

**Village of Haines Junction
Regular Council Meeting Minutes
September 11, 2024**

Present:

Mayor Tomlin
Councillor Strand
Councillor Nassiopoulos
Councillor Charlebois

Absent:

CAO Fairbank, Recorder Ogden

Call to Order

The meeting was called to order at 7:00pm

Acknowledgement of Champagne and Aishihik First Nations Traditional Territory

Mayor Tomlin acknowledged that we are on the traditional territory of the Champagne and Aishihik First Nations

Adoption of Agenda

#261-24

It was moved and seconded

THAT the agenda be adopted as amended with the following additions:

- Added Delegation from George Van Sickle and Kate Moylan

Motion #261-24 was **CARRIED**.

Declaration of Pecuniary Interest

Adoption of Minutes of Regular and Special Council Meetings

Council Meeting Minutes August 28, 2024

#262-24 It was moved and seconded

THAT the minutes of the regular Council meeting of August 28, 2024 be adopted as amended

- Change wording on page 3, second bullet, from “there are *more vacant residential lots* than will be in the newly developed Dhäl Gähy / Mountain Ridge development” to “there are more *minimum tax rate lots* than will be in the newly developed Dhäl Gähy / Mountain Ridge development”

Motion #262-24 was **CARRIED**.

Proclamations

Delegations

Lotus Studios

Delegate: Rebecca Schatz

Presentation:

- Requesting access to the Convention Centre Auditorium for weekly chair yoga classes on Wednesday mornings from 10-11am from September 18th, 2024 to May, 2025 under the local community group and individual support policy
- We don't have a recreation centre so offering regular recreational activities over the winter months are especially appreciated by seniors and those with lower mobility.
- This is a positive social event supporting mental health, as well as good exercise – both of incredible benefit to well-being in the winter months.
- Requesting use of space for this activity for no cost.
- A trained and skilled instructor will be offering classes. A donation of \$5 to value the instructor's time is requested but not required.

Discussion:

- This approval is at the staff level.
- Staff did not approve because there was a \$5 donation, which staff considered this to be outside of policy and rejected the application, this is why this came to Council.

George Van Sickle and Kate Moylan

Presentation:

- Addressing proposed change in draft zoning bylaw to include mobile homes in the R-1 zone.
- Have lived in Haines Junction for 15 years, have owned houses, rented houses, been transient, and have built two houses adding to the housing stock, current house is former location of Lotus studios. George is the Former Director of Property Services for CAFN and have worked in housing policy development.
- There is nothing personal about these comments being offered for Council's consideration
- Including mobile homes in R-1 is worth revisiting, as it is unwise from a policy standpoint
 - As written, it is not fair to homeowners who have invested in properties -- the potential is there to reduce the value of existing investments because there is no limitation on mobile home density
 - Investment made with the understanding that this neighbourhood would be populated by housing of a certain standard.
 - This proposal to allow mobile homes in this subdivision seems very unfair.
 - A mobile home has been sited two lots away in the current R-1 zone.
 - The new policy allows for mobile homes, including new mobile homes, to be sited all around their home.
 - Mobile homes are quick to set up – an enterprising group could come in, buy up all the vacant lots, and erect mobile homes, get title, and sell. This is the cheapest way to get new housing.

- There are many vacant lots in the Spruce Street neighbourhood -- up to 21 mobile homes could be put in around George and Kate's property – there is nothing in the policy to stop this.
- Concerned this could affect the value of their house.
- Support affordable housing, but not at the expense of existing homeowners.
- There is a reason areas are zoned for mobile homes.
- Mobile homes are a needed type of housing and allows people to get a start in the housing market but should not be allowed to dominate a neighbourhood where people have already made investments in stick-built housing.
- Can be less efficient, known to have less longevity, will enter the waste stream sooner than a well-built house. Not as environmentally responsible choice: a choice that is made for pragmatic reasons.
- Mobile homes don't support local tradespeople as they are built outside the community, and outside the Yukon.
- Recommend keeping the mobile home designation and look at applying this in the new Area 1 development. If this isn't possible, the density of mobile homes could be limited to 10% of homes in an area.
- Request consideration be given to no mobile homes in existing subdivisions – see how this works in new subdivisions. This is a fairer way to proceed.
- Election coming up – is it good governance to make a decision like this when an election has been called?

