of the community. For example, Whitehorse takes on programs and services that other municipalities do not, including transit, paid full-time Fire Fighters and building inspections. Along with Whitehorse, Watson Lake and Dawson City offer bylaw services, property tax billing as well as a paid Fire Chief positions, and Dawson City has taken on planning positions within their administration.

There are many other acts that guide or provide rules for municipalities in various operations if the municipality chooses to add these services as well as further details requirements for legislated responsibilities flowing from the Acts that have legislated responsibility. For example, when the municipalities together agreed to form the YCIA (Insurance Reciprocal), they then were subject to the Insurance Act. All of this adds to extra costs, which the CMG does not currently address.

Further, municipalities are generally seen as a level of government that can move more quickly in creating opportunities and demand is growing to be involved in services that are generally a mandate of territorial or federal governments. For example, there has been increasing requests or demands to be involved in housing at different levels from development of land to financially supporting housing development (either through direct financial support, providing land or space or through incentives such as property tax reductions and other incentive grants which reduce or waive fees).

Additionally, municipalities generally have more regular interaction with residents and are a good tool to deliver programs and services that can attach to existing operations, such as the *Domestic Water Well program*, *Homeowners Grant* programs and the newly created *Better Building* program. These extra services come with costs.

Municipalities are also seeing requests to assist other agencies without financial compensation. An example of this is the current situation facing several municipalities with a low EMS volunteer base and requiring higher than average calls for assistance from the Fire Department, both paid and volunteer.

Alongside the services that assist other governments, municipalities have also taken on other services that are not legislated but do create better communities or add to the economic prosperity of the community. Some of these include hosting national and international events, internal project management of infrastructure projects, providing space (either rental or with agreements) to other agencies and creating shared facilities.

Financial Impact of Climate Change

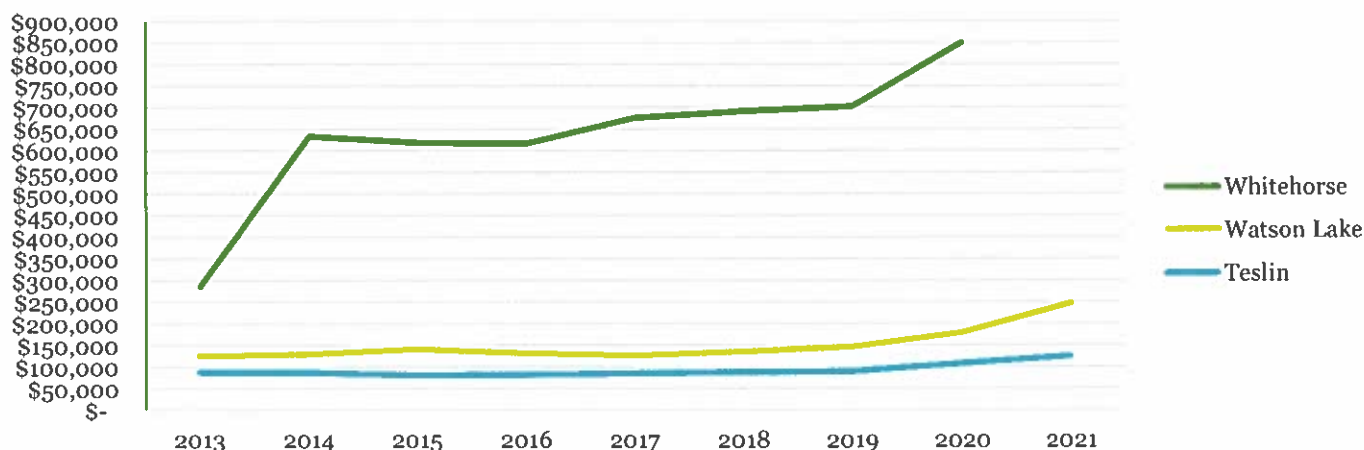
All orders of government are shifting to manage impacts of climate change, both with reducing carbon emissions and footprints as well as to protect infrastructure, both built and planned as much as possible. Both efforts have a high financial cost that is not currently recognized in the CMG.

Some examples of new costs to municipalities include:

- Geotechnical reports for any new land or infrastructure development that were not previously required.
- Increasing costs to operations for excessive snow loads, both with building retrofits as well as ongoing street clearing.
- Increasing costs of fossil fuel to operate infrastructure (Carbon Rebates are supplied but it is not clear if these rebates are covering the increasing costs)

Alongside the new costs, there are also general increasing costs to operations. The rising cost of materials and supplies along with the freight costs to receive it in the north have increased dramatically. Insurance costs have also been rising due to the nature of the industry that has had to respond to many large natural disasters in the past decade. These costs are external to the municipality and there is little that can be done to reduce them.

Insurance



There have been an increasing number of emergencies that have been responded to by municipal governments over the last 10 years and it is expected that this trend will continue. It is no longer unusual to be impacted by both a forest fire and flood simultaneously. Municipalities have been spending resources on both responding to emergencies as well as trying to be better prepared when they occur. The costs of these emergencies are unknown and quickly overwhelm the resources and capacity of municipalities. Generally, when there is an emergency underway, all municipal focus is shifted and resources are re-deployed to deal with it as much as possible. It is important for municipalities to ensure that there is also the need to continue regular operations at the same time as responding to an emergency but often capacity to do both is limited.

Ensuring that built infrastructure is resilient to the impacts of climate change is necessary. It is magnified in the north and while there is funding available for climate change adaptation, it is not currently linked to new infrastructure funds.

Generally, the cost to municipalities for climate change considerations will continue to grow as communities move to adapt current infrastructure as well as include new or increased building considerations to reduce climate impacts. This was not a consideration when the asset maintenance factor of the CMG formula was created.

MUNICIPAL REVENUES

While municipalities in Yukon are experiencing financial pressures, they do attempt to address these through revenue generation. Each municipality raises its own source revenue mainly through property tax and fees to subsidize operational costs that are not full fee for service.

Property tax revenue is the main source of income that is not attached to a specific program or service and is general revenue for operations. Property tax revenue was created to pay for operational costs related directly to real property such as civil works and road maintenance. Incremental increases to property tax attempt to cover the expansion and increasing costs related to those operations. New and increasing costs to municipalities, such as costs related to climate change and additional regulatory costs cannot be sustainably covered with property tax revenue alongside the increasing costs of regular operations. Fees and Charges are another source of revenue, but in most communities, these fees are topped up by general revenue to deliver a program or service.

Fees & Charges

Full cost recovery of services through fees is normally not attainable and subsidized by general revenue. Municipalities recognize that fees must be affordable to the users and that subsidizing the service is expected. As can be seen in the chart below, fees and charges make up a small portion of revenue in comparison to expenses. It also shows that the larger the municipality, the higher the ability to raise revenue through fees as they have a larger user base for their services, although they also have higher expenses for those services as they deliver more to meet the demand.

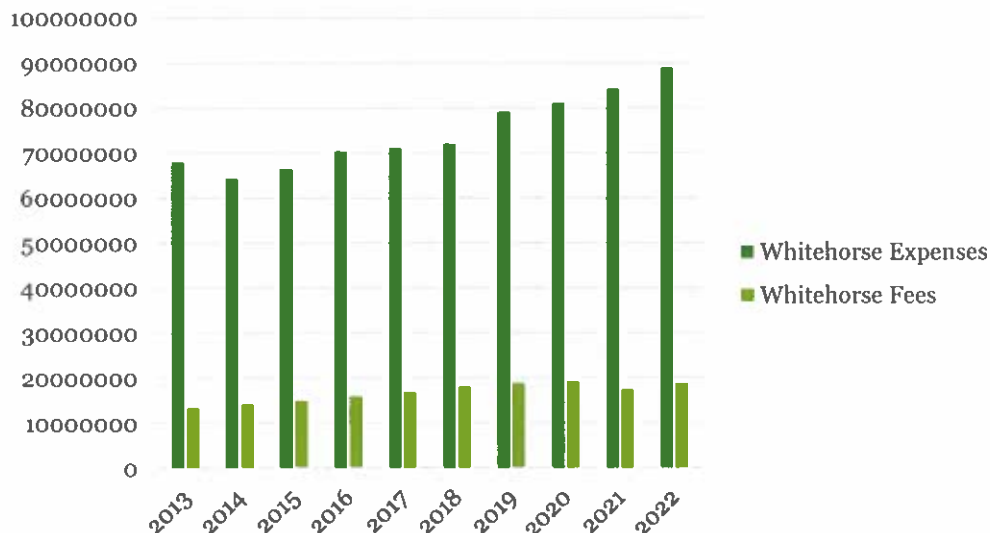


Figure 1 -Percentage of Fees and Charges of Overall Expenses

Section 248 of the Yukon Municipal Act allows councils to set service charges if done so by bylaw and for services within their jurisdiction. Most fees collected by municipalities include fees for utilities, recreation programs and facilities, rental fees, development cost charges and parking.

