

Village of Haines Junction

# Official Community Plan

Bylaw No. 382-21

Photo Credit: Derek Wolfe Photography

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# Part A

# PLAN OVERVIEW

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# A

## Plan Overview

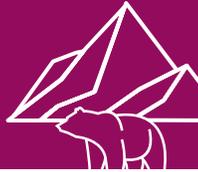


Photo Credit: Tatsuya Yamamoto

## A.1 INTRODUCTION

The Official Community Plan (OCP) represents a collective community vision for the future of the Village of Haines Junction. The plan is built through collaboration and discussion with Champagne and Aishihik First Nations (CAFN) government, Yukon Government departments, Parks Canada, community members, external agencies, elected officials and municipal staff. The OCP is a dynamic and flexible document designed to meet the needs of a changing community. The OCP will provide high-level direction that continues to speak to the future community goals and priorities.

This Official Community Plan has been designed to be permissive rather than restrictive. The intent has been to not fetter future Councils by prescribing direction. Instead by creating possibilities it is hoped that each Council will review the OCP early in their tenure and select those policies which they wish to focus on during their term of office.

When updating the OCP, issues or changes in the community can be discussed and addressed through the creation of long-term goals and supportive policies.

## A.2 REGULATORY FRAMEWORK

This document is the Official Community Plan (“OCP”) of the Village of Haines Junction. It is prepared pursuant to the Yukon Municipal Act. The OCP establishes the framework of land use policies and strategic policy development.

The Official Community Plan is the top tier Village Policy document written within the parameters of the Yukon Municipal Act. It is a guiding document that follows section 279 and section 283 of the Act as detailed below:

### **Content of official community plan**

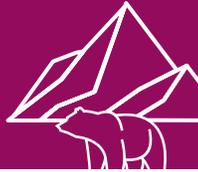
**279** (1) *An official community plan must address*

- (a) the future development and use of land in the municipality;*
- (b) the provision of municipal services;*
- (c) environmental matters in the municipality;*
- (d) the development of public utility and public transportation systems; and*
- (e) provisions for the regular review of the official community plan and zoning bylaw with each review to be held within a reasonable period of time.*

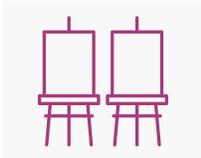


# A

## Plan Overview



### Engagement Events



Open Houses



Online Surveys



Pop-Up Events



Community Barbeques

(2) An official community plan may address any other matter the council considers necessary.

**283** (1) Council shall not enact any provision or carry out any development contrary to or at variance with the official community plan.

(2) No person shall carry out any development that is contrary to or at variance with an official community plan.

(3) Despite subsection (2), council is not empowered to impair the rights and privileges to which an owner of land is otherwise lawfully entitled.

(4) The adoption of an official community plan shall not commit the council or any other person, association, organization, or any department or agency of other governments to undertake any of the projects outlined in the official community plan.

(5) The adoption of an official community plan does not authorize council to proceed with the undertaking of any project except in accordance with the procedures and restrictions under this or any other relevant Act.

## A.3 COMMUNITY ENGAGEMENT

### A.3.1 | Engagement Events

The Council of the Village of Haines Junction recognized that community engagement was very important to the development of the Official Community Plan. Using the services of WSP Consultants, the Village in 2018 and 2019 held the following Engagement Events:

- » **Kick-off Open Houses + Council Workshop:** Two public open houses and workshops were a combined event and offered a community barbecue to incentivize participation. The first open house was held at the St. Elias Convention Centre and was attended by approximately forty (40) people. The second open house was held at the Da Kų Cultural Centre. This open house was attended by approximately 25 people.
- » **Two Online Surveys:** A preliminary survey, consisting of six (6) questions, was launched prior to the first open house. The survey asked very high-level questions to help establish a baseline for the deployment of an effective consultation program and also asked the public to identify key areas to address within the OCP. A more comprehensive survey, consisting of fifty (50) questions, was launched after the first open house. This survey was designed to identify community priorities. Questions were asked regarding: quality of life; residential, commercial, industrial land use and development; natural environment; recreation and tourism.
- » **Pop-up Events:** Informal “pop-up” styles of consultation occurred at various



# A

## Plan Overview

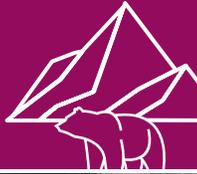


Photo Credit: Derek Wolfe Photography

points throughout the first phase of this project. Beginning with a pop-up stand at the Villages Canada Day Event, and continuing with various pop-up stations throughout the community, municipal staff engaged with the public to initiate a conversation about the future OCP. Each pop-up stand also provided the public with the opportunity to complete a survey in addition to learning more about the overall project.

- » **Feedback Loop Open Houses:** Two public open houses were held in 2019 to collect residents' feedback on the OCP Background Report and to further inform the development of the OCP document.
- » **Other Public Engagement:** Other engagement events included community barbeques, stakeholder interviews, door-knocking consultation, face-to-face discussions at the CAFN youth centre and a photography contest in which pictures would be selected for inclusion in the OCP document.
- » **CAFN Engagement:** In 2018 discussions of the OCP began with CAFN Chief and Council. The discussions resulted in the formation of a OCP Steering Community composed of two senior representatives of the CAFN Government and two senior representatives of the Village of Haines Junction. This Committee meet frequently to discuss progress on the OCP and frequently provided ideas and language to the WSP Consultant who was producing the document. When Covid-19 occurred, the Steering Committee continued to collaborate using emails and phone calls.

In 2020 and 2021 the OCP was kept in front of the community and people were provided numerous opportunities to provide suggestions and comments. This was done by:

- » Council discussing and making decisions on aspects of the OPC at twelve (12) public Council Meetings which were held on the Zoom platform;
- » Council approving the draft OCP and directing that it be circulated for public comment. It was posted on our website and approximately seventy – five (75) copies were distributed at the Canada Post Office and Haines Junction Library;
- » Council identifying several potential industrial and residential subdivisions for inclusion in the OCP Conceptual Land Use plan.

This information was also posted on our website and approximately 50-60 copies of the information was distributed at the Canada Post Office. As a result of feedback received Council made changes to the Conceptual Land Use plan and the interests of Sha Shāw Community Corporation were acknowledged; and,

- » Council holding a Public Hearing that 20-25 people attended in person and an additional 20 plus people attended via the Zoom Platform.

### A.3.2 | Emerging Themes

A variety of feedback and opinions were shared through the various methods of engagement occurring prior to the creation of the Background Report. Several high-level themes were identified after considering all engagement feedback received. The emerging themes may not encompass all the feedback received, however, the themes below represent the most common topics that were identified and prioritized at all engagement events, including online surveys, informal public discussions, and scheduled stakeholder interviews with municipal staff.

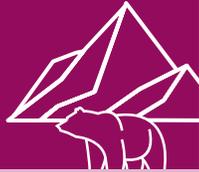
#### Housing

The housing and rental market in Haines Junction is faced with varying degrees of challenges, including limited housing supply and variety, and limited supply of rental options. Although the community encounters housing challenges year-round, it is especially evident during summer months when the population swells. The increased population during the summer months is directly related to tourism activity.



# A

## Plan Overview



Initial housing background research and reconnaissance completed by the project team demonstrated that the community is facing various housing challenges and a need to enhance the variety of services and supports currently offered. However, the growth and prosperity of the community, specifically related to increased housing options, will require effective and consistent communication, dialogue, and collaboration with the Yukon Government – especially relevant given residential development within Yukon communities is predominantly coordinated and led by the Yukon Government.

### **How do the policies in this Plan address this?**

- » Promote a wider variety of housing product;
- » Consider housing needs of the entire community composition; and,
- » Consider the interrelated nature of housing with other land uses.

### **Parks, Recreation and Trails**

Since the project’s inception, formal parks and other passive recreation features have been highly regarded by plan stakeholders. Amenities such as parks, trails, and local pathways hold significant lifestyle value to residents and businesses. Accordingly, residents placed a strong emphasis on the need for additional support to improve current recreation opportunities within the village. To-date, the consultation and engagement results clearly conclude that the community generally believes park and recreation features and amenities offered by Haines Junction significantly contribute to the “Haines Junction experience”. However, residents expressed the need for several improvements, some of which included:

- » Enhanced maintenance of the existing parks and trail network;
- » Enhanced access and connectivity, with explicit purpose of achieving a seamless network connection; and,
- » Enhanced park and trail network signage (i.e. wayfinding signage), to assist users (i.e. residents and visitors).

The results and analysis of the consultation data clearly identifies the importance of community parks and a trail network. However, while the data indicates that over 30% of residents are within walking distance to community shopping and other amenities, less than 20% of residents use walking as their mode of transportation within the village.

### **How do the policies in this Plan address this?**

- » Protect and enhance the assets that are most important to the community;
- » Connect the themes of parks, trails and recreation cohesively; and,
- » Develop destinations and opportunities that promote active transportation/recreation.

### **Established Village Centre**

A village or town centre is generally known as being a walkable, integrated, and open-air, mixed-use development, that is centered around a clearly identifiable and activated public realm, such as a small park or town square. It is often anchored by retail, dining, leisure, office, and residential uses. Over time, a town or village centre should naturally evolve into a dense, compact, and diverse part of the community, having strong connections to its surroundings.

