

**Village of Haines Junction
Regular Council Meeting Minutes
September 25, 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 7:02pm

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

#288-24 It was moved and seconded

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

- Boys and Girls Club – 1st delegation
- Matthew Lien 2nd
- George Van Sickle 3rd delegation

Motion #288-24 was **CARRIED**.

Declaration of Pecuniary Interest

Adoption of Minutes of Regular and Special Council Meetings

Council Meeting Minutes September 11, 2024

#289-24 It was moved and seconded

THAT the minutes of the regular Council meeting of September 11, 2024 be adopted as amended

- Page 12 Joint meeting with CAFN, not CYFN

Motion #289-24 was **CARRIED**.

Special Council Meeting Minutes September 19, 2024

#290-24 It was moved and seconded

THAT the minutes of the regular Council meeting of September 19, 2024 be adopted as presented

Motion #290-24 was **CARRIED**.

Proclamations

Delegations

Boys and Girls Club Yukon and CAFN

Presentation: Lindsay Cornell (BGC Yukon), Danielle Bray (Junior Camp Program Manager), Shannon Maloney (CAFN)

- Third season that Junior camp has been supported by the Village, in partnership with CAFN
- Financial report and final report provided –
 - The season was very successful – 8 weeks of summer camp.
 - Had a wait list – able address on a daily basis when there were absences.
 - Senior camp youth engaged in employment/skills development
- Looking for ongoing support from Village and CAFN.
- Danielle shared that, for her, the best part being the Program Manager for the Junior Camp is seeing kids arrive before camp opens in the morning, and kids not wanting to leave at the end of the day. This shows the camp is making a difference.
- That camp is a partnership brings the communities together.
- Summer camp reunion at Da Ku tomorrow – all invited.
- Shannon shared the Village’s support was critical to provide services to ages 6-12.

#291-24 It was moved and seconded

THAT the delegation be extended by 5 minutes.

Motion #291-24 was **CARRIED**

Discussion:

- Council expressed thanks to the team for the excellent programming and communication and creating a safe space for youth and doing so through community partnerships.

Kluane Compositions

Presentation: Matthew Lien

- Matthew is working with Diyet on Kluane Compositions, a celebration of Yukon’s 125th that involved flying a piano into four locations in Kluane National Park to record a 3-minute video.
- Found a beautiful, high-quality piano, slung into the mountains beneath a helicopter. No damage was done to the piano.

- The desire of the project was that the piano wind up in Grand Hall – an excellent space for this instrument. Would enable Whitehorse Concerts to bring performers into Community, and its use for JAM events.
- Understand there is maintenance behind acquiring an asset like this. Barry Kitchen (piano tuner) has worked with this instrument and is familiar with it.
- The piano is currently in the ambulance hanger at the airport. Needs to find a home.
- Organizing team would like to recover cost to move the piano \$2,100.

#292-24 It was moved and seconded

THAT the delegation be extended by 5 minutes.

Motion #292-24 was **CARRIED**

Discussion:

- What is the timeline for moving the piano?
 - No specific timeline has been set; it can remain where it is a little while longer.
 - Could be moved here without decision to purchase – if decide not to purchase it could be moved
- President of JAM was present and explained why they refused the piano 3 times:
 - This genre of music hasn't brought out many people in the Junction. Not worth the effort to acquire and maintain for the amount of use that is anticipated.
 - Not great to have it on the stage – takes up a lot of space, gets in the way of other events.
 - The length of time the piano spent outside and how it was slung beneath helicopter could affect the integrity of the instrument.
 - Just because the piano is on sale doesn't mean it should be purchased.
 - Capacity to maintain instrument does not exist within JAM.
- Did grant include cost of moving?
 - No – cost of purchasing piano was not included
 - Cost \$175k, funded \$125k
 - YG ok with divesting assets purchased through the process – Matthew checked into this.
- Could piano be offered to the school for music classes?
- CAFN doesn't have a performance venue.

Zoning Bylaw Petition

Presentation: George Van Sickle

- Here to present petition with objections to proposed bylaw.
- Kate unable to attend this evening, sends regrets.
- Kate has lived for 45 years in Yukon including time in Old Crow.