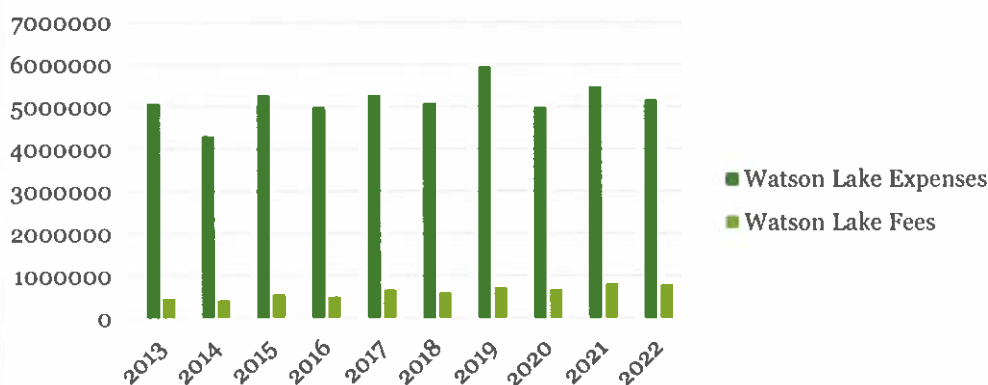
When looking in more detail at individual municipalities, the gap between expenses and fees alone is large.

Whitehorse Expenses & Fees



For Whitehorse, fees have fluctuated slightly but over all increased just over 5.5 Mil (41.72%) from 2013-2022 while expenses have increased almost 21 Mil for the same period (an increase of 30.87%).

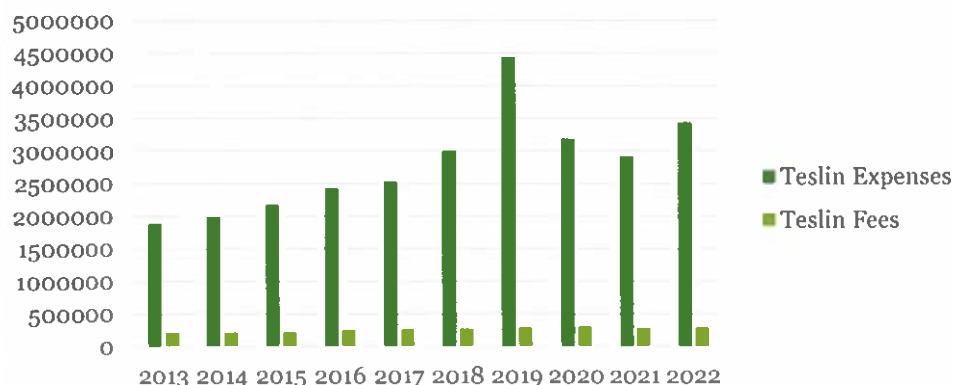
Watson lake Expenses & Fees



In Watson Lake, fees have increased almost \$318k (69.62%) from 2013-2022 while expenses remained fairly steady with an overall all increase of \$81k for the same period (an increase of only 1.6%).

Watson Lake has also gone through a period of re-structuring to reduce and stabilize expenses.

Teslin Expenses & Fees



In Teslin, fees have increased almost \$72k (34.61%) from 2013-2022 while expenses increased \$154k for the same period (an increase of 82.23%). Teslin figures for expenses are intensified with the move to take projects in house in the latter half of this time period.

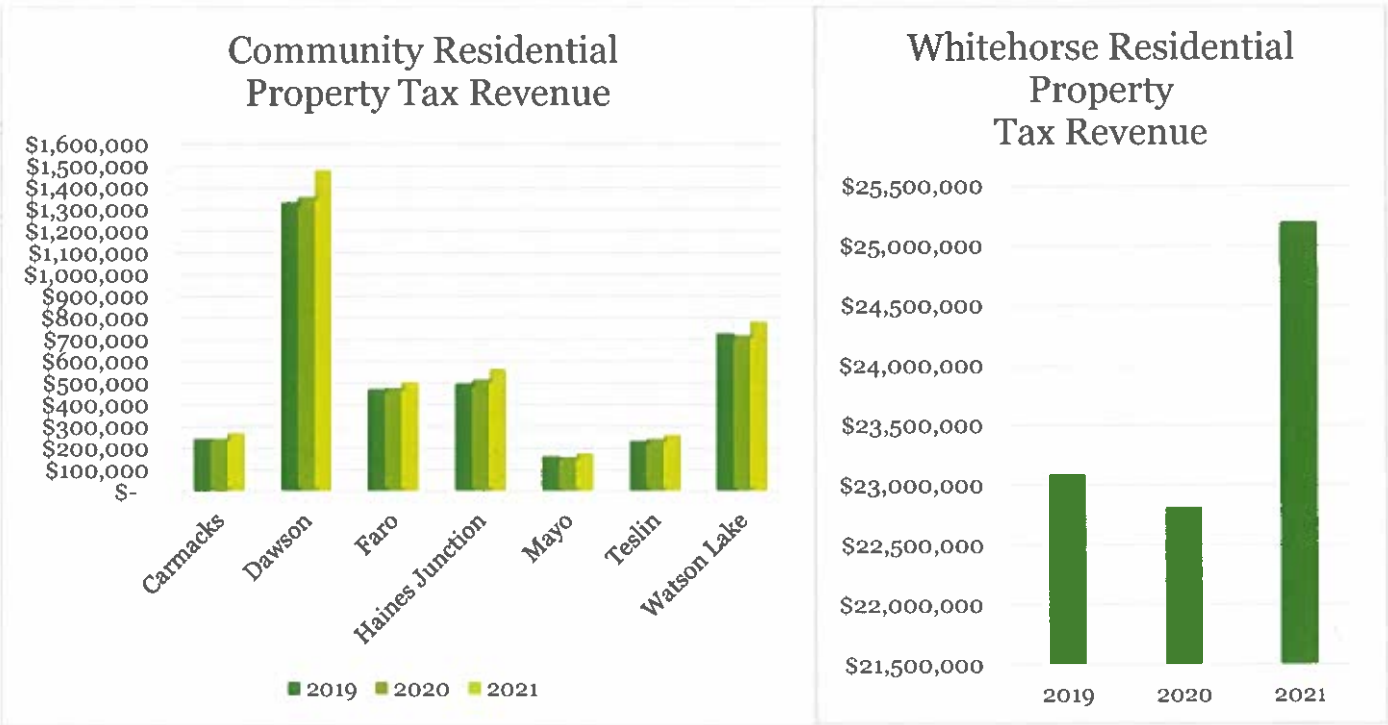
For all 3 community sizes, there is a significant gap between expenses and what fees will cover. Each community has moved forward differently; Whitehorse is very slowly closing the gap, Watson Lake is slightly more aggressive and in Teslin the gap has widened (this is likely due to project work and not reflected here as the funds for this would be included in “other funding or grants”).

It is also important to note that the values for this comparison are supplied from the annual financial statements. There are instances (for PSAB rules) where some expenses aren’t recorded. These are internal expenses in the organization and may cause a variation in actual expenses and expenses shown here. For example, internal fleet charges such as tires, and maintenance are not recorded as expenses in the financial statements but have a cost factor for municipalities.

Property Taxes

There are two ways in which property taxes can increase revenue; either changes to the assessed value of the improvement or land, or a change to the mill rate. Each year properties are assessed by the YG Property Assessment and Taxation Branch and the municipality sets the mill rate for property taxes by bylaw. Full assessments take place every second year for municipalities and are only updated in the in-between year for new developments or changes to specific properties.

