

**Village of Haines Junction  
Regular Council Meeting Minutes  
September 10, 2025**

Present:

Deputy Mayor Busche  
Councillor Mackinnon  
Councillor McPhie (via Zoom)  
Councillor Sundbo  
Mayor Strand (via Zoom)

Absent:

CAO Fairbank, Recorder Ogden

**Call to Order**

The meeting was called to order at 7:01pm

**Acknowledgement of Champagne and Aishihik First Nations Traditional Territory**

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

**Adoption of Agenda**

#298-25 It was moved and seconded

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

- New Business - Future Council Meeting Dates
- In Camera Discussion – Personnel, Meeting Scheduling

Motion #298-25 was **CARRIED**.

**Declaration of Pecuniary Interest**

**Adoption of Minutes of Regular and Special Council Meetings**

Committee of the Whole Meeting Minutes August 27, 2025

*Discussion:*

- No discussion

#299-25 It was moved and seconded

**THAT** the minutes of the regular Council meeting of August 27, 2025 be adopted as presented

Motion #299-25 was **CARRIED**.

## Committee of the Whole Meeting Minutes September 10, 2025

### *Discussion:*

- No discussion

#300-25 It was moved and seconded

**THAT** the minutes of the regular Council meeting of September 10, 2025 be adopted as presented

Motion #300-25 was **CARRIED**.

### **Proclamations**

### **Delegations**

### **Public Hearings and Public Input Sessions**

#### Rezoning Application

- No written or verbal submissions were received
- A second public hearing will be scheduled for the next regular Council meeting on September 24, 2025.

#301-25 It was moved and seconded

**THAT** the zoning application for Lot 16, Block 11 be received and filed.

Motion #301-25 was **CARRIED**.

### **Old Business**

#### EV Chargers

##### *Policy/Communications Manager Presentation:*

- At their last meeting, Council requested staff do further research on the EV charging stations at both the Convention Centre and Public Works yard to check in on the impact on insurance, and on potential fleet needs with the Public Works Manager.
- Our insurance company confirmed that EV chargers will have no impact on our insurance rates.
- The Public Works Manager confirmed that transitioning some of the fleet to electric vehicles would not be initiated without direction from Council.

##### *Discussion:*

- Council would like to defer a discussion/decision to next meeting

#302-25 It was moved and seconded

**THAT** the EV charger discussion be deferred to the September 24 Council Meeting for which staff will prepare an updated Report to Council

Motion #302-25 was **CARRIED**.

#### 2025 Motion Tracker Update

##### *Policy/Communications Manager Presentation:*

- The 2025 Council Motion Tracker was shared for information, so Council can have a sense of where staff are at with the various motions that have been passed since January 1, 2025.
- The Motion Tracker does not reflect all the work that staff have been tasked with. For example, some of the priorities in Council's 2025-2028 Strategic Plan, or items in the 2025 Capital / Projects Budget are not reflected here.

##### *Discussion:*

- Council asked that the Motion Tracker be shared on a quarterly basis going forward.

#303-25 It was moved and seconded

**THAT** the 2025 Motion Tracker be received and filed

Motion #303-25 was **CARRIED**.

### **New Business**

#### Accounts Payable to September 10, 2025

##### *Discussion:*

- One question was shared with staff in advance of meeting by email, per the established protocol, for which an answer was received.

#### 2025 Interim Regionalization Agreement

##### *CAO Presentation:*

- This version of the agreement contains the corrected contribution amount of \$111,800.
- Other than the contribution amount being corrected, there were no changes to prior-year agreement.
- Population of regional users is set to be reviewed next fiscal year.
- A final regionalization agreement will be presented for signature once a lease agreement has been signed.

##### *Discussion:*

- Will funding levels be maintained with final regionalization agreement?
  1. The funding levels may change depending on the regional population numbers.

- Why have we not received the final agreement?
  1. A lease needs to be developed/agreed to.
  2. The draft full regionalization agreement will also need to be reviewed at AYC by all communities.
- Why have we not yet received a lease?
  1. The land lease has turned out to be more complex than anticipated.
- Will there be lease fees?
  1. Anticipate these will be \$1/year, as is typical; however, we did not find out until after the fact that the lease fees for the bike skills park were \$2,000/year -- this may be an indication that lease fees are changing.