- George has lived in Yukon since 2009. Has built 3 houses, lived in camper / bus, has been homeless at times. Has lived in tents and dormitories to save money to buy first house. Earned an MBA, former director of Property Services at CAFN.
- George explained that he and Kate invested in the community based on a stable zoning environment. This has changed.
- They are feeling oppressed by a segment of the community. Worried about financial impact. Will continue to fight this even if the bylaw is passed.
- There are many lots that are vacant that will be infilled around their home. It is not right that these could be mobile homes without any limit. This is not innovative; this is the opposite – a step backward.
- People won't invest in a community with chaotic zoning. Investment is needed for local economy.
- The Village needs to ensure there is a place in the community where it is truly an opportunity for affordable housing. Putting low-cost housing on expensive YG lots won't work.
- Petition has 15 names that were gathered within the past several days. More people were supportive but unwilling to sign for fear of retribution.
- This petition demonstrates there is not an overwhelming consensus as suggested by Administration. Consensus means everyone agrees. Petition shows there is not consensus.
- Agrees there may be an overwhelming majority in favour of the new Bylaw, but not a consensus.
- The bylaw will not contribute to the prosperity of the town. Feel the draft bylaw is foolish and should be stopped.

#293-24 It was moved and seconded

THAT the delegation be extended by 5 minutes.

Motion #293-24 was **CARRIED**

Discussion:

- Council reminded those in attendance that the Council procedural bylaw says Council doesn't respond to delegations during the meeting.

Public Hearings and Public Input Sessions

#294-24 It was moved and seconded

THAT the Public Hearing formally be opened at 7:34 pm.

Motion #294-24 was **CARRIED**

Public Hearing: Third Reading of Zoning Bylaw

Question: Live on Alaska Highway West -- would like more information on the new Commercial Mixed Designation (CMx) that applies to their property.

CAO Response: Council, from public engagements, was encouraged to change zoning of second streets from TC to CM, as well as properties on Alaska Highway west, with the desire being to maintain the commercial character of these properties and to increase development opportunities. CM was updated in new Zoning Bylaw to require a commercial activity before a house could be constructed, and houses have a maximum size. Council did not want to negatively impact existing properties so existing CM properties were given a designation (CMx) that exempt them from these requirements. New CM properties would be subject to these rules.

Question: Are properties rezoned CMx allowed to have a secondary dwelling as a rental unit?

CAO Response: If the business case, the commercial case, is to rent property – this is allowed/ For example, a commercial storefront with apartments above. There is no maximum number of dwelling units but believe there is a minimum number of 4 (need to confirm). The intention is to encourage commercial use of commercial property and to move away from residential as a primary use. Multi-residential is allowed as well as multi-residential with commercial. Secondary suite allowed as an accessory use but there is a maximum footprint noted in the bylaw.

Comment: Architectural controls are in place in larger communities for a reason – they are in place to protect investment. Supportive of George’s delegation.

Comment: Larger communities have areas set aside for different kind of homes. This makes more sense than mixing mobile homes and stick housing. Putting an apple next to an orange. Mobile homes will look worse next to a stick home affecting their value. Putting apples next to apples will protect value of all investments.

Comment: A 20-year resident of this community, a very active community member and engaged and has contributed a lot to the town who doesn’t consider themselves to be of lesser value or importance in this community. Mobile homes will give family a chance to own a home. Would like a place for kids to call home. Mobile homes are nothing to scoff at in this economy, they are also quite expensive at \$300k. Allowing mobile homes brings opportunity for younger families to move here, grow the population and contribute to the community. A larger population will support more amenities. Family would like to have a chance at a shot here. Price of a stick frame home is unattainable. Would like Council to consider those that have been here for a long time and need this bridge to home ownership.

Comment: Mobile homes are already on every street in this community. There are 3 on Alsek Crescent. Home recently sold on street for over \$600k. On Macintosh Street there are 5 mobile homes and one stick frame home that is on the market for over \$600,000. There is another stick-built home for sale for over \$600k that is next to a double wide mobile home. Similar evidence shared from across town. There is no proof that property values are being affected in this town by mobile homes. No evidence has been provided to support this claim.

Comment: Are double-wides mobile or modular homes?

Comment: There is a brand-new subdivision going in. Any constructed homes would be of new materials. Older mobile/modular homes could be moved into this brand-new subdivision that may show wear and tear and reduce property values. Agree homeowners wouldn't appreciate this. Would like more discussion on what type of homes would be appropriate in this area. A used 40-year-old refurbished mobile home would not fit into a new subdivision.

Question: When did consultation on the Zoning Bylaw consultations start?

Answer: Most recent round of consultations began in March.