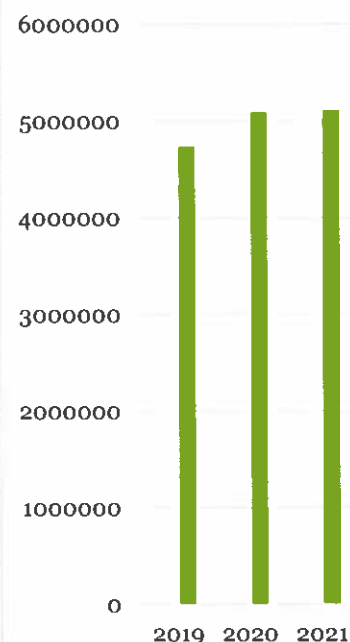
Revenue raised from property tax generally increases each year. Municipalities have used both tools over time to change property tax revenue when needed annually for budget planning. Municipalities also receive grants in lieu of taxes from Yukon Government, while these are not taxes as per legislation, they are paid mostly at the same rates as property taxes. One difference for grants in lieu of taxes is that there is not a minimum tax applied in municipalities that have this rate in their annual property tax bylaws.



The Yukon Government collects revenue from peripheral residents the same way municipalities collect from their residents. While this does fluctuate over time due to changes in assessments, the mill rate has not changed for these properties for many years. This is problematic for municipalities as development costs and annual taxes are lower for these residents, yet they do use most services in the municipality.

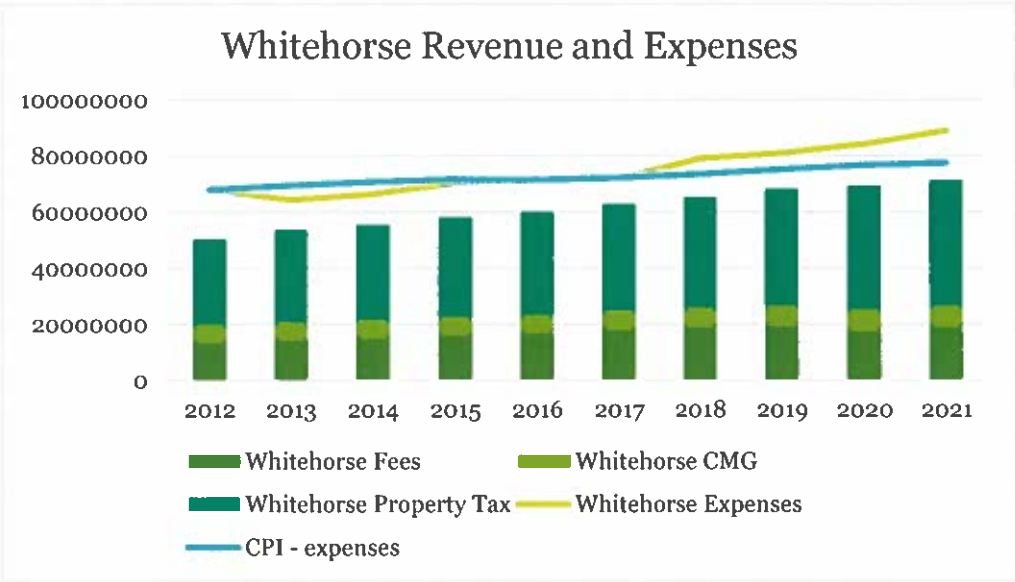
RESIDENTIAL TAX RATE							
	2016	2017	2018	2019	2020	2021	2022
Beaver Creek (YG)	1	1	1	1	1	1	1
Carcross (YG)	1	1	1	1	1	1	1
Ross River (YG)	1	1	1	1	1	1	1
Burwash (YG)	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Destruction Bay (YG)	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Old Crow (YG)	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Pelly Crossing (YG)	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Keno City (YG)	0.8	0.8	0.8	0.8	0.8	0.8	0.8
Whitehorse Periphery (YG)	0.8	0.8	0.8	0.8	0.8	0.8	0.8
Teslin Area (YG)	0.8	0.8	0.8	0.8	0.8	0.8	0.8
Other (YG)	0.8	0.8	0.8	0.8	0.8	0.8	0.8
Carmacks	1.35	1.4	1.4	1.5	1.5	1.5	1.5
Dawson	1.56	1.56	1.56	1.56	1.56	1.56	1.56
Faro	1.52	1.52	1.52	1.52	1.52	1.52	1.62
Haines Junction	1.3	1.3	1.325	1.35	1.35	1.35	1.35
Mayo	1.46	1.46	1.46	1.46	1.46	1.46	1.46
Teslin	1.23	1.23	1.23	1.23	1.23	1.23	1.23
Watson Lake	1.494	1.504	1.549	1.564	1.564	1.564	1.564
Whitehorse	1.101	1.114	1.072	1.097	1.084	1.07	1.054

YG Property Tax & GIL Revenue

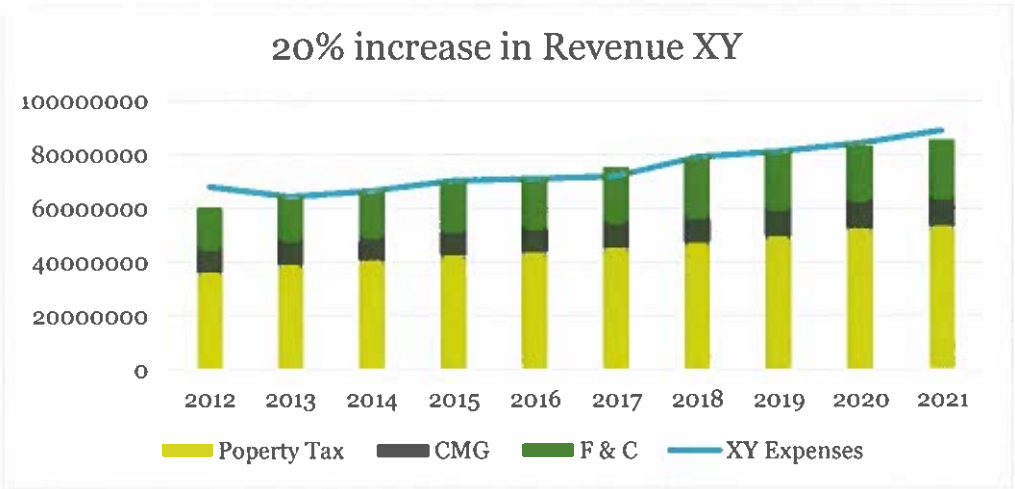


It is sometimes misunderstood that if a municipality increases their mill rate, it will affect their annual grant. It is important to understand that the CMG uses assessment values in the formula so a municipality would see increases in revenue for both an assessment increase and a mill rate increase, but only an assessment increase would affect the grant. For the purposes of the CMG, the grant is then clawed back at the lowest mill rate charged to Yukon Government property taxpayers (.8%) in the Property Tax Room component of the CMG formula.

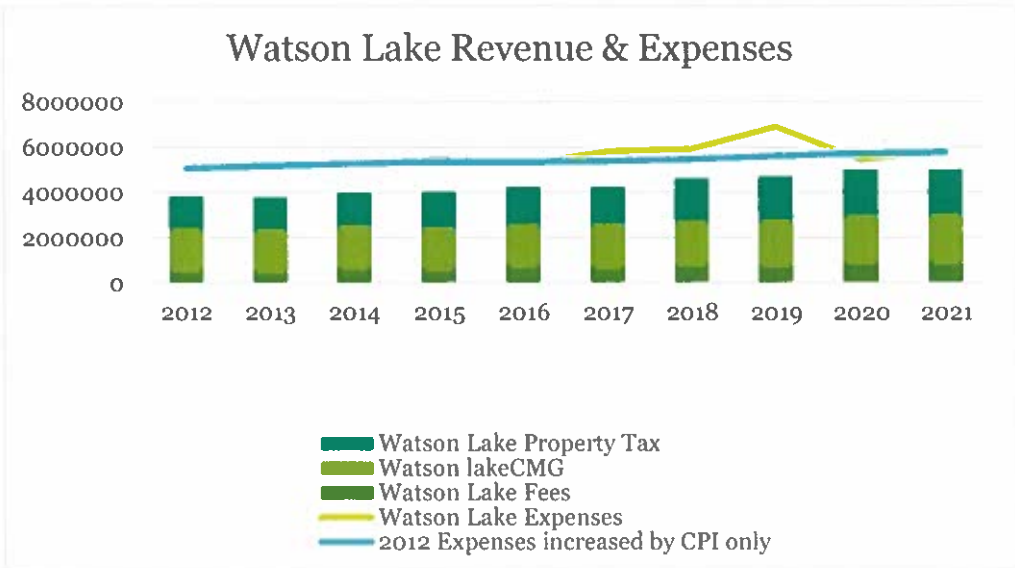
There are 3 main sources of income, Property Tax, Fees and the annual municipal grant. These charts compare the cumulative revenue against total expenses annually.