#304-25 It was moved and seconded

**THAT** Council direct staff to sign the interim regionalization agreement for 2025.

Motion #304-25 was **CARRIED**.

#### RTC – Bridge Repair on Dezadeash Trail

##### *Policy/Communications Manager Presentation:*

- This report was prepared in response to a Notice of Motion brought forward on July 30<sup>th</sup> to form a volunteer group to do clearing work along the Dezadeash trail and, more immediately, repair the small bridge near the Kluane RV park.
- Noting there are two initiatives currently underway that relate to this notice of motion (Phase 1 of the Dezadeash Trail Revitalization Project scheduled for next summer, and the Trail Committee Project who will be doing trail maintenance this fall), the following options were identified:
  1. Establish a volunteer group as requested
  2. Add to the trail committee's scope of work
  3. Postpone to next year and add to the scope of work of the contractor who was hired for Phase 1 of the Trail Revitalization Project

##### *Discussion:*

- Someone in the community did prop-up/temporarily repair the bridge near the RV park, so this work is no longer needed (a thank you was directed to the community member that did this).
- Council expressed a preference for Option 2 because the Trail Committee has some extra funds allocated in its budget to do this work, providing the committee has capacity to take this on (aren't there only 2 members left)?
  - Staff have sought more information from the Trail Committee on proposed maintenance work.

#305-25 It was moved and seconded

**THAT** staff are directed to proceed with Option 2 – add to the scope of work of the trail committee to include the Council requested maintenance work on the Dezadeash trail that is not already addressed by the Phase 1 Dezadeash Trail Revitalization Project.

Motion #305-25 was **CARRIED**.

#### Council Meeting Dates

##### *Discussion:*

- Proposal to shift meeting nights to either Tuesday or Thursday for the months of October and November

#306-25 It was moved and seconded

**THAT** Council Meeting dates in October and November will change to October 9, 23, November 13 and 27.

Motion #306-25 was **CARRIED**.

#### **Bylaws – Reports, Readings and Adoption**

##### Bylaw #431-25 Local Improvement for Urban Electrification of Lot 50, Willow Acres (for 2<sup>nd</sup> and 3<sup>rd</sup> Reading

##### *Discussion:*

- This was discussed at the August 27, 2025 Regular Council Meeting and there have been no changes to the status since then.

#307-25 It was moved and seconded

**THAT** Bylaw #431-25 Local Improvement for Urban Electrification of Lot 50, Willow Acres be read for a second time on September 10, 2025

Motion #307-25 was **CARRIED**.

#308-25 It was moved and seconded

**THAT** Bylaw #431-25 Local Improvement for Urban Electrification of Lot 50, Willow Acres be read for a third time and adopted on September 10, 2025

Motion #308-25 was **CARRIED**.

Bylaw #433-25 Zoning Bylaw #411-24 Amendment #3 (for 1<sup>st</sup> Reading)

*Policy/Communication Manager Presentation:*

- This property is for sale and has a buyer that is interested in purchasing this property for residential use. They buyer is looking for assurance that the property is permitted for residential use before they agree to the sale.
- This property has had a number of zoning changes and has gone back and forth between commercial and residential use.
- Currently zoned CM, seeking CMx zoning.
- CMx zoning was a new designation in the 2024 Zoning Bylaw. This special designation was given to CM properties that were principally in residential use in 2024 when the new bylaw was signed. This designation allowed them to continue to be principal residential use so they did not become non-confirming under the new bylaw.
- This property didn't get this designation in 2024 because at that time it was principally in commercial use.
- The property was a short-term rental business, which is permitted in a residential zone, it was a business that does not have to be in a commercial zone. The building is essentially a residential building in that it does not have sprinklers and everything else that would be typical of a building with commercial use.
- CMx would allow future owners to treat this either as a residential dwelling or as a business.
- Under the new bylaw, CM properties are supposed to have commercial use first before residential use can be developed on the property.
- Council recently approved a zoning amendment for two lots on Auriol street to be rezoned CMx. These lots are undeveloped. The rationale for the zoning change was that these two lots were the only lots not zoned CMx on the block.