Public Hearings and Public Input Sessions

Old Business

Trail Committee Presentation

Presenter: Devin Wittig

Trail Committee Presentation:

- The Trail Committee, appointed by Council earlier this year, consists of Devin Wittig, Lianna Grice, Owen MacKinnon, Chris Cybulskie, Collin Kallio, Dave Weir, Dave Heath and Roberta Nakoochee.
- Tasked by Council to develop a proposal on trail signage, a trail app, and trail infrastructure management amongst other things
- Identified six main networks – priority high usage areas – in the community. These are the Pine Lake Trail, the Lagoon loop, Willow Acres trails, Tomlin Hill, and the new Bearberry Connector Trail and a variety of urban trails.
 - Pine Lake Trail – heavily used by locals, visitors, new residents. Suggest mowing for site lines
 - The Lagoon Loop – popular with birders, about 3km in length, would need some seasonal brushing. Outside the fence north of the Lagoon, off the Pine Lake Trail.

- Willow Acres trails – Some wet spots that might need some short reroutes, and some brushing required to reestablish the trail from the Alaska Highway to the Lupin rise.
- Tomlin Hill – Intricate network that is heavily used, propose signing the outside loop. May require some seasonal brushing and/or garbage collection.
- Bearberry Connector Trail – links to the ski trails. Needs some additional work.
- Urban trails – mostly east of the Alaska Highway including the legacy trail and the trail from the legacy trail to Willow Acres Road. Need regular maintenance of some gravel and compaction.
- Did not put the ski trails on the map for now because they are already signed and trying to keep the priority list manageable.
- Signage – Recommendations based on Committee’s discussions about how to proceed in a way that is most efficient and to allow flexibility for future trail development.
 - erecting large information signs at the Convention Centre, Da Ku and the Pine Lake Day Use Area with two panels:
 - Panel A – overall trail map with distances and a QR code directing to All Trails and VHJ Website. Replaceable trail map (vinyl sticker) in case of new trail development.
 - Panel B – Information panel (multi use trail etiquette, bear safety, travelling on First Nations Traditional Territory)
 - Trail access signs
 - Located at trail access points
 - Includes trail name and length and QR code directing to All trails
 - If new trails come in can update the map in the app
 - Directional signs – located at frequent intervals throughout the trail and at any crossings
 - Estimated cost \$1600. Some additional costs for posts.
- Online trail information – propose hosting in two locations
 - www.hainesjunction.ca – include information on large information signs and additional information on trail development/history
 - www.alltrails.com through the Public Lands Program (free, content controlled by VHJ) – most likely to be accessed by visitors and new residents, post trail alerts (e.g. bears in area) as needed. Well-developed and well-used platform that is familiar to visitors.
- Next steps
 - Public engagement to present proposal to public to get feedback on trail names, history, maintenance needs, sign content
 - Graphic design
 - Install signs at selected locations
 - Add trail information to Village website and AllTrails

Discussion:

- Council thanked the Committee for their work

- PowerPoint presentation – if for public use or for the next Council, it would be helpful if the recommendations / decision points could be more clearly highlighted

#263-24 It was moved and seconded

THAT the Trail Committee presentation was received for information.

Motion #263-24 was **CARRIED**.

Policy #41-24 Affordable Housing Construction Grant Policy

CAO Presentation:

- The policy was revised based on Council feedback at a previous meeting to move from a lottery-based system to scored evaluations
- Council also asked for advice on options to increase funding, e.g. from Village reserves – this has not been addressed, at this point the policy still reflects \$250,000 funding available from CMHC.
- If there is a desire to expand the program in the future, we could look at options at that time.

Discussion:

- The policy doesn't have an end date. The policy is tied to a program which is tied to funding that has an end date. We don't have a mechanism within the policy to sunset this policy once the funding ends.
 - There are constraints within the policy – Sections 5.2 and 5.3 outlines the required completion dates for projects and 6.2 where the available funds are.
 - A future Council may want to find more funds and maintain the policy.
- Appendix A is helpful.
- Appendix B took a long time to go through to understand. It might be helpful to put the scoring matrix at the end? It is a bit difficult to follow. Some of the explanations could be clearer e.g. the definition of approaching, meets – could this be simplified? Can we make note of specific requirements, so we know how to score when something is missing?
 - Yukon housing uses these criteria (meeting, approaching, etc.) so folks familiar with applying to Yukon Housing Initiatives Fund would be familiar with this evaluation criteria. Idea was to make it as easy as possible for folks who are applying.
- Council wanted to ensure preference for local vs. from outside (including Whitehorse).
 - Eligibility criteria for the EOI noted that applicants need to be located within municipal boundary and must own property; EOIs have been screened already and all were local
 - The policy needs to reflect the screening criteria from the EOI, and should reflect that the EOI process (per the Council Motion) falls under this process
 - Add a definition for local contractor

#264-24 It was moved and seconded

THAT the revised Policy #41-24 be received. Administration is directed to revise the criteria to reflect that this opportunity is restricted to local developers.