The largest growth for revenue for the City of Whitehorse has been Property Tax. The CMG has grown 18.9% from 2013 to 2022. This growth was all from 2018 to 2021 and only had increased .01% from 2021 to 2022 and may be plateauing as it did from 2013 to 2017. Fees have increased 41.72% from 2012-2021.



For the City of Whitehorse to see their 3 main sources of revenue to cover expenses, they would have to increase each by 20% - this chart does not consider a reduction in CMG due to increased assessments – just a pure increase in Property Tax



Watson Lake has seen growth in the CMG by 14.48% from 2013 to 2022 and it has also seen all this growth between 2018 and 2022. They have not had to increase taxes at the same rate as Whitehorse to meet expenses although have increased fees 69.62% from 2012-2021.



Teslin has seen growth in their CMG also starting in 2018 to 2022 with a total change of 16%. They have had large “other” grants not shown as revenue in this chart for projects they have taken in house. Fees over this time have increased 34.61%

These charts indicate that municipalities are not able to fully meet their expenses with their 3 main sources of revenue and generally, expenses are increasing at a rate faster than the revenue can change to compensate for the increase (this may be partly due to increasing operating costs of new infrastructure being realized two years before the CMG recognizes the need).

As well, even if no new services were taken on and expenses were just indexed for growth from 2012, revenues are still not able to fully meet the costs, although they would not fall further behind either.

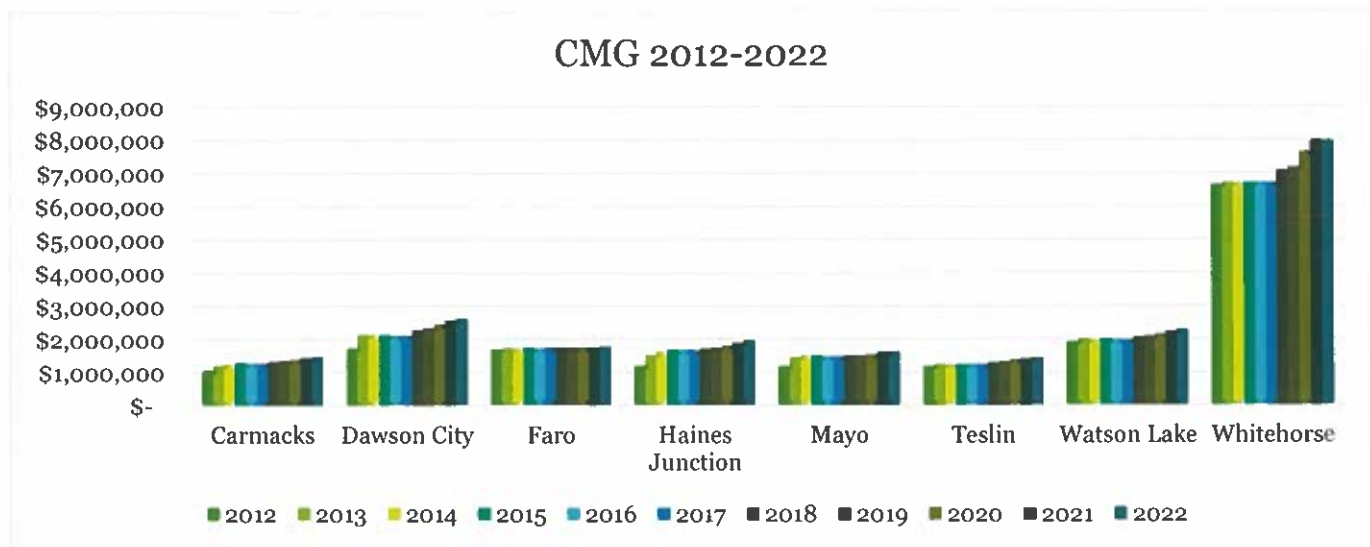
The expenses in these charts do include costs incurred due to Covid but with no corresponding revenue.

COMPREHENSIVE MUNICIPAL GRANT

The formula, changed in 2012 and implemented in 2013, is based on the principles of adequacy, certainty, equity, minimal bias, transparency and accountability and currently includes a base amount and factors for population, dwellings/properties, assets, property tax and price and spatial index.

In 2013 the CMG moved from a fixed sum of money that was shared amongst municipalities to an open sum that calculated on municipal statistics.

A goal was for municipalities to be able to see how changes and growth in their community affected the grant. If a community was successful in growing all aspects (population, development, increased infrastructure) then you should see the grant grow to support this.



Some factors in the formula were adjusted in 2017 following a review as some communities' annual grant were reducing or had stalled and that wasn't reflective of growth and activity. These changes did create positive movement in the CMG for all communities by 2022.

The changes made in 2017 include:

- The \$50,000 supplemental grant was rolled into the base amount and became unrestricted. This grew the base amount that is indexed annually.
- The Property Tax Room was adjusted to 94% for Whitehorse and 95% for all other communities. This reduced the amount reduced from the annual grant. The difference between Whitehorse and other communities was an attempt to reflect the unique nature of Whitehorse from those other communities.
- The Asset Maintenance Amount was increased by increasing the percentage applied to the total from 0.25% to 0.3%. This was meant to assist with both the growing and aging infrastructure in communities.

There are some values of the CMG that are arbitrary, and it should be determined if the numbers applied are reasonable for their purpose. These numbers were created by working backwards from the general amount mandated for negotiation with municipalities.

These values are:

- Amount per person \$145, although indexed each year, the indexing is not compounded and the rate annually remains the same
 - The current value per person being proposed in the Regional Landfill Agreements is \$200/person.
- Amount per property \$1375, although indexed each year, the indexing is not compounded and the rate annually remains the same
- Property Tax Room reduction percentage – Whitehorse = 94% Other communities = 95%, this value was changed from 100 in the 2017 review – There is recognition that Whitehorse, as the Capital City does have the largest ability to raise revenue through taxes, but also that all residents of Yukon use the services in the City of Whitehorse (peripheral users on a larger scale and unlike other communities). There is not a mechanism in the formula to recognize this unique situation for Whitehorse but there is the spatial price index that recognizes the unique nature of the distance from Whitehorse that other communities receive. The difference in the percentage is an attempt to recognize this unique difference for the City of Whitehorse.

Base Amount is the same for all municipalities. The base amount increased to \$725,000 in 2017 when the \$50,000 supplemental amount for fire departments was rolled into the base. This value is the same across all municipalities as it recognizes that there are minimum costs to municipalities regardless of size. Originally, in the old formula, there were 3 different base amounts and they were applied to the size of municipality (s,m,l). While it is true that regardless of size, there are costs related to municipal operations that are similar (each municipality has to operate a landfill, a wastewater solution, a firehall). There are differences here through for the largest municipality that has to operate multiple facilities because of size. Whitehorse, for example, has multiple lift stations to their waste water facility and more than one firehall.

Population Amount Calculator is the average population of a municipality taken from the 4 quarterly amounts listed in the Yukon Bureau of Statistics – Demographics. This population amount does include population in the surrounding area (peripheral residents). It then multiplies this amount by a per person value.

Dwelling Amount Calculator is the total properties or dwellings (whichever is higher for a municipality is the number used to calculate) multiplied by a fixed value of \$1375. It is also reduced by any municipal owned property or dwelling. This component is meant to fluctuates up or down based community growth as it the cost of direct services to a property fluctuates.

Spatial Price Index Calculator is a remoteness factor and is applied to the base, population and dwelling amount that is meant to reflect the increasing cost of goods and services in municipalities outside of Whitehorse. The CMG for the City of Whitehorse does not receive this index.