Comment: The mixing of zones came up in the consultations in response to the housing crisis. The consultations showed a strong desire to prevent the limited lots coming on the market turning into an Air B&B. You don't get to pick your neighbours, so why do you get to pick what your neighbours are living in? Real estate values rarely go down, unless you are in it for the short term. Need to support young people who want to be here for the long-term by giving them a break and allowing them to get a place to live.

Question: Could the definition of mobile home in the zoning bylaw be read out, as well as the restrictions in the zoning bylaw around mobile homes in R1?

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

Comment: As a Professional Economic Developer and Professional Aboriginal Economic Developer designations, aware of the economic leakage that will result from bringing in mobile homes taking away work from local tradespeople. However, we are in a situation where businesses and governments desperately need housing for their employees to the extent that it is hindering businesses in community. It is extremely difficult to for youth and residents in lower income jobs to get into the housing market, if not unattainable. Previously lived in Arkell in Whitehorse – this mobile home subdivision on lots that are owned currently has a home listed for \$425k. Would argue the investment concern is not a legitimate concern; it is a fear.

Question: Would like to ask Mayor and Council and CAO, do we know what the lots in the new subdivision will sell for?

Answer: We know the lots will be sold for under development cost. If sold at development cost, it would be around \$250k per lot.

Comment: These lot costs are not affordable for those looking to site an affordable home. People aren't saying no to mobile homes; rather, people would like a bylaw that regulates land in the community and outlines what property in different zones can and can't be used for. We are missing the point with this mobile home discussion.

Comment: Relative newcomer. See this discussion painting people as not wanting mobile homes. This isn't the case. The 1996 bylaw has a Mobile Residential (RM) zone. If we stuck with this classification, would there be a shortage of RM lots if this bylaw didn't go forward? Is this a real constraint? See many undeveloped lots in this community – this is documented in Village

reports. What is the problem we are trying to solve? Do we have a shortage of serviced lots in this community or not?

Comment: Born and raised here. There was a street that was developed and intended for a trailer park that was expropriated for a park/trail behind Otter Crescent. Why would this not be taken back and opened up? YG develops lots that are not what the community wants, costs are through the roof. Should be able to develop lots for \$150k.

Comment: Neighbour put mobile home beside my property. This lot was bought from YG and returned to YG several times. Pleased to have a nice neighbour and not an empty lot. My neighbour has skills – an electrician. Takes care of land and property, unlike lots of lots in Haines Junction that have a lot of garbage on the property.

#295-24 It was moved and seconded

THAT the Public Hearing was closed at 8:03 pm.

Motion #295-24 was **CARRIED**

Old Business

Land Development Branch - Area 3 Master Planning Process

Presentation: Duncan Martin and Hannah McDonald (online)

- Anticipate a new housing demand of 263 housing units between 2023 and 2040
- Area 3 identified in the Official Community Plan as an area that might be suitable for Country Residential development
- Feasibility assessments were carried out including a Geotechnical investigation, a Phase 1 Environmental Assessment (no contamination concerns), and a Historical Impact Assessment (no heritage resources identified) completed. This site is considered suitable for development purposes.
- Three concepts for a road and lot layout presented to Council in October 2023. Village chose Option A. Since October 2023:
 - One lot was removed because most of lot was undevelopable – converted to central greenspace
 - Added an additional trail access point (now three)
 - An area has been identified as a good place for a community amenity (TBD through future engagement)
- Next steps
 - Review draft Master Plan with VHJ administration
 - Community engagement
 - Revise and present to Council for adoption
 - Apply for OCP designation change and zoning amendments
 - YESAB application

Discussion:

- Next steps present a solid approach that will address some of the problems that occurred with Area 1. Timeline for next steps?
 - No exact dates. Want to ensure comfort with process moving forward.
 - Hannah will be leading process going forward. YG has hired a consultant that is ready to move forward with next steps.
 - No need to rush – want to proceed at the right pace so there is enough time for things to be done properly.
 - Timeline is dictated by construction seasons as well. Likely earliest construction could start is summer of 2026.
- Can name of consultant be shared? What does build mean given these aren't serviced lots? Don't want clearcut surprises.
 - Stantec was hired, also did background suitability work – familiar with area.
 - Clearing would only occur in road right of way and easements and potentially along trails. No lot clearing will occur on CR lots.
- Will this be phased?
 - Yes, likely 3 phases

Affordable Housing Construction Grant

CAO Presentation:

- Council requested to revise criteria to reflect that this opportunity is restricted to local developers.