When asking residents about the Haines Junction Village Centre, consensus was established regarding the need for a formal location to gather, congregate, and host formal and informal events, such as a farmer’s market. However, when asking residents if the village had an established Village Centre and where its location may be, ambiguity was the theme.



# A

## Plan Overview



Residents expressed mixed responses, specifically related to whether a Village Centre existed and where the current location of Haines Junction's Village Centre was. While some respondents communicated that the Village Centre was located on Kluane Street, several identified the highway corridor as their Village Centre. Despite the divide, the general sentiment expressed by residents and members of the business community is that a Village Centre "feel" is absent and should be formally established.

A determination will need to be made whether the community would prefer a Village Centre located along the highway corridor or on one of the collector streets. Various benefits come with a main street being located off the highway, notably allowing for visitors to spend more time in the area by exploring and walking compared to only making a "pit-stop" on the highway, dominated by vehicular traffic.

### **How do the policies in this Plan address this?**

- » Define a Downtown Core;
- » Establish a Community Core as the focal point of the Downtown Core; and,
- » Define phases for the Community Core development.

### **Strengthening CAFN Relations**

Results and feedback from the consultation and engagement program indicated the relationship between the Village of Haines Junction and Champagne and Aishihik First Nations (CAFN) is deeply valued and efforts to continue to build a wholesome, effective relationship should continue. Residents noted their support of the relationship and further added that the existing relationship must continue to foster trust and confidence. Such a relationship will assist with future community ventures and benefit the Village of Haines Junction and Champagne and Aishihik First Nations as one collective community.

### **How do the policies in this Plan address this?**

The policies in this plan make the following as the priority for the Municipality:

- » Partner with CAFN to explore opportunities to strengthen the community and to work towards providing municipal voting rights for all residents who wish to be formally included within the boundaries of the municipality.

### **Economic Development**

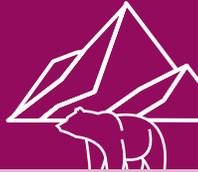
Sustainable economic development is a necessity for the continued health and well-being of Haines Junction/ Dakwākāda. The major themes identified during community consultation are all strongly connected to the local economy, as economic development is intrinsically tied to community development. Through the OCP process, the Municipality needs feedback from its residents and government partners to better define the challenges faced as a rural northern community. To support a resilient economy and increase the investment potential of the region, the Municipality must be intentional in its planning to develop policy that is clear and executable.

We often focus on private business and industry as the primary drivers in economic development. While these items are crucial in a healthy and robust economy, the OCP must focus on a larger picture of economic growth. As an example, assets managed by the Municipality, such as water and sewer, are the foundations for future development. Effective management of municipal assets is a crucial component of economic development. Moving forward, the community will need to discuss the role the Village of Haines Junction must play in supporting economic growth.



# A

## Plan Overview



### **How do the policies in this Plan address this?**

The Village of Haines Junction recognizes the importance of creating policies that support the local economy by encouraging sustainable development opportunities. The Municipality is focused on generating policy that allows for the growth of viable businesses, job creation, investment in industry as well as support to the major economic drivers such as tourism, housing, food security, arts and culture, sport and recreation.

Relevant policies are included in this document that focus on the economic prosperity of the Municipality and that promote an improved standard of living for its residents. Achieving this will require programs and supports that enhance the vibrancy, attractiveness and setting of the community as they relate to the provision of goods, services, and supports for the Yukon and those traveling to the area. The Municipality should continue to explore and promote its locational advantages including its location at the junction of the Alaska Highway and the Haines Highway, its spectacular natural setting, and its resource-rich environment.

### **Specifically, the policies will work to:**

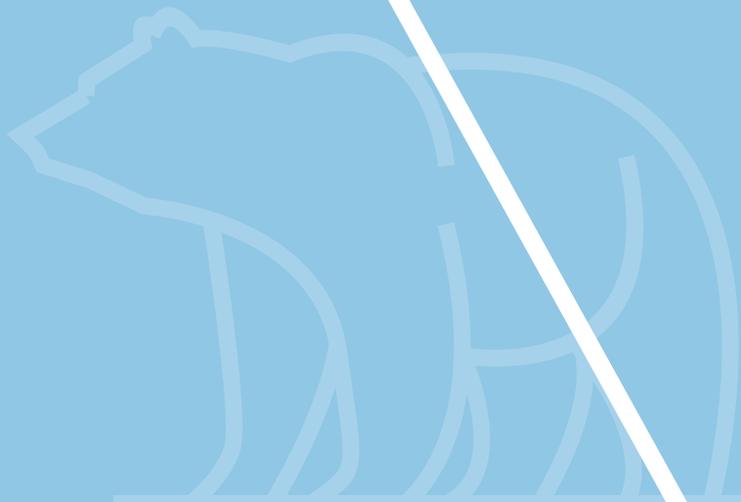
- » Diversify the local economy;
- » Support the establishment of a downtown core as well as support home-based businesses;
- » Support the introduction of local business opportunities that provide goods and services to residents and visitors to the area;
- » Enhance the visitor experience for those travelling to and through Haines Junction;
- » Facilitate the development of tourism services through the designation of land for the development of services to the public;
- » Consider land planning and development policies that allow for growth in the private industry for individuals and organizations;
- » Prioritize developing partnerships with organizations that support and promote the region as a tourism destination, including Champagne and Aishihik First Nations, Parks Canada, St. Elias Chamber of Commerce, and the Yukon Government; and,
- » Focus on the development policies that support low-income housing opportunities for seasonal and year-round employees in private and public industry.



# Part B

# COMMUNITY IDENTITY

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# B

## Community Identity



Photo Credit: Marty Samis Photography | samisphoto.com



Photo Credit: Dawn Hoover

### B.1 COMMUNITY IDENTITY

Haines Junction occupies 34 square kilometres; it is located at the intersection of two international highways and it is 154 kilometres from Whitehorse. The western municipal boundary is defined by the Dezadeash River and the Haines Road. Haines Junction is a unique, diverse, and vibrant community located within the traditional territory of Champagne and Aishihik First Nations.

The original name of the Haines Junction area is Dakwākāda, which is a Dákwanjè (Southern Tutchone language) word that means “high cache”, or “high cache place”. The Dakwākāda area is rich in food and furs. The local Dän (ancestors of the Champagne and Aishihik First Nations) traditionally stayed in seasonal camps in the area as they harvested and processed these local resources. These goods were cached and later in the year would be moved to winter village settlements elsewhere in dákeyi, (“our county” a term for the First Nations traditional territory).

Several historic Dän trails are the routes followed by today’s highways. These inter-regional travel routes leading to the Pacific coast, the Kluane area, and the Whitehorse and Yukon River basin, connect Dakwākāda to different regions and resources, as they have since time immemorial.

The current geographic area of the municipality of Haines Junction was First Nations land. Between the years of 1942 and 1943, Haines Junction became a construction camp at the junction of the Alaska Highway (connecting Haines Junction north with Alaska) and the Haines Highway (connecting Haines Junction south with Haines, Alaska). In 1969 a Local Improvement District was established and in 1984 a municipality was incorporated.

The geographic area to the west was formally recognized in 1942 when the Kluane Game Sanctuary was established. Thirty years later, most of the sanctuary was designated as the Kluane National Park Reserve, which is now co-managed today by Parks Canada, CAFN and Kluane First Nation.



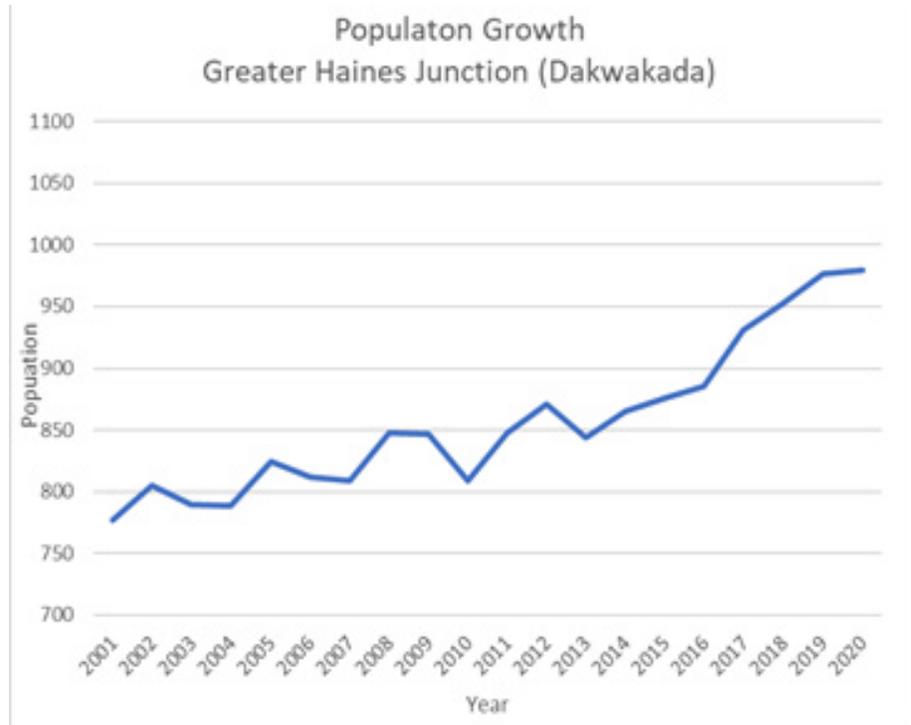
# B

## Community Identity



### B.1.1 | Population

In 2020 the Yukon Bureau of Statistics set the population of Haines Junction and the area surrounding it at 977 people. The population of this area has been increasing.