Consumer Price Index is applied to the Subtotal (which includes the base, population and dwelling amounts and indexed for Spatial Price for all municipalities except Whitehorse). Although CPI is not a true index for the type of spending municipalities do, it was used as a good alternative given it is easily known.

Property Tax Room Calculator is the only factor of the grant that creates a reduction. It reduces based on development and increased assessments in municipality. It is the balancing factor, if a municipality is successful in growing all parts of their community, they technically should be more financially self-

sufficient. This is the piece of the formula that recognizes that the annual grant is meant to assist municipalities financially and not to cover all costs of operations.

While this is technically true, in order to see developments and growth in communities in the last decade, there has been the need to assist in other ways that the grant does not recognize, such as development incentives. These incentives are generally a reduction in property tax for a specified period of time so they reduce revenue in the short term to see long term growth. As the grant only calculates the assessed value and doesn't recognize these reductions in revenue, it creates short term financial reductions in both the grant and property tax receivable.

An option available to encourage municipalities to continue to offer development incentives would be to adjust the Property Tax Room Calculator by reducing the assessed value of developments that have received an incentive. Municipalities would then not be penalized in the CMG to promote development.

It would be fair to reduce the assessed value of the incentivized properties so that they are not reducing the property tax room calculator.

Larger scale development incentives were introduced to take advantage of territorial grant and funding programs in about 2015. While this should see increases in revenue in the future, there is concern that the annual tax payments will be difficult to collect when they do come due or that municipalities will continue to see requests to reduce taxes based on social or developments targeted at affordable housing. As an aside, many of these developments had a form of rent control or were required to be affordable housing for a period of time (generally this time period matched the municipal incentive) and there is concern that when that requirement lapses, the development will increase rental rates in order to afford the true costs of the infrastructure and the community will have less affordable rental rates.

The Asset Maintenance Amount calculator piece of the formula was designed to assist in operations and maintenance of new infrastructure so as new values are added to the Tangible Capital Asset amounts in the financial statements (as well as assets that are retired are removed) there is a value attached to assist with the costs of the infrastructure.

Many values in the formula are two years behind the current year. This was done to create the certainty of available information. This lag does create difficulty when new infrastructure comes on board for operations but not recognized in the CMG for two years and so the cost of operations (asset maintenance amount) is not increased for that infrastructure for at least two years. It would be appropriate to try to use as values as current as possible to avoid this lag as population, development and asset maintenance will likely not decrease.

Additionally, work in progress is not recognized until a project is fully complete. There is the potential for large projects being operated and maintained by a municipality, but the asset is not yet signed over to the municipality. This can be from deficiencies or unexpected delays and can sometimes take a long time to be finalized. This increases the lag time for which an asset is recognized in the CMG. This is also the case in multi-year projects where pieces of the project are put into operation but not signed over to the municipality as the project is incomplete, and therefore not recognized as an asset on the financial statements.

An emerging issue of concern for many communities that the cost of operating the new infrastructure is generally more than anticipated in the expected O & M costs provided during planning. Additionally, as there has been an influx of federal funds for capital builds in the last 10 years, there has been replacements of larger infrastructure, but this piece of the formula is not growing at the rate needed for the new infrastructure.

The Municipal and Community Grants Act does require municipalities to spend a percentage of the grant annually on capital expenditures (or reserve it to a capital reserve at year end), but this can be varied annually by bylaw and up to 100% of the grant can be spent on operations and maintenance.

Municipalities do recognize the need to plan and save with reserves for future infrastructure and operational needs. This is becoming increasingly difficult as the general cost of operating has been increasing along with operating costs of new infrastructure at a rate faster than revenue and saving has been declining.

SUMMARY

Municipalities and Community Services have been working together through formula changes and research to understand what adequate financial support is to deliver what is expected from local government to Yukon residents. This has not been a solid target over time as resident expectations, regulations and the general environment is always shifting, such as the new cost of climate change adaptation and changes in regulations.

The CMG formula is built to grow or decrease depending on the individual factors of a municipality. The initial intent was that with all the correct pieces working together for a basic municipal operation, a community could grow their grant at a steady pace. In theory this is correct, but the increasing demands and inability to connect all the pieces together creates a disconnect in the grant. For example, if a community cannot provide land for development, it cannot grow the population or assessment pieces at the rate required to offset the increasing costs of service delivery.

The two-year lag in information that populates the grant is also expanding the gap between revenue and expenses. The lag was chosen to ensure that final and publicly known information was used to ensure transparency. This lag is especially important with the factor that applies to assist in operational costs of new infrastructure.

Although municipalities have worked toward a steady general revenue increase with changes to their annual mill rates and assessments as well as increasing the rate and types of fees & charges, expenses are increasing at a faster rate than revenue increases. Increased services along with the general rise in operating is higher and municipalities are often looking for other options to financially offset these costs. This is often administratively heavy as smaller projects that need replacement or repair (such as playgrounds) often seek other grant funding instead of using general revenue or reserves.

Along with these increasing internal costs, there are always many external forces that are creating difficulty to perform general operations. The current labor market is an example of this, there is a high demand to fill positions but a low number of individuals looking to commit to municipal positions, this is further compounded by the growing disparity in wages between what municipalities can afford to pay and other levels of Government such as Yukon Government and First Nation Governments.

While short term assistance through some formula tweaks is helpful, long term sustainable funding that meets the expectations of what municipalities deliver as services to Yukon residents is important. Municipalities are often expected to take on additional duties as they are the most easily available to residents and are able to provide services at a rate lower than other governments.

The CMG formula does also have the opportunity to attach a short-term supplemental grant, such as the Fire Department \$50,000 supplement. This was ultimately rolled into the base as it was determined that this financial assistance was needed but municipalities should be able to direct it where it is needed and not be prescriptive to where it was to be spent. This supplemental grant is a useful tool when new and unexpected costs for specific operations are recognized, but history indicates that any new cost is not short- term and these values should roll into the base amount as fixed funding.

Other Canadian jurisdictions have recognized the increasing demands on municipalities and are also creating changes in grants provided to assist. Recently the Province of Manitoba announced a 28% increase in unconditional funding to municipalities.

The Comprehensive Municipal Grant has increased over the life of the formula, steadier increases have come following the changes to the formula in 2017.

NEXT STEPS: SHORT AND LONG-TERM SUGGESTIONS

Some changes to consider for the CMG formula for the short-term financial support to municipalities include:

- Increase the per person and per property or dwelling value to reflect more updated values (such as the per person amount contemplated in the Regional Landfill Agreements) as these were created in 2012.
- Increase the Asset Maintenance factor percentage to better reflect both the cost of aging infrastructure and new capital projects as well as to better align with the CPI over time.
- Reduce the Property tax room calculator percentage further to reduce the penalty in the grant for growth and development.

These changes reflect the reality of what municipalities are currently facing and are external to community numbers that populate the formula. These numbers were chosen when the formula was created to keep the total grant within a range at the time.

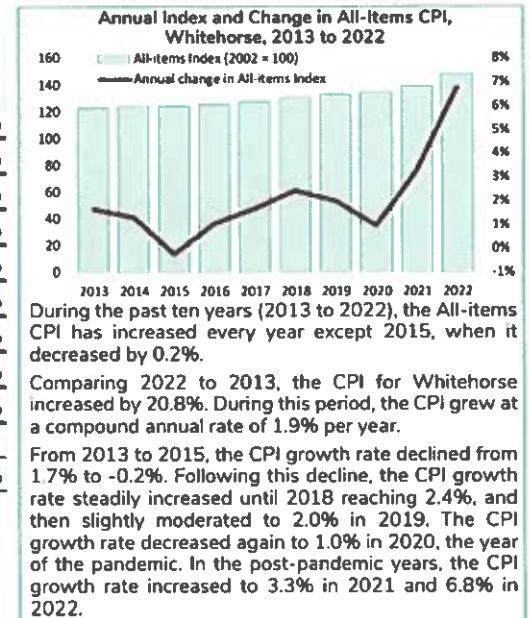
- A change in the per person value from \$145 to \$200 (the amount being considered in regional landfill agreements) and the per property amount from \$1375 to \$1650 as well as an increasing the Asset Maintenance factor percentage from 0.30% to .40% and reducing the Property tax room calculator to a 89% for Whitehorse (to continue to recognize uniqueness of Whitehorse in the grant) and 90% for other municipalities, reducing this claw back could create the following changes as shown in the table below.