Discussion:

- Clarified for those in attendance that grant has to be used within the municipality.

#296-24 It was moved and seconded

THAT the Affordable Housing Construction Grant report be received as information.

Motion #296-24 was **CARRIED**.

#297-24 It was moved and seconded

THAT the Policy #41-24 Affordable Housing Construction Grant be passed.

Motion #297-24 was **CARRIED**.

Tipping Fees

CAO Presentation:

- Public engagement on September 19, 2024.

- Propose adding tipping fees for two sized of mixed waste bags with a reduced fee for smaller bags. This was added to the draft Bylaw that will be presented later this evening.
- The Village was asked why we would accept unknown liquids and chemicals at all – staff recommend we accept small quantities to prevent illegal dumping
- Large volume users – direction sought from Council on whether to enable negotiated agreements with high-volume users. Each contract would need to be vetted to ensure benefits to community.
- Concerns with \$900 fee for vehicle disposal. Recommend directing staff to prepare a report for the incoming council as part of the transition binder.
- Concerns with grubbing fees, that they would add a substantial cost to development. Have invited contractors to a meeting to get input on costing before next build season begins.
- Concern around dump hours, request to open 7 days a week for commercial contractors. There was a suggestion to have a key fob system – this may not be a viable approach. Working with staffing to see if we can make a landfill operator available on Mondays and Tuesdays to provide access on request. Will include this discussion in meeting with Contractors.

Discussion:

- Council is not comfortable with reduced fees for high volume users – in the case of social housing this may disincentivize recycling.
- Would like to include glass as part of recycling – accepted everywhere else but here. Raven has started taking glass as it will be used by Lumel
- Want to ensure distinction between grubbing and stripping is crystal clear so there is an incentive for contractors to sort grubbing from stripping to keep costs down.

#298-24 It was moved and seconded

THAT the report be received as information.

Motion #298-24 was **CARRIED**.

#299-24 It was moved and seconded

THAT staff complete a report on ELV's and to ensure this ongoing issue is part of the transition binder for the incoming Council as it will involve intergovernmental discussions.

Motion #299-24 was **CARRIED**.

#300-24 It was moved and seconded

THAT Administration write a report on options for grubbing and what may be a more cost-effective way for dealing with this kind of waste, so we don't create

undue hardships for local developers, and create a report with options on dump hours.

Motion #300-24 was **CARRIED**.

#301-24 It was moved and seconded

THAT the meeting notes on the Landfill Improvements and Tipping Fees Public Information Session be received as information.

Motion #301-24 was **CARRIED**.

Draft Zoning Bylaw Third Reading Report

CAO Presentation

- Per the September 19, 2024 Special Council Meeting, Council directed staff to add properties to the CMx list in the Draft Zoning Bylaw. This direction is reflected in the draft in today's package.
- Per the September 19, 2024 Special Council Meeting, Council directed staff to add review clause suggested by the Zoning Bylaw Contractor has been added to the Draft Bylaw. This direction is reflected in the draft in today's package.

Discussion

- There is an advantage to having a report on development permits in general to keep Council apprised of any trends. Want to ensure not just one type of permits, e.g. mobile home developments, are targeted. Clause 1.12 that was added to the draft enables this type of reporting.
- A cap on the number of mobile homes within a subdivision has appeal in that it provides some certainty as to what could be expected with regards to mobile home development.
- We have significant division in the community over this. Would like to see a hard number cap and would like to see it kept low. Would like to see some sort of compromise. Affordable housing is also about affordable lots, not just about the buildings on them. Slow things down – taking RM out of bylaw entirely is a dramatic change and is not how things are usually done. Many people have stepped forward expressing an interest on this. Can understand why people are upset because this is a totally different change from the previous bylaw. Words like ghettoizing and elitism are polarizing.
- Consultant made a recommendation to not put a cap. No matter what we will do we will be in this same situation when the cap comes to fruition. Reporting provides us with the same information that a cap would. The next Council can look at this. The Consultant's advice is expert advice. We don't want to leave next Council with a problem in stalling out next year's construction season. Community members can bring a delegation forward to Council to open up this section of the bylaw. There is more to bylaw than this, need to pass the bylaw otherwise the new Council will need to start from scratch which will take a long time. The next Council can make any changes they seem fit.