*Discussion:*

- Do we not want more commercial lots in town? Concerned about spot zoning changes, how many more can be expected?
  - Two lots on this block are zoned CMx. The remaining (undeveloped) lots on this block are zoned CM.
  - There are no other streets with same scenario as Auriol Street.
  - Staff can create a map of all potential properties that could request similar rezoning.
- Are there tax implications to this Zoning change?
  - Not presently

#309-25 It was moved and seconded

**THAT** Bylaw #433-25 Zoning Bylaw #411-24 Amendment #3 be read for the first time on September 10, 2025

Motion #309-25 was **CARRIED**.

## Correspondence

### Community Health and Wellness Plan Public Meeting September 9, 2025 at 7pm

- This meeting was cancelled.

#310-25 It was moved and seconded

**THAT** the notice be received and filed

Motion #310-25 was **CARRIED**.

## Council Reports and Notice of Motions

### Councillor McPhie

- No updates

### Councillor Sundbo

- Attended August 27th meeting with VHJ/ATCO/YG Land Development Branch and follow up meeting with the Land Development Branch on August 29, and follow up meeting with Council on September 2<sup>nd</sup>, to discuss power installation in the Mountain Ridge/Dhāl Gähhy subdivision
- Requested an update on the Housing Accelerator Fund –including status of funding received to date, number of grants issued. Want assurances that all who were awarded grants will receive funding.
  - Five applications for youth grant. First recipient reached lock-up last week and grant was paid out.
  - Two applications (for five units) under Affordable Housing Grant
  - With funds received from CMHC to date, all above awards can be paid out; however, there is no funding available to issue new grants.
- Requested update on Phase 2 waterlines filled with food grade grease
  - Macintosh street trailer court were serviced from one water service at the end of the street.
  - New owners, in attempting to connect each lot individually to water service, found each line was filled with food-grade grease.
  - Phase 2 infrastructure replacement project replaced the lines and presumably filled these lines with grease to prevent the then unused lines from freezing. Only a 6-inch plug would have been needed, not filling the whole line.
  - Food grade grease is expensive to put it in the lines and expensive to get rid of it.
  - Required fix is to dig to main and replace grease-filled pipe with new pipe. Anticipated \$4-6k per property
  - A similar situation may be found in any lot that is not currently connected to water service that was part of the Phase 2 infrastructure work.

- Long past warranty period for this work. Would be difficult to seek costs from engineers / contractors / YG who did/oversaw Phase 2 work.
- Diane will be joining council meetings remotely in February; Bruce is scheduled to be Deputy Mayor in February and will be away for part of this time.
- Northern Housing Cooperative – Is there any appetite to initiate further discussion with this group to develop housing in Haines Junction?
  - Could ask YG to provide lots at a discounted price

#### Councillor Mackinnon

- Nothing to report

#### Mayor Strand

- Travelled to Whitehorse to participate in two RCMP interviews on August 29<sup>th</sup> along with Chief Dickson. These are community interviews and are intended to get the community involved with the RCMP recruitment process. This was a great learning opportunity. Both candidates were excellent.

#### Deputy Mayor Busche

- Attended August 29<sup>th</sup> meeting with YG regarding the new subdivision, and the follow up meeting with Council on September 2<sup>nd</sup>.

### **Questions from the Public**

#### **Motion to Close Meeting to the Public**

#311-25 It was moved and seconded

**THAT** the meeting be closed to the public at 8:20 pm.

Motion #311-25 was **CARRIED**.

#### **Motion to Reopen Meeting to the Public**

#312-25 It was moved and seconded

**THAT** the meeting be reopened to the public at 9:16pm.

Motion #312-25 was **CARRIED**.

#313-25 It was moved and seconded

**THAT** the meeting be extend past 9:00 pm.

Motion #313-25 was **CARRIED**.



#314-25 It was moved and seconded

**THAT** a Committee of the Whole meeting be scheduled on October 8<sup>th</sup> at 5:30pm to discuss Public Works Operations with the Manager of Public Works.

Motion #314-25 was **CARRIED**.

### Adjournment

#315-25 It was moved and seconded

**THAT** the meeting be adjourned.

Motion #315-25 was **CARRIED**

Meeting adjourned at 9:18pm.

  
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Mayor Diane Strand

  
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CAO David Fairbank