			2022	2022	2021	2020	2019	2018	2017
	% Increase	Increase in Grant	Calculation with suggested changes	Calculation	Actuals	Actual	Actual	Actual	Actual
Carmacks	12.94%	\$ 212,667	\$ 1,643,557	\$ 1,465,989	1,430,890	1,375,038	1,336,669	1,311,615	1,284,037
Dawson City	22.48%	\$ 742,875	\$ 3,305,234	\$ 2,600,592	2,562,359	2,437,858	2,328,153	2,259,891	2,113,714
Faro	14.82%	\$ 302,639	\$ 2,042,192	\$ 1,782,509	1,739,553	1,734,765	1,734,765	1,734,765	1,734,765
Haines Junction	18.96%	\$ 440,657	\$ 2,324,508	\$ 1,958,907	1,883,852	1,791,283	1,732,253	1,700,411	1,667,904
Mayo	12.16%	\$ 220,783	\$ 1,816,025	\$ 1,629,962	1,595,242	1,541,414	1,507,354	1,497,952	1,465,482
Teslin	12.45%	\$ 199,391	\$ 1,600,944	\$ 1,432,546	1,401,553	1,367,245	1,320,348	1,284,101	1,234,914
Watson Lake	19.78%	\$ 548,871	\$ 2,774,662	\$ 2,284,493	2,225,791	2,137,739	2,074,553	2,043,784	1,976,918
Whitehorse	50.16%	\$ 8,019,862	\$ 15,990,050	\$ 7,970,927	7,970,188	7,633,366	7,167,099	7,070,589	6,695,588
Total	33.93%	\$ 10,687,745	\$ 31,497,173	\$ 21,125,924	\$ 20,809,428	\$ 20,018,708	\$ 19,201,194	\$ 18,903,108	\$ 18,173,322

Over the life of this formula (2013-2022) the CMG has increased 17.5% as shown below. In comparison, the YG TFF over the same period increased 45.69%. The CPI increased (for Whitehorse) by 20.8% over the same period (2013 – 2022). This indicates that with all possible fluctuations that could create increases in the grant, over the life of the formula it did not meet the growth of the CPI.

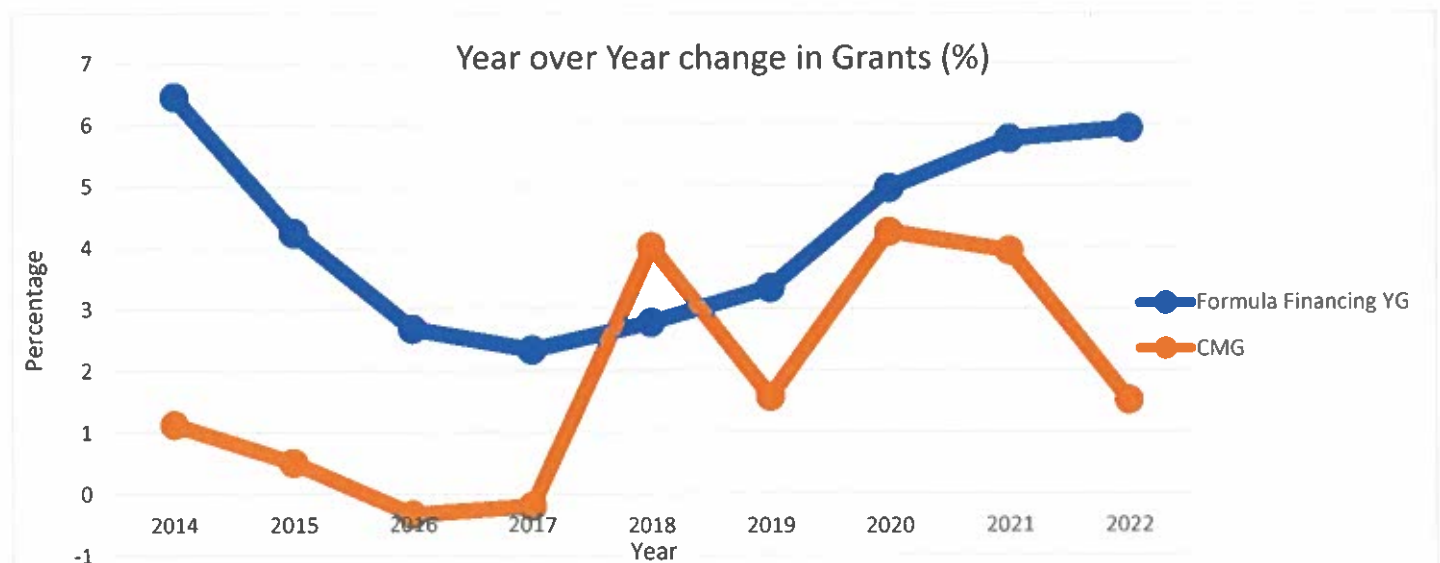
	2022	2013	Change from 2013-2022	% Change
Carmacks	\$ 1,465,989	\$ 1,207,218	258771	21.44%
Dawson City	\$ 2,600,592	\$ 2,142,077	458515	21.41%
Faro	\$ 1,782,509	\$ 1,734,765	47744	2.75%
Haines Junction	\$ 1,958,907	\$ 1,515,977	442931	29.22%
Mayo	\$ 1,629,962	\$ 1,444,763	185199	12.82%
Teslin	\$ 1,432,546	\$ 1,234,914	197632	16.00%
Watson Lake	\$ 2,284,493	\$ 1,995,534	288959	14.48%
Whitehorse	\$ 7,970,927	\$ 6,704,078	1266849	18.90%
Total CMG	\$ 21,125,924	\$ 17,979,326	3146599	17.50%
Yukon Government TFF	1,117,650,000	767,159,113	350,490,887	45.69%

% change in grants from 2013-2022



YG Consumer Price Index 2022

The chart below compares the year over year change (%) of the Yukon Territorial Formula Financing, which is similar to the CMG as it is an unconditional grant from the Government of Canada to enable YG to provide a range of services to residents. This shows consistent growth over the last 5 years in the YG TFF where the CMG increases 2 years out of 5 and in a more erratic trend.



Additional short-term adjustments/formula changes

- Adjust the Property Tax Room Calculator by reducing the assessed value of developments that have received an incentive. Municipalities would then not be penalized in the CMG to promote development.
- Consider a Work in Progress section to the Asset Maintenance factor for longer term larger projects that municipalities incur expenses on prior to the project being completed. This could be accomplished without a change in the grant if a process was created to ensure that Work in Progress values are provided to municipalities for YG run projects in time to include in annual financial statements.
- Ensure that any new or updated legislation includes allowances for funding should there be changes or additions of responsibilities for municipalities.

Long-term suggestions

Understanding the financial sustainability of Yukon Municipalities is necessary to ensure support delivered is maintaining a certain threshold of need in the long term. Municipalities have shown that the financial support is not currently maintaining the level needed and have been making adjustments where they can in revenue to ensure viability on an annual basis. The need to review and adjust the grant every 5 years is more of a catch up than keep up mentality of the reality faced to deliver services to 90% of Yukon residents.

- Adjust the base funding being reflective of municipal size (as was in 2012 and previous years)
- Make the supplemental grant more flexible and legislate that any supplemental grant still required after 3 years rolls into the base amount.
- Actively participate and continue with the long term discussion of Financial Sustainability for Municipalities with the Federation of Canadian Municipalities and Yukon Government on the development of a new Municipal Growth Framework – a revenue tool that grows with the economy.
- Find an accurate and ongoing mechanism to report peripheral populations to give more qualitative data in the long term
- Consider additional financial support such as a transfer of some revenue generated by Yukon Income Tax to reflect where growth has occurred in Yukon.

Good Afternoon,

Below and attached is some follow up information from YG environment on some of the topics of concern mentioned during the Animal Control Act Regulations presentation at our June 17th board meeting. We are still waiting to hear back from the department on a date and time for municipal technical staff to meet with the department about the regulations.