- Talked to our lawyer this afternoon; the lawyer reiterated the Consultant’s concerns over a fixed number cap as it could seem discriminatory – resident number 50 could get one and resident number 51 could not get one and they could be neighbours. Better to have interspersed RM in R-1 zones or have a sunset clause.
- There has been a lot of consultation and review. It is sad that there is a sticking point this late in the game. See more benefit in passing a bylaw that could be tweaked if needed.
- Need more clarity on how reporting will work. If all development permits come through the door at the same time, the Development Officer does not have to approve, could bring to Council. What would Council then do that is backed up by policy?
 - Regarding concern that there will be a rush of development permits coming -- a single developer can’t purchase 40 lots in one go, lots are sold by a lottery system.
 - If Council senses a worrying trend, Council could pass a motion amending the bylaw.
 - Council could request a report further exploring legal options to lay the groundwork for the future council.
- A motion does not outlast a Council. The requirement for reporting, because it is in the bylaw, does outlast this Council and will be helpful in informing future Council on any trends in housing development in the community.

#302-24 It was moved and seconded

THAT the report be accepted as information and the requirement for monitoring and reporting be flagged for future Council in the transition binder.

Motion #302-24 was **CARRIED**.

#303-24 It was moved and seconded

THAT the meeting be extended beyond 9pm.

Motion #303-24 was **CARRIED**.

New Business

Accounts Payable to September 25, 2025

Discussion:

- Why are we paying \$5,000 for the arena in electrical bills?
 - ATCO didn’t send bills for three months. We had ATCO come and look at the facility to see why the power consumption is so high

#304-24 It was moved and seconded

THAT the Municipal Accounts Payable to September 25, 2024 be approved as presented.

Motion #304-24 was **CARRIED**.

RTC August 2024 Financial Report

CAO Presentation:

- Total revenue is at 99.98% for the year, above the 67% benchmark
- Total expenses are at 56.67% for the year, below the 67% benchmark

Discussion:

- Thanks to Donna for an excellent report.

#305-24 It was moved and seconded

THAT the August 2024 Financial Report to Council be approved as presented.

Motion #305-24 was **CARRIED**.

RTC Investment Account Withdrawal and Cash Flow

CAO Presentation:

- The purpose of this proposed funds transfer is to ensure there are sufficient funds to manage accounts payable while Council is in transition

Discussion:

- Clarified for audience that this concerns expenses that are all budgeted and approved items that just need to be paid.

#306-24 It was moved and seconded

THAT the August 2024 Financial Report to Council be received as information.

Motion #306-24 was **CARRIED**.

Bylaws – Reports, Readings and Adoption

Bylaw #417-24 Affordable Housing Construction Grant - Second and Third Reading

#307-24 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 read for a second time on September 25th, 2024

Motion #307-24 was **CARRIED**.

#308-24 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 read for a third time and adopted on September 25th, 2024

Motion #308-24 was **CARRIED**.

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

#309-24 It was moved and seconded

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

Motion #309-24 was **CARRIED**.

#310-24 It was moved and seconded

THAT Bylaw 415-24 Waste Management Cost Recovery and Sorting Requirements bylaw be read for a third time and adopted on September 25th, 2024.

Motion #310-24 was **CARRIED**.

Bylaw #416-24 Consolidated Municipal Fees Bylaw #343-19 Amendment #7 Tipping Fees - Second Reading

#311-24 It was moved and seconded

THAT Bylaw #416-24 Consolidated Municipal Fees Bylaw #343-19 Amendment #7 be read for a second time on September 25th, 2024.

Motion #311-24 was **CARRIED**.

#312-24 It was moved and seconded

THAT Bylaw #416-24 Consolidated Municipal Fees Bylaw #343-19 Amendment #7 be read for a third time and adopted on September 25th, 2024.

Motion #312-24 was **CARRIED**.

Zoning Bylaw – Third Reading

Discussion

- Want to recognize concerns and let the public know that they were heard. Feel for all who are working through his process and apologize for not finding a solution at this late hour. Council does need to approve at this time but this does not mean future Council can't open up the bylaw for amendments.
- Mayor registered his opposition due to division within the Community.

#313-24 It was moved and seconded

THAT the 2024 Zoning Bylaw be read for a third and final time and adopted on September 25th, 2024.

Motion #313-24 was **CARRIED**.

Correspondence

Letter from YG Health and Social Services re Planet Youth

Discussion:

- Would like to see this in the transition binder given recent conversations with CAFN so future Council can track this initiative.