Motion #264-24 was **CARRIED**.

RTC Tipping Fees Second Reading

CAO Presentation:

- At First Reading, Council requested the following changes:
 - That the sorting requirements be included within the text of the bylaw (addressed).
 - That staff be empowered to ban a user that is not meeting sorting requirements (addressed)
 - To give authority in the bylaw to negotiate agency contracts based on tipping fee schedules (addressed).
 - To give preferential rates to local contractors over out of territory contractors who underbid (this was not addressed – recommend collecting information at the gate over the first year to collect data on how many out of district users there are. This was brought up at AYC and Watson Lake has had success with simply asking a question, folks are being upfront about where waste is coming from)
 - To explore whether unsorted residential waste should differ from unsorted construction waste – separate categories have been created for mixed waste (does not include asbestos, concrete, special waste, vehicles or oil tanks) and construction/demolition)
 - To distinguish costs for vehicles that are drained with fluids and have tires and batteries removed – vehicles will only be excepted if drained and have tires and batteries removed as there are services available in town who can do this work
 - To initiate public consultation – A public notice on front of house changes was put out on September 3rd, a draft PowerPoint for the September 18th Tipping Fee Information Session is included in the in-camera package

Discussion:

- Regarding underbidding of out of territory contractors – no need to figure out who underbid etc. -- the desire here was to give a preferential rate to local contractors
- Is there a way to negotiate with large contractors to make things easier for both gate attendants and drivers?
 1. We could extend the opportunity to set up contracts to any large user to provide the opportunity to bill monthly, and/or (where feasible) to pre-specify the quantity of materials that they are planning to bring to the landfill

#265-24 It was moved and seconded

THAT the Report to Council on the Second Reading of the Tipping Fees bylaws be received as information.

Motion #265-24 was **CARRIED**.

Notes – August 28, 2024 Public Engagement on Zoning Bylaw

#266-24 It was moved and seconded

THAT the notes from the August 20th Public Engagement on the Zoning Bylaw be received as information.

Motion #266-24 was **CARRIED**.

New Business

Accounts Payable to September 11, 2024

Materials provided: Municipal Accounts Payable to September 11, 2024

Discussion:

- The three-month ATCO bill was an administrative issue on the ATCO side – there were not administrative fees charged for the late billing.
 - Were these actuals or estimates? Billing for Arena seems very high.
- Refurbished scale house \$60,000 is part of the project budget for the Front of House renovation at the Landfill
 - Seems expensive, we could have built something for this price?

#267-24 It was moved and seconded

THAT the Municipal Accounts Payable to September 11, 2024 be approved as presented.

Motion #267-24 was **CARRIED**.

Draft Progress Report 2022-2024

CAO Presentation:

- Still need to draft the Message from the Mayor and the Message from the CAO to introduce the report.

Discussion:

- In some cases, see an explanation of the identified initiatives and what we've done with them, but not in all. For example, under relationships we specify develop a Truth and Reconciliation Plan or Policy, but we don't say that we have achieved this.
- Where we haven't achieved an identified initiative, we don't note this – we should be clear in tracking what initiatives we haven't yet been able to accomplish – note as did not complete.
- Some of the accomplishments don't seem to clearly relate to the initiatives – it would be helpful to identify which initiative they most closely pertain to.
- Bruce's message from the Mayor could consider addressing how we accomplished our goals (based on the identified priorities and initiatives), explain where we made great progress and where we didn't make as much progress as we would have liked.
- Overall reporting and reflecting on the progress on the initiative level is more appropriately done at the administrative level – the Message from CAO could count how many initiatives that were identified, and specify how many were complete, where some progress was made, and where no progress was made.
 - We had accomplishments that were not tied to an initiative – provide some context as to why. Not necessarily the original vision, but these were good things that were accomplished.
 - Part of the benefit of working through a reality-based strategic planning exercise is to prevent Council from making unachievable commitments – promises that can not be delivered on within a term. This also helps Council and Administration to stay focused. It is helpful to then reflect why we carried out initiatives that weren't identified, from a learning perspective.
- Coding the accomplishments to the initiatives, and reflecting on why initiatives were carried out that weren't on Council's Strategic Priority list will make it easier for a future Council to follow along.
- Final draft/publishing deadline – aim for next meeting.