Municipal bylaws overlap and contradictions with APCA

The *Animal Protection and Control Act* will set baseline requirements for all Yukoners to follow. It will not interfere with a community's bylaws. Bylaw requirements must still be complied with above and beyond the *Animal Protection and Control Act*. For example, the *Animal Protection and Control Act* requires an animal to be under control at all times. To be under control means the animal is managed in a way that the animal does not injure or kill any individual, animal or wildlife, it does not stray onto public property or the property of another person without consent and the animal does not cause damage to property, wildlife populations or to the environment. While the Act does not specify that an animal must be on a leash to be under control, if a community's bylaws require an animal to be on leash then the bylaw officer may still ticket an individual in the community for not complying with the bylaw, even if the individual may not be violating the *Animal Protection and Control Act*.

If there are measures under the *Animal Protection and Control Act* that fill gaps not currently covered under the bylaws, or are preferred over any outdated bylaws, the bylaw officer can seek support from the Animal Protection and Control Officer to assist. When there are animal related issues in a community that has bylaws, the Animal Protection and Control Officer will not intervene unless requested.

Capacity/Funding

Communities that lack bylaws and bylaw officers will have the opportunity to enter into enforcement agreements with the Yukon government to appoint Deputy Animal Protection and Control Officers. These officers will be able to enforce certain sections of the Act such as issuing tickets or orders. The Government of Yukon will provide training and some resources to support establishing deputy officer positions in communities. Agreements will be in place to define roles, responsibilities and requirements as local governments see the need. Officers will have training and experience similar to the current Animal Protection Officer - animal handling, use of force, investigation, etc. Deputies will have a level of training justified by their authorities and powers. We will be seeking resources to support the implementation of the new Act, including the creation of additional animal protection and control officers and deputy officers. The amount of funding support available for enforcement is not yet known, however, it is our desire to get a sense of community interest and need during our engagement to help identify potential resource needs.

Administrative

The Yukon government is working to develop a compliance and enforcement policy. The goal of any legislation is to bring people into compliance, so the first stage will be a broad communication and education component. This will be followed by graduated enforcement. Enforcement will be mainly complaint driven. We will work with individuals on a case-by-case basis. The Act allows a framework to address a broad range of circumstances appropriately. The Act includes better and more flexible

enforcement tools, and stronger penalties for certain offences. Officers will be able to use their discretion when assessing the severity of the contravention and can use Orders as a tool to guide individuals into compliance, rather than penalize. The new legislation will provide for tickets for most minor offences, and these may be issued by Deputy officers on behalf of local governments, aligned with their concerns. Enforcement duties will be divided between staff of Energy, Mines and Resources (EMR) and Environment, with primary responsibility for issues related to control or welfare of livestock resting with EMR (Agriculture Branch) officers. Officers in the Animal Health Unit of Environment will respond to concerns about companion animals. Animal Protection and Control Officers will continue to maintain a strong relationship with the office of the Crown prosecutor to ensure evidence is gathered and investigations are completed in a professional and thorough manner when prosecution is warranted.

Enforcement outside municipal boundaries

Officers employed by the Yukon government as Animal Protection and Control Officers will be responsible for enforcing the Act outside of municipal boundaries. Deputy officers will be able to respond outside of municipal boundaries as/if outlined in the enforcement agreement.



Sam Cotterell (she/her)

Policy Analyst

Environment | Policy and Planning Branch | V-2

C 867-332-5393 | Yukon.ca

I respectfully acknowledge that I work within the Traditional Territories of the Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.

My name is Megan MacLeod and I am the coordinator for Zero Waste Yukon. I am getting in touch because Zero Waste Yukon is hoping to become more involved in communities outside of Whitehorse, and I think we have some programming that may be of interest.

In partnership with Lumel Studios, we are hoping to host a Reuse Fair this coming September in a few of the communities. One of these events will be in Whitehorse, but we would like to go to at least 2 other Yukon communities as well. The Fair would feature a glass kiln that we recently bought with Lumel that can handle household glass (such as spaghetti sauce jars, etc.). It would also include a variety of other booths, including an artist booth, a presentation on glass recycling in the Yukon, clothing swap, etc. If this sounds like it would be of interest, I would be very grateful if you can pass it on to your network to see who might be interested.

The other thing I wanted to bring up was that Raven Recycling and Zero Waste Yukon have had some changes in management over the last few years, but I've heard that both Raven and ZWY used to be more involved in AYC. We would love to revive that relationship and would be grateful for any opportunity to become more involved.

Thank you for your time!

Megan MacLeod

Zero Waste Coordinator

Raven Recycling Society & Zero Waste Yukon

100 Galena Rd, Whitehorse, Yukon, Y1A 2W6

(867)667-7269 ext. 5

Cell: (867)333-9344

June 15, 2021

Dave Tomlin
194, Lucania Street
PO. Box 5404
Haines Junction, Yukon.

RECEIVED

JUN 20 2023

**Village of
Haines Junction**

To Mayor and Council,
Village of Haines Junction,
Yukon.

To Whom it may concern.

This is regarding the status of Lot 16 Block 9. Lot 16 is the northern most Lot on the group of Lots where the fire hall and emergency services building sits. It is the undeveloped lot between the north end of the firehall building and my property.

I am asking if you would consider selling Lot 16 Block 9. If you are I am interested in purchasing it.

Thank you for your consideration.

David Tomlin

Dave Tomlin

June 23 / 2023

The letter above was my original question about the status of Lot 16/ block 9. I was told at the time that it was not for sale as it was to be used by the Village of Haines Junction for temporary staff housing.

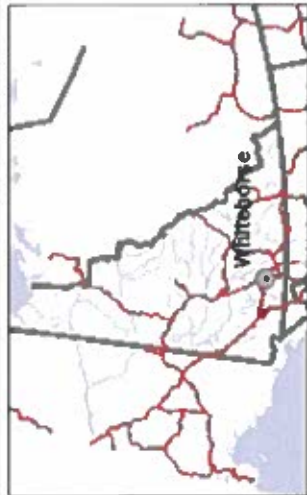
I am asking if the status of this Lot is still the same or if you would consider selling at this time.

The Lot has since been serviced with water and sewer. Also would like to know if it is for sale the price you would ask for it, the size of the Lot, how the sale would be conducted (ie , lottery,etc)

Thanks again

David Tomlin

Dave Tomlin



Legend

- | | | |
|--|---|---|
| <p>First Nation Settlement Lands - Surveyed</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. Survey and Subsurface Rights <input checked="" type="checkbox"/> B. Surface Rights <input checked="" type="checkbox"/> C. Fee Simple <input checked="" type="checkbox"/> 4.1.1 Retained Reserve | <p>First Nation Settlement Lands - Unserved</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Settlement Land - A <input checked="" type="checkbox"/> Settlement Land - B <input checked="" type="checkbox"/> Settlement Land - FS <input checked="" type="checkbox"/> Settlement Land - FS <input checked="" type="checkbox"/> Interim Protected - A <input checked="" type="checkbox"/> Interim Protected - B <input checked="" type="checkbox"/> Interim Protected - C <input checked="" type="checkbox"/> Interim Protected - Unknown | <p>Community Zoning Development Areas</p> <p>Local Area Plans</p> <p>Land Applications Active</p> <p>Land Dispositions</p> <p>Land Licences</p> <p>Land Notations</p> <p>Development Hold Areas</p> <p>Lots For Sale - Surveyed</p> <p>Land Use Permits Polygon - 50k</p> <p>Applications</p> <p>Issued</p> <p>Reviewed</p> <p>Agricultural Land Dispositions</p> <p>Agricultural</p> <p>Grazing</p> <p>Agricultural Land Applications</p> <p>Agricultural</p> <p>Grazing</p> <p>Land Parcels Polygon - Surveyed</p> <p>Estimates Polygon - Surveyed</p> <p>Chic Address Point</p> |
|--|---|---|

Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Date Printed: 06-Jul-2023

0.1 Kilometers

0.06

1: 2,500

Projection: Yukon Albers Equal Area Conic
Produced from: GeoYukon application



Energy, Mines and Resources
Land Management Branch (K-320)
PO Box 2703, Whitehorse, Yukon Y1A 2C6
yukon.ca/en/housing-and-property/land-and-property

File No: 2850-25-115A13/183041

June 27, 2023

Laura Prentice
Director, Land Development
Community Services

Dear Laura Prentice:

RE: Completed copy of Amended Reserve # 2018-3041, Near Steel Street, north of alley.