#314-24 It was moved and seconded

THAT the letter be received, and staff are directed to put this in the transition binder for future Council's consideration.

Motion #314-24 was **CARRIED**.

Council Reports

Councillor Charlebois

- Attended Council engagement session, hopes this session makes this accessible to more people to run for Council
- Recent Terry Fox Run at school
- Parent Advisory Committee this evening
- Lots of efforts underway to support youth within the Community.
- Want to acknowledge it takes a lot of courage to make a compelling case to influence policy and make your position known. An engaged community is a healthy community, even if all don't agree. Want to apologize if any hurt or harm done in the community – it was not the intention of consultation process to cause division. The intention was to create options and have a Zoning Bylaw process that is as consulting and engaging as possible – if missed the

mark will improve for the next time. Personally, found the engagements to be something to be proud of.

Councillor Nassiopoulos

- Terry Fox Run and TRC day at school were a success.
- This is Council's second last meeting.
- Shares trepidation of not getting consensus – there was a desire to bridge gaps rather than create divides, it doesn't feel good to not have been able to find solution that works for all. Encourage all to run for Council. Amendments are there to be made. If this is will of Council coming forward this could be done fairly quickly. Can see both sides, having been on Council for 6 years see necessity of having a new bylaw to make amendments on as old bylaw is very out of date. This level of engagement this evening is amazing and encouraging to see so many people in gallery. Have only seen this a few times in term on Council. Hope people can be this engaged in future of town as they have been in this section of the bylaw.

Councillor Strand

- Also attended Candidate Information session on September 12th
- Yesterday celebration at school for orange shirt day – Truth and Reconciliation.
- Happy the TRC flag is up. Looking forward to also having banners along the highway, understand they won't arrive on time for September 30th
- Unfortunate what has happened in our community around the Zoning Bylaw. Feel that hearing different perspectives and having so many people in the gallery to see how gallery runs, hope this encourages people to put their name forward and get involved. Felt it was extremely important to move this Zoning bylaw forward, it has been a long time coming, there was no disrespect intended.

Mayor Tomlin

- Also attended Candidate Information Session.
- Those who run for Council must be aware if go on Council that things don't always go your way. Need to be able to let this go when you leave Council Chambers. Would have liked to see a solution that addressed division.

Questions from the Public

- Question: Advised not to do a cap on mobile homes, if see an influx and next Council can make changes to the bylaw, how does this not make it any less hurtful? How does this make this better?
 - The benefit is with regards to process – can provide the public with the notice of a change as well as an engagement process and not make a change at the last minute.
 - The hope is that this will not be necessary. That the fear what could happen does not materialize. But a mechanism to track and amend if there is a problem – wouldn't be opened for no reason, would have complaints and research and can present this to the public and could do a consultation. The issues would be real and not speculated -- the impact at this time would be measured and known.

- Next Council could give direction to Development Officer to not approve any development permits. This would have immediate effect.
- Comment: Note for the record that three mobile homes on Alsek is 8% infill.
- Comment: See benefit in passing the bylaw, while hope the bylaw will be re-opened, do see lots of other good things about the bylaw. Would like to see proactive instead of retro-active solutions to avoid harms and undesirable outcomes. Once dwellings are established the change is permanent. Better to think out in advance.
- Comment: The Municipal Act does have some limitations on how long the Village can hold a development permit in limbo
- Comment: The wait list for a new mobile home is several years. Easier to purchase a used mobile home – lots available in BC and Alberta.

Motion to Close Meeting to the Public

#315-24 It was moved and seconded

THAT the meeting be closed to the public at 9:39pm.

Motion #315-24 was **CARRIED**.

Motion to Reopen Meeting to the Public

#316-24 It was moved and seconded

THAT the meeting be reopened to the public at

Motion #316-24 was **CARRIED**.

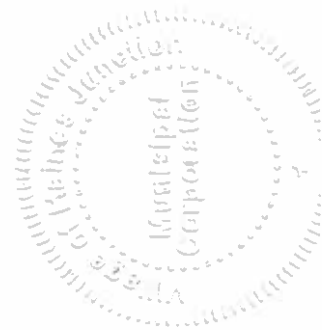
Adjournment

#317-24 It was moved and seconded

THAT the meeting be adjourned.

Motion #317-24 was **CARRIED**

Meeting adjourned at 9:40pm.



Mayor Bruce Tomlin

CAO David Fairbank