#268-24 It was moved and seconded

THAT the Draft Progress Report on Council Initiatives be received, Administration is directed to tie the accomplishments to the initiatives as discussed at tonight's meeting.

Motion #268-24 was **CARRIED**.

Draft Community Statistics Report 2023

Discussion:

- Would like to see more explanation on why the table on page 22 appears to show expenses for administration is more than for public works?
 - There are six public works categories and one for administration.

- Change title to expenses by municipal function or service area instead of expenses by department
- Staff were thanked for pulling this together.

#269-24 It was moved and seconded

THAT the Draft 2023 Community Statistics Report is received; one change on page 22 is requested to change department to service area or municipal function

Motion #269-24 was **CARRIED**.

Bylaws – Reports, Readings and Adoption

Bylaw #418-24 New Dwelling Construction Grant for Young Residents – Third Reading

#270-24 It was moved and seconded

THAT Bylaw #418-24 A Bylaw to provide for grants to young residents to construct new dwelling units within the Village of Haines Junction be deemed read for the third time and adopted on September 11, 2024

Motion #270-24 was **CARRIED**.

Bylaw #417-24 Affordable Housing Construction Grant – Second Reading

Discussion:

- Second reading is deferred so changes requested at tonight's meeting can be reflected before the bylaw is read for a second time.

#271-24 It was moved and seconded

THAT Bylaw #417-24 A Bylaw to provide for grants for developers to construct new affordable housing units within the Village of Haines Junction be tabled for second reading on September 25th, 2024

Motion #271-24 was **CARRIED**.

Bylaw #415-24 Waste Management Cost Recovery and Sorting Bylaw – Second Reading

Discussion:

- Second reading is deferred so until after the public meeting on September 18, 2024 as it is not good practice to introduce a lot of changes between second and third reading

- Appendix C – anticipated costs and revenues, and tipping fee calculation table – this seems to be more appropriate to include in a report than in a bylaw that is not a budget bylaw?
 - The rationale for including this is because of the cost-recovery model. Knowing that there is continuous tracking so there is continuity between the budget years. This doesn't necessarily need to be in the bylaw
 - Including this is a good way to be transparent and accountable
 - May be good to have for the public meeting coming up
 - Check in with the YG Community Advisor for advice on whether to include this.

#272-24 It was moved and seconded

THAT Bylaw 415-24 Waste Management Cost Recovery and Sorting Requirements bylaw be tabled for second reading on September 25th, 2024.

Motion #272-24 was **CARRIED**.

Bylaw #416-24 Consolidated Fees Bylaw (Tipping Fees) – Second Reading

CAO Report

- We tried to create the simplest possible tipping fee schedule with respect to how the information is presented as it will be a difficult task for the gatehouse attendant to implement a complicated fee structure. We made some changes to the schedule with this in mind – in particular
 - we increased the number of special waste items that will be accepted for free.
 - We made some numbers the same across different categories
 - We changed uncovered loose loads from a 10% reduction to a 10% surcharge
 - We noted special waste and concrete will not be accepted from outside the region
 - We added that the village reserves the right to ban a user who is routinely not meeting sorting requirements

Discussion:

- Second reading is deferred so until after the public meeting on September 18, 2024 as it is not good practice to introduce a lot of changes between second and third reading
- Tabling is in no way an indication that Council is intending to back down from Tipping Fees – aware the community is not going to be happy about these fees, but we do not want waste from everywhere else coming here and the municipality being responsible for that, so this is for the greater good. Willing to have people be really mad at Council. Want to be clear that tabling the motion is not in any way about trying to get out of doing this.
- Expect to get great ideas and information from the public at the upcoming Public Information Session.

- Where is the authority for the CAO to negotiate contracts and fees for certain users for set times?
 - This is in the Waste Management and Cost Recovery and Sorting Bylaw, and as discussed tonight will be expanded to include any large user? Does the Consolidated Fees need to reference this clause in the Waste Management and Cost Recovery Bylaw to ensure this bylaw gives authority to set fees through a contract?
 - Check that implementation of this bylaw is guided by the Waste Management and Cost Recovery and Sorting Bylaw
- Appendix D – Tires not on rims are \$50 and on rims are free – meant to be the other way around

#273-24 It was moved and seconded

THAT Bylaw #416-24 Consolidated Municipal Fees Bylaw Amendment #7 be tabled for second reading on September 25th, 2024.

Motion #273-24 was **CARRIED**.