Please find enclosed a completed copy of the above amended Reserve document for your records.
This Reserve is now in effect.

With this document the Department Community Services, Land Development Branch will ensure that land, as shown on the attached sketch, is only used for the purpose as defined in the enclosed document. If there are any changes to the use, term or Administrative Reserve holder, Department of Community Services, Land Development Branch must contact in writing, the Department of Energy Mines and Resources, Client Services.

Client Services will conduct an internal review by requesting written confirmation of the required term and the purpose of the Reserve within 10 years. Please note that an extension can be granted if required.

If you have questions on this matter, please contact me directly at (867) 667-8417, or by e-mail at Holly.Kormos@yukon.ca. If you are outside the Whitehorse area and within the Yukon please telephone toll-free at 1-800-661-0408 and follow the voice prompts.

Sincerely,

Holly Kormos
Assistant Lands Officer

SENT
Date: June 27, 2023

Enclosure: Reserve Document (1 copy)
cc: The village of Haines Junction at admin@hainesjunction.ca
Property Assessment C-9
Roberta Sembsmoen, District Client Service Representative – Kluane District

INTERNAL YUKON GOVERNMENT – AMENDED RESERVE OF LAND
For Yukon Government Departments

1. The original reserve established on August 30, 2018 prevails as the effective date.
2. The purpose of this amendment is to remove Parcel B from the original reserve.
3. The following land is hereby held as an "Administrative Reserve" for the Department of Community Services, Land Development Branch. NOTE: An Administrative Reserve provides Yukon government the ability to identify, use and notate an interest in Yukon lands. An Administrative Reserve tracks the purpose of the land and provides for the allocation and protection of land from disposition to a 3rd party or 3rd parties. An Administrative Reserve is not considered a disposal of land under the Yukon Lands Act or the Territorial Lands (Yukon) Act. The ability to reserve land flows from s. 45(1) of the Yukon Act S.C., 2002, c.7.

This Administrative Reserve is for a total of 0.34 hectares, more or less, near Steele Street, north of alley, in Quad 115A/13, Haines Junction, Yukon, as shown on the attached sketch dated May 26, 2023.

4. The land is unsurveyed as indicated above and as shown on the attached sketch.
NOTE: The sketch illustrates an approximate representation of the Administrative Reserve area.
5. Since taking possession of Reserve 2018-3041 on August 30, 2018, Department of Community Services, Land Development Branch is responsible for managing this reserve and shall be the party to provide instruction to Legal Service Branch Counsel in the event Yukon government is sued for injury or death occurring on the Administrative Reserve land. In addition, the Department of Community Services, Land Development Branch shall be solely responsible to ensure the land is used only for the purpose described in clause 6.
6. The Department of Community Services, Land Development Branch requires the Reserve land for the purpose(s) of.

Development of residential lots in Haines Junction

7. The term of this Administrative Reserve is 10 years. Land Management Branch will conduct a review of the term and purpose of this Administrative Reserve every 10 years (minimum) or prior to the end of the Administrative Reserve term, if the term is shorter than 10 years.
8. If the Department holding the reserve requires the land be surveyed, permission to survey must be obtained by way of written authorization from the Manager of Client Services. The Department holding the reserve agrees to assume the land survey and all servicing costs.

9. The Department of Community Services, Land Development Branch consents to this amended reserve and the consent was received and approved by the Manager, Client Services. The reserve is established on the firm belief the land involved is not occupied by any individual, corporation or government department. The reserve and the amendment does not authorize development of the land whatsoever other than described in clause 6. Further amendments or renewals require written authorization from the Manager, Client Services.

Signed by the Department of Community Services, Land Development Branch this 2 day of June, 2023.



Laura Prentice, Director
Land Development Branch
Community Services

ORIGINAL RESERVE EFFECTIVE DATE 30th day of August 2018

Amendment Signed)
this 22 day of June, 2023)

22



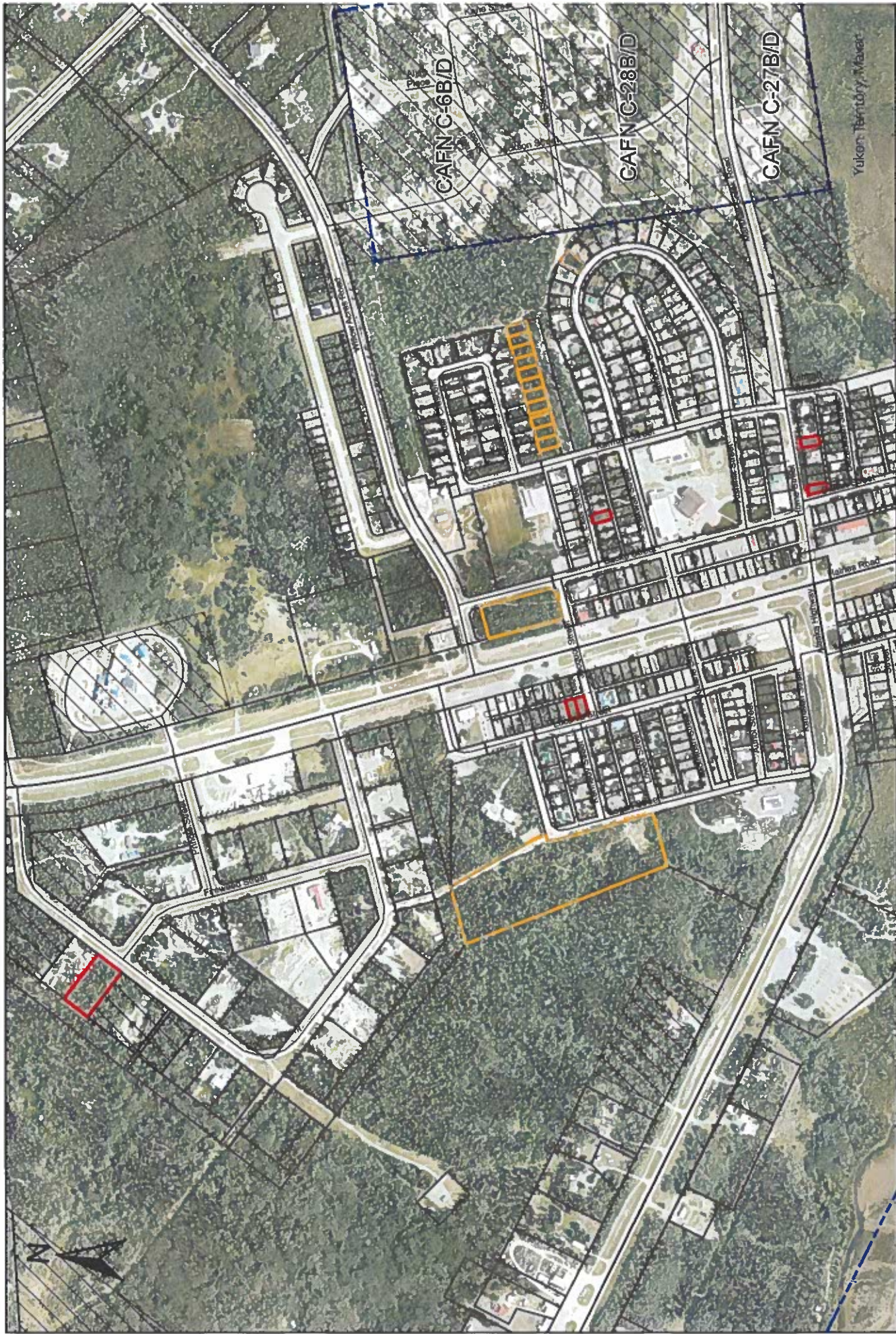
Susan Ankoehler,
Manager, Client Services
Land Management Branch
Energy, Mines and Resources

Enclosures: Map and cover letter

cc: Community Services, Property Assessments, C-9

SECTION FOR CLIENT SERVICES PURPOSES ONLY:

Next scheduled review of purpose and term 2033 by requesting formal written confirmation from the reserve holder.



0 250 Metres

1:8,000

2023-06-29

Priority Vacant Lots

Haines Junction

- Priority**
- High
 - Medium
- Surveyed Parcels**
- Community Boundaries**
- First Nation Settlement Land**