### B.1.2 | Housing

According to the 2016 census data for the Village of Haines Junction, there were a total of 280 dwelling units in the municipality. The prevailing housing type was 220 single-family dwelling units. The remainder of dwelling units included row houses, apartments, and mobile homes.

### B.1.3 | Employment Income

The median income in Haines Junction in 2015 was \$69,824 as compared the Yukon Territory median income of \$84,521. Sixty-six businesses employing 243 people identified Haines Junction as being the contact office location.



# B

## Community Identity



## B.2 SHAPING OUR COMMUNITY

### B.2.1 | Vision

We will lead and innovate an imaginative rural housing hub, a recreation destination, and a model for partnership between a self-governing First Nation and a Municipality!

#### Goals

- » To build a strong economic base comprising of tourism, commercial, industrial, and home-based businesses;
- » To increase the number and variety of community support facilities and recreational amenities to meet the needs of a diverse multi-generational community;
- » To increase the number and variety of residential housing;
- » To reduce our carbon footprint on a per capita basis; and,
- » To increase the working population.

### B.2.2 | Principles

- » To collaborate closely with all levels of government and seek out new partnerships;
- » To ensure transparency in decision-making to support an informed and involved community;
- » To be conscious of environmental impacts when decision-making, and strive to ameliorate negative impacts; and,
- » To recognize the diverse multi-generational needs within the community.



Photo Credit: Marty Samis Photography | samisphoto.com



# Part C

# PARTNERSHIP WITH CHAMPAGNE AND AISHIHIK FIRST NATIONS

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# C

## Partnership with Champagne and Aishihik First Nations



Photo Credit: Ashley Swinton Photography



Photo Credit: Ashley Swinton Photography

## C.1 HISTORY

In 1973, CAFN Chief Elijah Smith and other Yukon First Nation Leaders presented the document *Together Today for our Children Tomorrow* to Canada's Parliament in Ottawa. This was a watershed moment in the history of the Yukon and of Canada. This document began a process that culminated in the establishment of re-establishment of Yukon First Nations' authority to Self-Govern. Other key steps in this process happened in 1990 when the Umbrella Final Agreement was signed by Canada, the Council for Yukon Indians, and the Government of the Yukon; and again in 1993 when the CAFN Final Agreement was signed. This latter agreement identified the rights and obligations of the new CAFN Government over identified sections of land within CAFN traditional territory. In subsequent years, the CAFN government has passed numerous acts including: the Income Tax Act; Fish and Wildlife Act; and, Traditional Activities Protection Act.

Regretfully, the Haines Junction Local Improvement District and subsequently the Municipality of Haines Junction have not always made decisions that were respectful of CAFN people. Despite such decisions, many residents established warm personal relationships as family, friends, neighbours, and colleagues.

More recently, the government relationship between the CAFN and the Municipality of Haines Junction has improved significantly. Examples include: the creation of an Agreement in Principle; a partnership agreement for the provision and servicing of water and wastewater; animal control; collaboration on the provision of recreation activities; and community events.

In 2018, the Village of Haines Junction raised the CAFN flag for the first time at its municipal offices. Residents and officials are recognizing and more frequently using the area's traditional Southern Tutchone name of Dakwākāda.

A strong healthy relationship between the Village of Haines Junction and Champagne and Aishihik First Nations is recognized as being critical to creating a positive future for the community. Nurturing this relationship and fostering trust and confidence have been identified by residents and leadership as necessary for both the health and well-being of all community members.



# C

## Partnership with Champagne and Aishihik First Nations



## C.2 AGREEMENT IN PRINCIPAL

In recent years, Champagne and Aishihik First Nations and the Village of Haines Junction have been exploring opportunities for shared services. The signing of an Agreement in Principle (“AIP”) occurred in 2018.

The AIP outlines high-level goals and guidelines that will aid in enhanced participation and collaboration on future community endeavours. Additionally, collaboration with the Inter-Governmental Working Group (to be established) will offer the ability to share information about the goals and objectives to be achieved through the AIP, some of which may also be addressed within the OCP.

One of the key objectives of the AIP is to explore the expansion of the municipal boundary of Haines Junction to include some CAFN lands. This means the OCP will directly impact CAFN lands and people in Haines Junction. Proportionate and appropriate community engagement with CAFN residents of Haines Junction is a critical component of the continuing OCP development.

Both the Village of Haines Junction and CAFN recognize that implementing the AIP signed in 2018 may require future changes to the OCP and Zoning Bylaw to reflect the community of Dakwākāda as a whole.

### Policies

- a. The Village of Haines Junction will work with CAFN and the Yukon Government in a mutually agreed upon process with the aim of increasing the municipal land base to encompass agreed upon CAFN lands.



Photo Credit: Amy McKinnon



# Part D

# LAND PLANNING AND DEVELOPMENT

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# D

## Land Planning and Development



Photo Credit: Ashley Swinton Photography

## D.1 CONCEPTUAL LAND USE & OBJECTIVES

### Objectives

1. **To provide** a general framework for development.
2. **To increase the economic diversity** by strategically allocating commercial and industrial land uses while respecting neighbouring land uses.
3. **To encourage the provision of diverse housing options** that allow residents with a range of ages, income levels, and lifestyles, to live comfortably in the community through all stages of their lives.
4. **To strengthen the local economy** by focusing on retaining current businesses, encouraging new businesses, and promoting the municipality as a place to visit and stay overnight for the traveling public.
5. **To develop** a vibrant, people and place oriented downtown core and community core.
6. **To protect industrial lands** from conflicting adjacent urban land uses. Ensure future land use around industrial areas are of a type and design that are not affected by adjacent industrial activities.
7. **To protect agricultural resources** within the urban area. Maintain areas of high agricultural and forestry potential and capability for resources uses.
8. **To protect and preserve environmentally sensitive areas.** Avoid or mitigate disturbance of Environmentally Sensitive Areas (ESAs) from human activities and maintain their ecological function.
9. **To promote local agricultural** opportunities and food security.



# D

## Land Planning and Development



Photo Credit: Derek Wolfe Photography

Conceptual land uses categories are listed below. The supportive policies relating to these uses and services comprising this section pertain to existing and future development. Further clarification can be sought in the Zoning Bylaw.

- » **Residential:** Residential land use in the municipality is intended to accommodate and situate a variety of housing typologies in the area.
- » **Commercial:** Commercial land use is intended to facilitate the commercial activities along highways, to meet the shopping needs of local residents and attract travellers.
- » **Industrial:** Industrial land uses are light, medium and heavy use. They are defined by: the impact of the industrial use on adjacent properties, how far the impacts extend off the industrial site; and, they often differ in the allowable outside storage use.
- » **Community Use:** Community Use includes passive and programmed spaces and facilities in Haines Junction which play an integral role in the continued enjoyment of municipality residents, and in their ability to live, work and play in the local community.
- » **Open Space:** Open space includes the pathways, trails and parks which act as the backbone of active recreation in the area, connecting community and tourist destinations, and providing informal gathering spaces. The open space designation is intended to include a variety of programmed and unprogrammed space and should be planned in a contiguous network.
- » **Agricultural:** Agricultural land is the land areas identified to preserve agricultural land for agricultural uses and protect agricultural operations from encroachment by incompatible land uses.
- » **Champagne and Aishihik Lands:** The Village of Haines Junction recognizes that CAFN holds title to parcels of land within the municipality that were ceded to CAFN in the 1993 CAFN Final Agreement. The 1993 CAFN Self-Government Agreement further defines the CAFN rights and obligations for use of this land and also the responsibility of the Village and CAFN to consult with each other on the proposed use of many of these parcels of land and the lands adjacent to the CAFN parcels.



# D

## Land Planning and Development



### Potential Future Industrial Area

In the 1996 OCP, two areas were identified for Light Industrial. The Quill Crescent area was developed, and the parcels of land were quickly sold to the public. The second area was behind a designated commercial area on east side of the Alaska Highway at the east entrance to the municipality. This second area was not developed as it was determined that much of the land was not suitable for industrial development.

In this OCP, three (3) areas have been identified as possible industrial land; two areas as urban residential; and, one area as rural residential.

The process for developing new subdivisions is lengthy. **The steps completed at the time of adopting this OCP include:**

1. The Municipality has advised Yukon Government Community Services that developing an industrial subdivision is high on our list of infrastructure priorities.
2. The Municipality has contacted Yukon Government Highways and Public Works and asked for them to review the proposed areas and determine whether good highway access is possible.