Correspondence

Letter from Iristel regarding competition in the northern telecom market

Discussion:

- Council supports a competitive telecom market.
- Northwestel, a fully owned subsidiary of Bell, was purchased by an Indigenous coalition earlier this year
- More research is needed to inform Council on how to respond to this.
- Council is concerned they are running out of time in their mandate.

#274-24 It was moved and seconded

THAT the Letter is received as information.

Motion #274-24 was **CARRIED**.

Letter from NDP regarding the Electoral Boundaries Commission

Discussion:

- We got what we wanted out here -- our riding was revised and does not go all the way to the Mayo road anymore, there is no change to our riding outlined in the midterm report that came out in September.
- This letter was sent before the midterm report was issued.

#275-24 It was moved and seconded

THAT the Letter is received as information.

Motion #275-24 was **CARRIED**.

Parks Canada Information Bulletin - Alder Creek Prescribed Fire

#276-24 It was moved and seconded

THAT this Letter is received as information.

Motion #276-24 was **CARRIED**.

Council Reports

Councillor Strand

- Attended AYC last weekend; took a lot of notes, and left notes at home. Will share at next meeting. There was an update on the Comprehensive Municipal Grant (CMG) – negotiation is ongoing between YG and a few CAO's who are representing the AYC and their request for a larger CMG, this will come back to AYC for discussion
- AYC 50th anniversary here next year it will be on the Mother's Day weekend, Thursday, Friday and Saturday.
- Joint Meeting with CAFN held this past Monday that all of Council attended. Last meeting for this Council.

Councillor Charlebois

- Also attended AYC last weekend.
 - Discussed ways for AYC hosted here to not be overly political, so that agenda is focused on serving community leaders and administrators and promote relationships and values such as youth. We need to look for ways to take advantage of being the host community to do something fun and engaging
 - Put forward a request that there be a policy around sponsorship of AYC events just to make sure that the AYC stage is not up for sale – that there are criteria around who is presenting and that it is relevant and informative, so AYC isn't getting paid to sit in a room and listen to advertising. This is important given what happened at the last ADM, and because we are the upcoming host committee we don't want to be saddled with something questionable. A form for delegates that makes it clear what they are planning to talk about so can be sure it is beneficial for the group – e.g. relates to improving relationships, being more effective, helping people be better leaders, etc.
 - YG is looking to streamline CCBF (the old gas tax) – less red tape to make it easier for municipalities to access

- The Canadian Battery Association made a presentation – looking for a way to be cost effective to ship lead batteries out on a hack haul and have them processed in BC
- Attended meeting with Premier on Monday this week, candid open conversation on the Village's relationship with Yukon government

Councillor Nassiopoulos

- Productive Joint Council meeting – there is great momentum and relationships that hopes will continue with the next Council. Expressed thanks to Chief, Council and staff for making the last year especially productive. Joint Recreation Project Charter, and Joint Emergency Management MOU signed at the meeting this week.

Mayor Tomlin

- Attended Joint Council Meeting and meeting with Premier.
- Re meeting with Premier, no commitments were made but will make sure a list of what was discussed is passed on to the next Council in the transition binder.

Questions from the Public

Motion to Close Meeting to the Public

#277-24 It was moved and seconded

THAT the meeting be closed to the public at 8:47pm.

Motion #277-24 was **CARRIED**.

Motion to Reopen Meeting to the Public

278-24 It was moved and seconded

THAT the meeting be reopened to the public at 10:22pm

Motion #278-24 was **CARRIED**.

#279-24 It was moved and seconded

THAT Motions 71-24 and 195-24 be amended to add the months of January and February 2024 to the 4.5% retro payment calculation for employees.

Motion #279-24 was **CARRIED**.

#280-24 It was moved and seconded

THAT That Council approves a 3% wage increase adjustment for the Policy and Communications Manger position retroactive to January 1st, 2024.

Motion #280-24 was **CARRIED**.

#281-24 It was moved and seconded

THAT Council directs administration to wave facility rental fees for Lotus Studios chair yoga classes until June 2025.

Motion #281-24 was **CARRIED**.

#282-24 It was moved and seconded

THAT Council directs staff to discuss concerns about potential impacts of allowing mobile homes in R-1 Zones with the Zoning Bylaw contractor and provide Council with recommendations including exploring limiting the total percentage of allowed mobile homes in the community.

Motion #282-24 was **CARRIED**.

Adjournment

#283-24 It was moved and seconded

THAT the meeting be adjourned.

Motion #283-24 was **CARRIED**

Meeting adjourned at 10:25pm.



Mayor Bruce Tomlin



CAO David Fairbank