#### Legend

- Municipal Boundary
- Surveyed Land Parcels
- Land Dispositions
- Residential
- Country Residential
- Commercial
- Industrial
- Community Use
- Open Space
- Agriculture
- Settlement Lands
- Potential Future Residential Area
- Potential Future Industrial Area
- Proposed Industrial Area

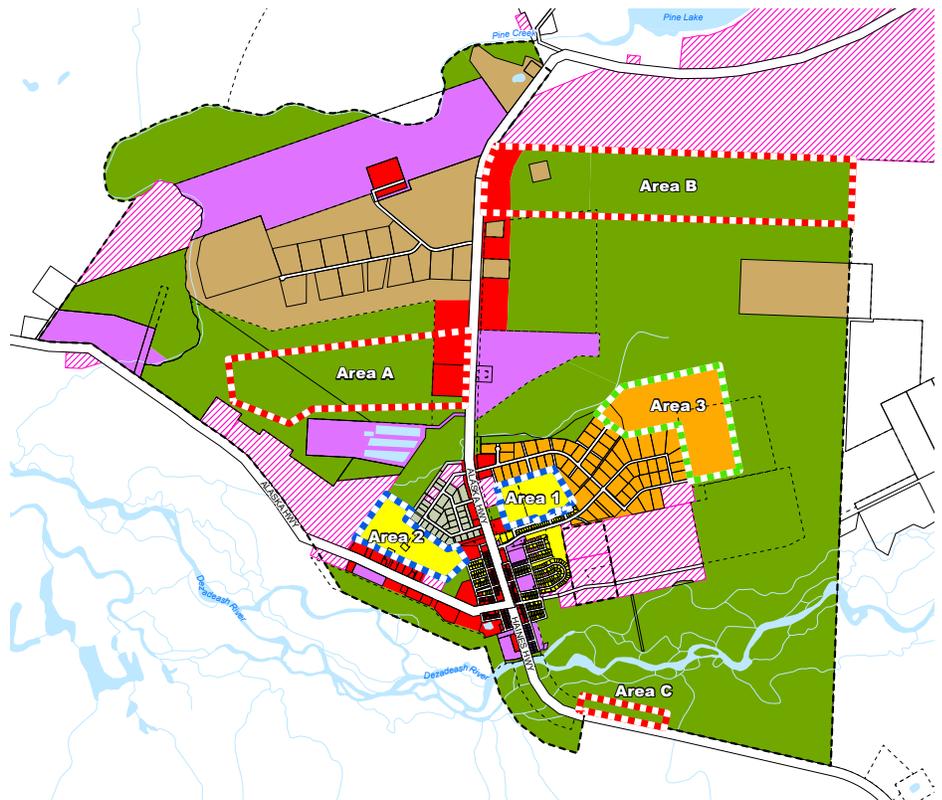


Figure D.1. Conceptual Land Use Map



# D

## Land Planning and Development



And next steps of the process include:

1. Council to determine which of the areas are most preferred for the establishment of an industrial subdivision. They are Areas “A”, “B”, and “C”.
2. Council has requested funding from Yukon Government Energy Mines and Resources of the preferred areas to develop and request funding to obtain the following three analysis:
  - a. Desk-top High-level Geotechnical Analysis;
  - b. Desk-top Heritage Assessment; and,
  - c. Phase One (1) Environmental Assessment (primarily a check for contamination).

Upon receipt of funding, municipal staff will issue Requests for Proposals and select successful candidate to perform analysis.

3. Assuming the analysis proves the areas selected will make good industrial areas, notify the Yukon Government and request a subdivision to be built.
4. Should the prospective Area “B” Industrial Lands be identified as candidates for development, the Municipality will consult with Champagne and Aishihik First Nations and the Yukon Government who are developing the Alaska Highway West Local Area Plan.

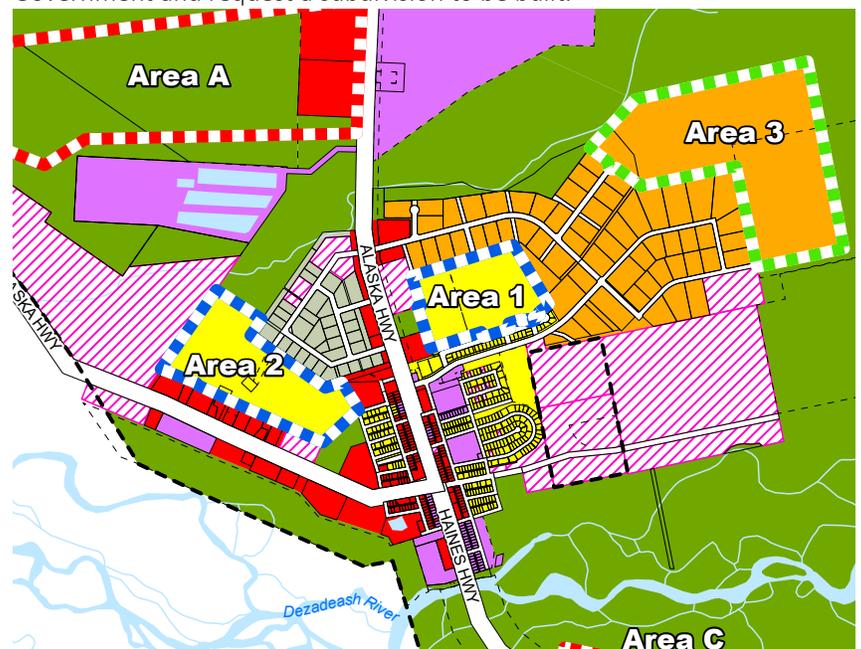
### Potential Future Residential Area

Council also identified two (2) preferred areas, areas “1” and “2” for urban residential development and one (1) area for rural residential development identified as Area “3” (Figure D.1).

The Village is undertaking desk-top high-level geotechnical analysis, desk-top heritage Assessment and Phase one environmental assessment for Areas “1” and “2”. If the analyses prove either of these two (2) sites to be feasible for residential development, the Village will notify the Yukon Government and request a subdivision to be built.

#### Legend

- Municipal Boundary
- Surveyed Land Parcels
- Land Dispositions
- Residential
- Country Residential
- Commercial
- Industrial
- Community Use
- Open Space
- Agriculture
- Settlement Lands
- Potential Future Residential Area
- Potential Future Industrial Area
- Proposed Industrial Area



# D

## Land Planning and Development



Photo Credit: Derek Wolfe Photography

## D.2 RESIDENTIAL

### Overview

The policies within this section are included to direct housing initiatives based on the expressed needs within the community, including housing affordability, availability, and variety.

According to Canada Mortgage and Housing Corporation, housing is considered “affordable” if it costs less than 30% of a household’s before-tax income. The relevant policies are provided in **Section D.2.1 Housing Affordability**.

Affordable Housing refers to temporary and permanent housing that is provided and subsidized by the private, public, and non-profit sectors in many forms of housing tenure, including rental, ownership, and co-operative ownership. The relevant policies are provided in **Section D.2.2 Social Housing**.

### Policies

- a. The Municipality will work with the Yukon Government Community Services to explore new residential development opportunities in the Village.
- b. The Municipality may emphasize opportunities for infill and redevelopment in the residential areas

#### D.2.1 | Housing Affordability

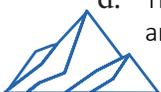
- a. The Municipality will consider encouraging multiple-unit residential developments, based on infrastructure availability and capacity, to provide for a mix of housing types.
- b. The Municipality will investigate and may support the provision of long-term rental accommodation, including allowing secondary and garden suites, through zone provisions within the zoning bylaw.
- c. The Municipality may provide opportunities for developers and builders to access federal and territorial grant funding to provide incentives for housing development related to increasing the amount of affordable market rental housing.

#### D.2.2 | Social Housing

- a. The Municipality may collaborate with Yukon Housing to accommodate resident needs for social housing.

#### D.2.3 | Home-Based Business

- a. The Municipality may support home-based businesses in residential areas.
- b. The Municipality may encourage small home-based businesses by allowing opportunities for residents to carry out limited business on their property.
- c. The Municipality may encourage community services that promote health and wellbeing within residential areas, such as childcare, health and wellness practitioners, and senior care services
- d. The Municipality may explore the concept of home-based agriculture through community consultation and bring this forward through an update to the Zoning Bylaw.



# D

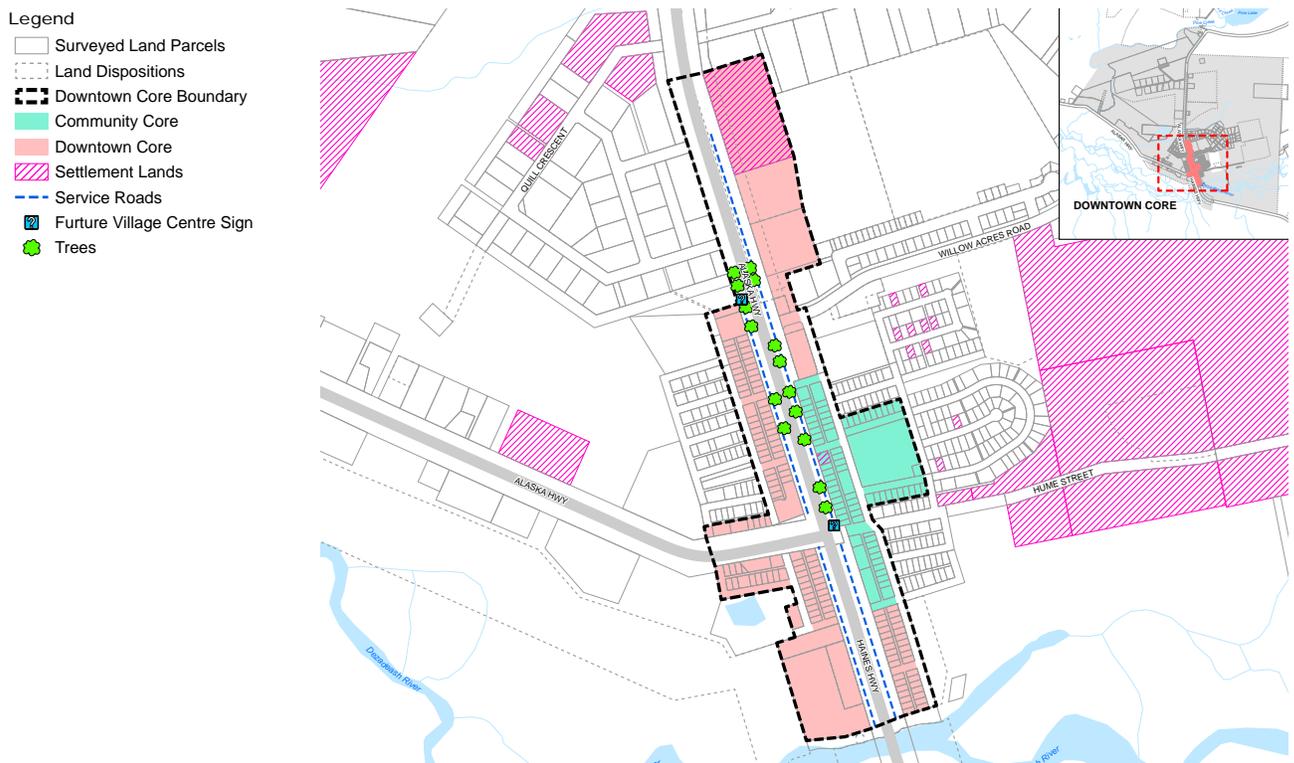


## D.3 DOWNTOWN CORE AND COMMUNITY CORE

### Overview

Figure 4.2 illustrates the location and the boundary of the Downtown Core for the Municipality. It is strategically placed at the intersection. It accommodates the major commercial activities in Haines Junction and is the long-term vision to establish a full Downtown Core for Haines Junction. Figure 4.2 can also be found in **Appendix A**.

**Figure 4.2 Downtown Core and Community Plan**



### Overview

Although it will take many years to transform the existing form and function of development, and incorporate new development to build and enhance the Downtown Core, the Community Core is proposed as a focal point in the Downtown Core area. The Community Core is comprised of several community facilities, including the recreation complex, St. Elias Convention Centre and Municipal Office, and the commercial lands situated between the Highway and these community facilities.

**Figure 4.2** indicates the location of the Community Core in the Downtown Core area. It is expected that building the feeling of a Community Core could take more than a decade. If funding and design can be concentrated on a smaller scale, the potential changes can be more visible and effective in the interim. The Community Core can be divided into two phases.



# D

## Land Planning and Development



The Municipal Building and Recreation Complex naturally forms a community hub within the Community Core. In addition, the community has initiated discussions about rehabilitation/redevelopment of the Recreation Complex. It is expected that the next capital investment would be focused on this facility and its surrounding areas. Therefore, the Municipal Building and Recreation Complex could become the starting point for the redevelopment of the entire Community Core. In planning for the phased development of the Community Core, the Municipality will prioritize connecting the Core with Da Kų Cultural Centre, through the development of trails, pathways and way-finding strategies as opportunities are presented.

Although the Department of Highways does not, at this time, have any plans to put in service roads, the roads are shown on these maps to indicate that as Haines Junction grows, service roads may be developed.

**Figure D.3** illustrates Phase 1 Community Core. The five-year vision of this area includes the development of civic buildings, community services, cultural activities, and main streets around the civic buildings. The ten-year vision for Phase 2 of Community Core includes increasing densification of highway commercial developments.

**Figure D.3 Community Core**



# D

## Land Planning and Development



### Policies

#### D.3.1 | Downtown Core

- a. The Downtown Core should be “tied together” through public realm design guidelines that unify the core and enhance the pedestrian experience. Examples include: unique street lighting, street furniture, signage sidewalks and storefronts that recognize the key role that this space plays as a gathering area for the entire community and tourists.
- b. The Municipality shall promote mixed-use developments, with ground floor commercial and residential uses above within the Downtown Core.
- c. The Municipality may encourage higher density residential development in Downtown Core to support the businesses in the Core area.
- d. The Municipality should consider a minimum commercial floor space requirement in the Downtown Core to preserve the commercial nature of the area and its premium location for commercial use.
- e. The Municipality shall communicate and cooperate with Yukon Highways and Public Works to construct any required service roads along the Alaska Highway to provide access to commercial lands located in the Downtown Core. The service roads should be designed for multiple functions, including transportation corridors, inviting cycling and pedestrian spaces, landscaping, median islands, stormwater management, and energy conservation.
- f. The Municipality may encourage the provision of commercial accommodation developments and a variety of limited size retail and service uses that serve visitors and residents in Highway Commercial areas between Da Kų Cultural Centre and the Downtown Core.
- g. The Municipality may promote opportunities for non-standard work formats in the Downtown Core area including the provision of live-work units and internet support services.
- h. The Municipality may consider identifying and working with partners in the development of a tourism sector within the Downtown Core.
- i. The Municipality may consider install directional signage along Highways identifying the local attractions and businesses.
- j. The Municipality may encourage a cycling friendly environment in Downtown Core through bike stands installation and cycling path planning.

#### D.3.2 | Community Core

- a. The Municipality may develop a Community Core Action Plan to establish the Community Core. The Action Plan may include: the conceptual layout of the area; how the area will link to the rest of the community; and, how the Core connects to the Da Kų Cultural Centre. Marketing, development, and funding strategies may also be considered. The Municipality should promote the enhancement of the Community Core as the “Heart” of the Municipality.
- b. The Municipality may strengthen the Community Core through the co-location of commercial and business services together with civic facilities to create a people-centred area that includes retail services, a grocery store, restaurants, pubs, and professional and business support services.
- c. The Municipality may emphasize opportunities for infill and redevelopment within the Community Core area to create a place for people-oriented activities such as festivals, events and celebrations that draw local, regional and tourist visitors to the Community Core.
- d. The Municipality may install way-finding signs at the access points of the Community Core along the Highway.
- e. The Municipality should promote the Community Core as an active area to visit, linger and enjoy through high quality civic events and public realm improvements initiatives.
- f. The Municipality should invest in the Commercial Core through the development of community facility and streetscape improvements.



# D

## Land Planning and Development



## D.4 COMMERCIAL

### Overview

Commercial land policies will be supportive of contiguous development which complements existing commercial uses. The commercial lands within the municipality are categorized as Highway Commercial and Neighbourhood Commercial.

Highway Commercial land use is intended to be situated strategically along the Highways which are the important locations for various goods and service-oriented businesses that require high visibility, easy access, and parking.

Neighbourhood Commercial land use is intended to accommodate small-scale local commercial opportunities to serve the neighborhood and create a cohesive neighbourly feeling, where appropriate. Neighbourhood Commercial land use is blended into the Residential land use in **Figure D.1 Conceptual Land Use Map**.

### Policies

#### D.4.1 | Highway Commercial

- a. The Municipality should recognize main entrances and gateways into Haines Junction using distinctive urban design features and detailing, such as enhanced vegetation and landscaping, high quality signage and public art to notify the travelling public and residents that they have arrived at the Municipality.
- b. The Municipality may encourage development of high quality, aesthetically pleasing industrial and highway commercial areas that are visible from the gateways.
- c. The Municipality may allow for mixed-use developments in appropriate locations within the phased downtown core area or other locations as permitted through the Zoning Bylaw's land use designations, and contingent on infrastructure availability.
- d. The Municipality may encourage accessibility through the creation of high quality and visually appealing streetscapes in the Downtown Core.
- e. The Municipality may encourage clusters of commonly used services such as service stations, hotels/motels, restaurants, and tourist services to locate along the Highway.
- f. The Municipality may establish land use guidelines for the Highway Commercial designation. Measures that create continuous and visually appealing commercial developments along the portion of the Alaska Highway should be incorporated with the focus on meeting the needs of the travelling public.
- g. The Municipality may allow caretaker residences in the commercial area for security purposes through the Zoning Bylaw regulations.



# D

## Land Planning and Development



Photo Credit: Dawn Hoover

### D.4.2 | Neighbourhood Commercial

- a. The Municipality may allow Neighbourhood Commercial uses in the residential districts as discretionary uses to promote a mixed-use neighbourhood atmosphere through land use regulation.
- b. Local/neighbourhood commercial areas may be centrally located and adjacent to primary road systems and designed to be pedestrian friendly.
- c. Neighbourhood Commercial uses may be restricted to neighbourhood restaurants, coffee shops, bakeries, personal services establishments, and other similar commercial uses.
- d. The Municipality may encourage mixed-use Neighbourhood Commercial development in the form of live-work units which allow homeowners to open their business utilizing up to 50% of their home area, provided that sufficient parking is provided for the business on the property.
- e. The Municipality may support home-based businesses in rural and urban areas, subject to zoning conditions to manage negative impacts.
- f. The Municipality may allow Neighbourhood Commercial uses in the single-family residential zone to promote a mixed-use neighbourhood atmosphere.
- g. Small scale commercial areas that serve local neighbourhood needs may be strategically located in new neighbourhoods over time.
- h. Neighbourhood Commercial areas may be encouraged to develop public spaces as part of the development.

## D.5 INDUSTRIAL

### Overview

Industrial land use in the Municipality is intended to be sensitively integrated within the community to ensure it does not create nuisance factors that would impact the use and enjoyment of adjacent properties. The land use category may require screened outdoor storage and should be developed in adherence to the provisions of the Zoning Bylaw. Although the policies in this section include Light, General, and Heavy Industrial, Haines Junction currently only has Light Industrial zoned land in its boundary. The policies relating to General Industrial and Heavy Industrial are provided in the event that this type of development opportunity arises.

### Policies

#### D.5.1 | Industrial Lands

- a. Through the Zoning Bylaw, the Municipality will accommodate and regulate a variety of Light Industrial Land uses and may regulate General and Heavy Industrial Land uses.
- b. The Industrial land use is intended to support diversification of the economy and accommodate a range of industries that provide economic opportunities and provide services to residents, tourists, and the business community.



# D

## Land Planning and Development



Photo Credit: Dawn Hoover

- c. The impact of the Industrial lands on adjacent uses should be minimized. This may include strategies such as buffering with open spaces or a gradual transition from industrial to commercial or to residential uses.
- d. The Municipality may support new or expanded light industrial businesses which have low air emissions and other environmental nuisances such as noise and dust. This will be done by establishing appropriate zoning and ensuring through modeling that there are not significant impacts on sensitive receptors such as residential areas, daycares, schools, health centres or retirement homes.
- e. A buffer of either natural or man-made features or uses which provide an adequate transition to residential uses may be provided between industrial and residential uses.
- f. The Municipality may work with the Yukon Government or other entities to plan for industrial development in and around the Municipality through the development of a Commercial/Industrial attraction strategy.
- g. Working with the Yukon Government, the Municipality should ensure a combination of small and large parcels are made available to accommodate a diversity of industrial uses within the Municipality.
- h. The location of industrial office buildings and landscaping fronting on main roads, or highway entranceways, should be promoted within lands designated as industrial to visually buffer industrial activities from vehicle and pedestrian traffic.
- i. Existing vacant industrial parcels should be utilized prior to designating new industrial areas to ensure the efficient use of transportation and other infrastructure.

### D.5.2 | Light Industrial

- a. Uses in the Light Industrial designation should include processing, manufacturing and assembly operations, storage, warehousing, distribution, equipment sales and repairs, printing and reproduction, construction, wholesale, transportation, communications-related businesses, and auto parts retailers. The Light Industrial area shall generate limited shopping and retail traffic, does not require large customer parking lots, and does not include use of hazardous materials or hazardous waste generation or storage. Residential housing may be in these areas.

### D.5.3 | General Industrial

- a. Uses in the General Industrial designation should include processing, manufacturing and assembly operations, storage, warehousing, and distribution. General retail uses will only be permitted in Industrial designations when they are needed to provide services to area employees.

### D.5.4 | Heavy Industrial

- a. Uses in the Heavy Industrial designation should include facilities for the processing of aggregate materials, mining, quarrying, bulk storage, and processing of material that may produce negative off-site effects that are incompatible with other uses.



# D

## Land Planning and Development



Photo Credit: Derek Wolfe Photography

## D.6 AGRICULTURAL

### Overview

Agricultural land use in the municipality will offer future opportunities for economic development and will support the local food movement. During the warmer months, livestock use will be complemented by limited crop farming initiatives, with the compatibility of uses in proximity to residentially designated land considered paramount.

The Agriculture land use is intended to accommodate non-soil-based and soil-based agricultural land uses and to permit a broad range of complementary activities. The purpose of the Agriculture land use designation is to foster the development of local food production and food sustainability.

### Policies

- a. All commercial applications for non-soil-based agricultural activities are subject to the Yukon Agricultural Policy, which is administered through the Yukon Government. Any applications made for non-soil- or soil-based agricultural activities should be carefully considered in terms of economic and market viability.
- b. The Municipality may support the development of community gardens and community kitchens.
- c. The Municipality should discourage the conversion of agricultural land to residential settlements, except for the undeveloped residential lands temporary leased for agricultural pursuits.
- d. The Municipality may support the development of seasonal employee housing to support agricultural production.
- e. The Municipality may support food and agricultural opportunities in community facilities, parks, and open spaces.
- f. The Municipality may promote attractive agricultural and community gardens in highly visible public or semi-private spaces, ensuring balance with wildlife considerations.
- g. The Municipality may encourage a culture of local, healthy food, by developing policies and bylaws to help eliminate barriers to sustainable food and agriculture systems.



# Part E

# COMMUNITY

# SERVICES

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# E

## Community Services



### Overview

Growing communities strive to provide facilities and services that offer opportunities for formal and informal gathering, and locations for residents and visitors to enjoy. Community services are present in both active and passive formats. Recreation service in the community provides scheduled opportunities to help residents to get active and stay active. Passive opportunities are present which allow for community members to use municipal spaces to take in the rich culture and heritage, and the pristine natural beauty of the area. Together, these services collaborate to make Haines Junction the vibrant community it is today.

### Objectives

1. **To support the local community** by providing a range of services and programs that allow residents to fulfill their needs within the local community, rather than accessing these services external to the municipality.
2. **To provide recreational leisure opportunities** to all members of the municipality.
3. **To honour the local culture and heritage** by including cultural/historical elements in programming in the municipality.
4. **To encourage the expansion of public institutional facilities** including educational, recreational, and cultural facilities, the library, and health care facilities and cemeteries.
5. **To encourage institutional facilities** to provide flex/transitional spaces that can be made available for use by the community.
6. **To consider and highlight accessibility** in the design of facilities and offering of programs and services.



# E

## Community Services



Photo Credit: Derek Wolfe Photography

## E.1 RECREATION, ARTS AND CULTURE

### Overview

To support a healthy and thriving community, the development of a robust facility framework is necessary to guide recreation, arts, and culture. These assets work hand in hand to provide rich experiences that overlap one another.

### Policies

#### E.1.1 | Recreation Facilities

- a. The Municipality should maintain and enhance lands and facilities intended for public use.
- b. The Municipality should manage community expectations by focusing on the greatest needs while supporting and facilitating a wide variety of recreation and leisure opportunities for all residents to participate in regardless of demographic, economic or cultural backgrounds.
- c. To recognize the value of using publicly sponsored recreation and leisure services to foster a sense of community and identity, the Municipality should support recreation programming and infrastructure development that respond to existing and emerging recreation trends.
- d. Recreational facilities should be established near one another, or within a multi-purpose facility, to create a recreational hub that promotes an active lifestyle.
- e. Where feasible, recreation facilities should be connected to the trail network to promote active transportation and community recreation.
- f. The Municipality should promote and support programming for indoor and outdoor activities for year-round use for all people.

#### E.1.2 | Arts

- a. The Municipality may provide public art and signage.
- b. The Municipality may promote the development of public art and galleries in its own facilities and grounds, while encouraging the development of public art and galleries in other community facilities.
- c. The Municipality may provide leadership in public art planning, endeavour to make space available for public art, and encourage private development to incorporate public art.
- d. The Municipality may support learning, appreciation and participation in the arts and various cultural aspects and events.
- e. The Municipality may encourage a range of tourist opportunities that promote our arts, culture, and heritage including tourist accommodation facilities such as hotels/motels, campgrounds, and bed & breakfasts.
- f. The Municipality may support and facilitate the development of events, arts, programs, and spaces that celebrate culture, place, and season.





Photo Credit: John Thomas

### E.1.3 | Cultural Opportunities

- a. The Municipality shall enhance the quality of life by providing opportunities for cost-effective programs and facilities that highlight culture and heritage throughout the community which support and promote learning, appreciation and participation in local arts and culture.
- b. The Municipality, in collaboration with CAFN, should support the expression of the local First Nations identity and culture through building styles, art, signage, street, public space naming, and through other similar means.
- c. To promote heritage tourism and public education and awareness, the Municipality should identify existing community facilities through mechanisms such as commemorative plaques and informational displays that highlight important facts about Haines Junction and associated areas around the municipality.
- d. Local culture and heritage shall be celebrated through the consideration of partnerships between the Municipality and Champagne and Aishihik First Nations (CAFN).

## E.2 PARKS, OPEN SPACE, PATHWAYS AND TRAILS

### Overview

Protecting, connecting, and enhancing the area's parks, open spaces, pathways, and trails will encourage walkability and support a healthy community.

### Policies

- a. A balance between user experience and environmental preservation may be established to develop a contiguous network of municipal parks, trails, and open spaces that interconnect to the community core.
- b. The Municipality may work cooperatively with First Nations, Territorial and Federal governments and community groups to create a network of regional parks, trails, and facilities.
- c. A multi-seasonal approach may be taken when developing parks and trails in the area.
- d. The Municipality may encourage community involvement in the initial planning of and ongoing maintenance of parks and trails.
- e. The Municipality may work with Yukon to include walking trails, where appropriate, in new residential, commercial, and industrial subdivisions, and connect new walking trails to the existing pathway system.
- f. A comprehensive parks and trails plan may be developed to guide the future development of a trail network in Haines Junction.



# E

## Community Services



Photo Credit: Chantal Pellerin

## E.3 EDUCATIONAL/INSTITUTIONAL FACILITIES

### Overview

Haines Junction has a K-12 school, a Yukon University campus and a library.

### Policies

- a. The Municipality will cooperate with community partners and support the future educational needs of the community.
- b. The Municipality may support the planning and development of park land and adjacent existing and proposed school sites that share open space and facilities to ensure these sites are safe, accessible, efficiently used, and maintained.

## E.4 COMMUNITY SAFETY

### Overview

Community safety results from a combination of measures that can be supported by the municipality. Examples include provision of recreational facilities and programs, support of community clubs, collaboration with social services, establishment of protective services, gathering places, building partnerships, and supporting diversity and inclusivity. Key partners in promoting community safety include, but are not limited to: the Haines Junction RCMP detachment, CAFN, the St. Elias Community School, the Haines Junction Volunteer Fire Department, Emergency Management Services, and the Haines Junction Health Centre.

Crime Prevention Through Environmental Design (CPTED) is based on the principles of territoriality, natural surveillance, hierarchy of space, natural access control, and image and maintenance. These are directly related to human behaviour and how people view and use their physical surroundings. The main challenge in implementing CPTED is in striking an appropriate balance between security and the desire for privacy, and between practicality and aesthetics. The complete principles of CPTED can be found in **Appendix B**.



# E

## Community Services



### Policies

- a. CPTED principles shall be applied in the site design and location of public open spaces, gathering spaces, and public buildings to ensure that developments are designed to promote safety and comfortable environments and help mitigate potential hazard situations and nuisance behaviour through:
  - i. The consideration of natural surveillance of outdoor spaces;
  - ii. Avoidance of the creation of secluded areas;
  - iii. Clear demarcation of access and egress areas; and,
  - iv. Appropriate placement and use of lighting.
- b. The Municipality will work cooperatively with community partners and volunteers to proactively support community organizations and safety programs such as the Yukon Strategy on MMIWG2S+ to build safer and healthier communities for Indigenous women, girls and LGBTQ2S+ people.

## E.5 ALLOTMENT GARDENS

### Overview

Allotment gardens are plots of land made available for individuals of the community for non-commercial gardening or growing food plants. Allotment gardens utilize either individual or shared plots on private or public land.

The Municipality recognizes allotment gardens as valuable community resources that encourage local food production, offer recreational and educational opportunities, promote community spirit and a healthy community, and contribute to the local economy and a culture of sustainability.

### Policies

- a. The Municipality may encourage the development of allotment gardens on both public and private lands within the community.
- b. The Municipality may identify appropriate areas in certain parks, public open spaces, Municipal reserve lands, undeveloped parcels, and under-utilized road allowances to locate allotment gardens.
- c. The Municipality may support the development of allotment garden strategies that will promote awareness of allotment gardening and its benefits. Such strategies should include:
  - i. How residents can have or become a member of an allotment garden;
  - ii. General guidelines around the establishment and management of allotment gardens on public lands; and
  - iii. How allotment gardens can be established on private lands, and what the private landowner needs to know to establish an allotment garden on their lands.



# E

## Community Services



## E.6 CEMETERY SERVICES

### Overview

The Municipality operates a cemetery.

### Policies

- a. The Municipality will work with local community groups to revitalize and upgrade the existing cemetery site and expand as needed.
- b. Long term planning may address the need for location(s) for additional burial sites that consider the diverse cultures, faiths, and traditions of area residents.



Photo Credit: John Thomas



# Part F

# INFRASTRUCTURE

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Photo Credit: John Thomas

### Objectives



Scope



Health and Safety



Infrastructure Upgrades



Environmental Protection

### Overview

Infrastructure planning will ensure that future development is serviced by water, wastewater, solid waste, and transportation infrastructure. A safe and efficient transportation network is an important element in the health and overall viability of a community. The economy is reliant on the effective movement of goods to and from the community and the ability to do so in a safe manner is important to the overall well-being of the community.

The quality of life residents enjoy in Haines Junction can also be attributed in part to having safe and reliable water supply, sewage disposal, storm water drainage systems and waste management programs. As the community grows, more demand is placed on existing systems to serve new development. Depending on age and location of the infrastructure, existing infrastructure may need to be upgraded to meet current standards. Also, as growth occurs, the system may need to be upgraded to create additional capacity. The provision of utility and drainage servicing is a significant cost of development and there are the ongoing costs to operate, maintain, and replace or renew the systems in subsequent years.

### Objectives

1. **To work with the Yukon Government** to identify the scope, location and phasing of planned future improvements to the transportation system through and within the municipality to ensure the safe and efficient movement of people and goods that attracts new industry and facilitates the growth of the community.
2. **To protect and promote health and safety** through responsible and proactive asset management and program planning.
3. **To prioritize and plan infrastructure upgrades** to accommodate the future development of the community.
4. **To ensure environmental protection and integrity in the operations and upgrading to utilities services** to ensure that conflicts with wildlife and water quality issues are mitigated.



# F

## Infrastructure



Photo Credit: John Thomas

## F.1 ROADS

### Overview

Roads within the municipality must be safe and efficient for all users, whether in a vehicle, on foot or on a bicycle. Maintenance and upgrading of roads within the municipality allow for the efficient movement of goods and people during all seasons. Currently, the public roads within the municipality are owned by the Yukon Government, and these parties cooperatively plan for the needs of the citizens in the future.

### Policies

- a. New roads may be designed to allow for safe multi-use. Safety, mobility, and transportation infrastructure along designated routes should be maintained at a suitable level of service to minimize the risk and severity of incidents involving dangerous goods.
- b. The Municipality shall work with community partners and governments to maintain the safe driving conditions of the roads during winter in and around the municipality.
- c. The Municipality may work with community partners and governments to increase the number of electric vehicles charging stations in the municipality.

## F.2 Utilities

### Overview

Since 2007, Haines Junction has been a recipient of the Build Canada Fund and has benefited from the Yukon Government's planning and project management to provide upgrading and modernization of the underground utilities within the municipality. Two-fifths of the municipality's subsurface utilities have been upgraded to date.

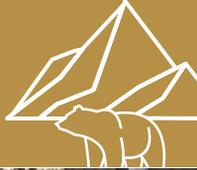
### Policies

- a. The Municipality shall review the recommendations in the Village of Haines Junction Infrastructure Upgrades Preliminary Design Report, and work with the Yukon Government to implement the recommendations of this report.
- b. New water supply and distribution main network improvements, pump station upgrades, pressure reducing valve installations, and new water wells should be planned, designed, prioritized, and constructed to accommodate future needs as defined by the development objectives and policies within this Plan. The Municipality should encourage water conservation, reduced energy consumption, alternate energy sources, and high air quality.
- c. The Municipality may undertake an assessment of municipal buildings and operations for the purpose of water conservation.



# F

## Infrastructure



## F.3 WASTE MANAGEMENT

### Overview

The Village of Haines Junction will continue to explore modern practices for managing waste within the community.

### Policies

- a. In coordination with the community, the Municipality shall investigate innovative solutions for waste reduction. The Municipality may explore greater composting and recycling opportunities in the community.
- b. The future of waste management in the region may involve working with other levels of government and community partners to optimize the existing landfill and recycling centre facilities while working to reduce impacts on the environment and users.

## F.4 STREETLIGHTS

### Overview

Streetlights on busy roads provide safety for travelers. The Village of Haines Junction is committed to the most efficient and economical options for streetlights provided by ATCO.

### Policies

- a. The Municipality shall work with ATCO to replace all streetlights with LED bulbs to conserve energy and reduce operational costs when existing bulbs burn out.
- b. The Municipality may monitor future development areas to ensure that adequate lighting is provided by ATCO Electric in neighbourhoods.
- c. The Village may consider implementing either dark sky policies or a dark sky preserve within the municipality.



# F

## Infrastructure



## F.5 TELECOMMUNICATION FACILITIES/ SERVICES

### Overview

Telecommunications services are an integral aspect that connects Haines Junction with the world at large and facilitates the success of all aspects of the local economy.

### Policies

- a. The Municipality will, in collaboration with community partners, continue to champion connectivity for the community and communicate with Northwestel to ensure that internet bandwidth and speed is adequate to support the needs of all businesses, government, and the broader population.
- b. The installation of new telecommunications facilities shall be done through collaborative discussions and in accordance with the Zoning Bylaw.



Photo Credit: Derek Wolfe Photography



# Part G

# ENVIRONMENT

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Photo Credit: Marty Samis Photography | samisphoto.com

## Objectives



Collaborate



Prepare for emergencies



Fire Smart Principles



Water Conservation



Energy Efficient



Protect Wildlife

## Overview

The Village of Haines Junction is comprised of and surrounded by pristine northern landscapes. Understanding and protecting the environment is paramount as the area grows and changes. The Village supports the objectives of the Yukon Government’s *Our Clean Future A Yukon strategy for climate change, energy, and a green economy* document.

## Objectives

1. **To work collaboratively** with residents and community groups as well as other levels of government to support initiatives that enhance and protect our local environment and innovate for the improvement of our community.
2. **To plan and prepare** for environmental emergencies.
3. **To collectively employ Fire Smart principles** to reduce the risk of wildfires and to protect the municipality.
4. **To implement the best practice for water conservation** by maintaining the quality of groundwater and minimizing water consumption.
5. **To support** energy efficient, low carbon development patterns, buildings, and systems to reduce our carbon footprint.
6. **To respect and protect** wildlife local to the municipality.

## G.1 CLIMATE CHANGE CONSIDERATIONS

### Overview

The Municipality of Haines Junction is a partner to the *Our Clean Future A Yukon strategy for climate change, energy, and a green economy* document.

As a step towards mitigating climate change risks such as forest fires, the Village of Haines Junction is partners with the Yukon Government in the Fire Smart program, and focuses efforts on the reduction the Village's carbon footprint in the operation and maintenance of its infrastructure.

# G

## Environment



Photo Credit: Dawn Hoover

## Policies

- a. The Municipality may develop a Climate Adaptation Plan that:
  - i. Assesses and prioritizes climate risks across all aspects of the region;
  - ii. Recommends adjustments to plans, policies, and operations that strengthen community resiliency to future climate risks; and,
  - iii. Includes targets and monitoring activities.
- b. The Municipality may consider climate resilience in all long-term decision-making, including when undertaking long-range planning of community projects and operations.
- c. The Municipality may support community resilience by increasing local self-reliance through food production, lower energy usage and increasing walkability, for example.
- d. The Municipality may work collaboratively with other levels of government, community organizations, businesses, and homeowners for the achievement of climate resilience.
- e. The Municipality may explore provisions for further supporting energy efficient and green building, including the use of renewable energy in development or amendments and implementation of a revitalization tax exemption bylaw to incentivize “green” development.

## G.2 FIRE SMART

### Overview

Being Fire Smart is living with and managing for potential wildfires. There are many levels of action throughout the Yukon Government and local community. The Yukon Government funds Fire Smarting of crown lands. Community Fire Smarting is the actions individuals can take to protect their homes and neighbourhoods from wildfires including: understanding fire risk, making homes more fire-resistant, and maintaining and choosing fire-resistant landscaping around homes.

### Policies

- a. The Municipality will encourage Fire Smart practices.
- b. The Municipality and residents should follow the principles in the *Fire Smart Begins at Home Manual* developed in partnership with Partners in Protection and Fire Smart Canada.
- c. Homeowners are encouraged to choose fire-resistant exterior building materials like stucco, metal siding, brick/concrete and fibre cement siding, and roofing materials like metal and asphalt.
- d. The Municipality should coordinate with the Yukon Government, CAFN, and industry experts to develop best practices in community design.



# G

## Environment



Photo Credit: Dawn Hoover

## G.3 WATER PROTECTION, CONSERVATION, AND AQUIFER (WELL) PROTECTION

### Overview

The Village of Haines Junction has developed an Aquifer and Wellhead Protection Plan (2017) and Water Supply Strategic Plan (2020) which contains strategies and directives to protect the water source that provides clean drinking water to the area. Well Protection Plans are developed to provide protective measures for minimizing and preventing undesirable impacts from land use activities on subsurface community water sources. Many wells that provide water to communities or municipalities are located in areas where human activities can affect water quality. The impact is most severe where these “community wells” draw water from shallow aquifers that are vulnerable to contamination from land use activities and non-point sources of pollution. Protecting source water through a well protection plan is one of the steps in the multi-barrier approach to drinking water protection. The policies in this section support the recommendations identified in the Municipality’s Aquifer and Wellhead Protection Plan.

### G.3.1 | Aquifer (Well) Protection

#### Policies

- a. The Municipality recognizes the primary importance of maintaining the quality of groundwater and will maintain a potable water supply.
- b. The Municipality should minimize water consumption by implementing best practices for water conservation.
- c. The Municipality shall update the Aquifer and Wellhead Protection Plan on a semi-annual basis, or when required.
- d. The Municipality should work collaboratively with partners in development and maintenance of water infrastructure.
- e. The Municipality should encourage the use of low water impact technology.
- f. Groundwater management is a territorial responsibility, although the Municipality will assist in the protection of the resources within. Development projects will generally be directed to areas where risk to groundwater pollution is low and may be asked to undertake site specific groundwater or geotechnical reports that address the Municipality’s desire for groundwater protection and sustainability.



# G

## Environment



Photo Credit: Dawn Hoover

- g. Development or activities that could cause an impact on groundwater may not be allowed unless:
  - i. It can be proven by adequate engineering or hydro-geological investigation that the proposed activity will not cause pollution of the groundwater supply; or
  - ii. Appropriate remedial measures have been or will be taken to sufficiently mitigate the risk of endangering the potability of the groundwater supply.
- h. The Municipality must ensure that the wellhead protection regulatory setback requirements of the Yukon Public Health and Safety Act and Regulations are adhered to.
- i. Land use and development activities that have a high pollution risk and the potential to contaminate groundwater within regulatory Well Protection Zones, as per the Village of Haines Junction Aquifer and Wellhead Protection Plan, will be restricted. These land uses can include, but are not limited to, chemical fertilization storage, disposal fields, fuel tanks, waste disposal, and wastewater treatment facilities. In instances where restriction is not possible, the following considerations should be met:
  - i. The proponent shall prove, through adequate engineering or hydro-geological investigation, that the proposed activity will not cause pollution of the public drinking water supply; and/or
  - ii. Appropriate precautionary measures are taken to sufficiently mitigate risk of endangering the public drinking water supply.
- j. Facilities or developments, excluding highways, that manufacture, handle, store or distribute hazardous materials shall not be located in proximity to any major aquifer recharge areas.

### G.3.2 | Riparian Areas

#### Overview

Riparian areas link water to land. They border streams, lakes, and wetlands. The blend of streams, water, trees, shrubs, and grasses in a riparian area provides fish habitat and directly influences it.

#### Policies

- a. The Municipality should require the establishment of a Riparian zone in the Zoning Bylaw to make sure a minimum setback of 30 metres from the high water mark of water bodies to be taken to preserve creek banks, steep slopes, ravines, important plant life, wildlife habitat, wetlands, and environmentally sensitive areas.



# G

## Environment



## G.4 GREEN ENERGY

### G.4.1 | Carbon Footprint

#### Overview

The area's carbon footprint is calculated using the total amount of greenhouse gas emissions by all people, organizations, and activities. The Village of Haines Junction supports the Yukon Government's *Our Clean Future strategy* and its target for greenhouse gas emission reduction as follows:

*"By 2030, we will reduce Yukon's greenhouse emissions from transportation, heating, electricity generation, waste and other areas so that our emissions in these areas are 30 percent lower than they were in 2010. This is an ambitious and achievable target that is aligned with Canada's international commitment under the Paris Agreement."*

#### Policies

- a. The Municipality should implement measures that reduce the carbon footprints of government and private buildings and infrastructure.
- b. The Municipality will set and report on annual targets relating to the reduction of reliance on greenhouse gases.
- c. The Municipality will promote energy reduction in the Village to lower the area's collective carbon footprint.
- d. The Municipality will support initiatives to reduce energy consumption and also seek energy-savings alternatives for its operations including (as appropriate) building retrofits.
- e. The Municipality will undertake energy audits and energy improvements when new facilities are constructed.
- f. The Municipality may support educational initiatives to support energy conservation.

### G.4.2 | Electric Cars

#### Overview

The Municipality, in partnership with the Yukon Government and CAFN, will support the availability of public charging stations in Haines Junction. The Municipality is planning for a future that explores the emergence of electric transportation.

#### Policies

- a. The Municipality will attempt to reduce Reduce transportation energy use and related greenhouse gas emissions by supporting the use of efficient and low-carbon mobility.



# G

## Environment



Photo Credit: Derek Wolfe Photography

- b. The Municipality will encourage Encourage new and innovative clean fuel alternatives for vehicles and supportive infrastructure such as electric charging stations.

### G.4.3 | Biomass

#### Overview

Biomass energy is derived from organic matter, including wood, agricultural products, organic wastes, municipal solid waste, and other living cell materials. Globally, many different organic materials are being used as feedstock for biomass energy but in the Yukon, the primary biomass resource available is wood chips and pellets.

#### Policies

- a. The Municipality should explore opportunities to integrate and co-locate infrastructure and facilities to take advantage of energy and resource system opportunities such as capturing waste heat, heat exchange, energy generation and stormwater reuse.
- b. The Municipality should look to the *Yukon Biomass Strategy (2016)* and *Our Clean Future (2020)* and community partners for guidance on implementing the use of biomass as fuel to generate heat.

### G.4.4 | Solar Energy

#### Overview

Various programs exist through the Yukon Government to support the installation of solar energy systems in both residential and commercial settings. These programs offer rebates once systems are installed and offer a “micro-generation program” to residents which provides owners with the opportunity to sell their generated power back to the grid.

#### Policies

- a. The Municipality should inform residents of the micro-generation program and encourage residents to participate in the program.
- b. The Municipality should consider energy technologies such as solar thermal, district energy systems, and heat pumps, including incorporating energy management best practices, efficient equipment and monitoring systems into new civic buildings, community amenities and infrastructure.
- c. The Municipality should encourage the development of energy efficient and green buildings that enable the use of renewable energy (e.g. alignment for passive solar gain, solar hot water readiness, district heating readiness, and minimum renewable energy standards).



# G

## Environment



Photo Credit: Tatsuya Yamamoto

### G.4.5 | Incentives For Energy Efficiency

#### Overview

The Yukon Government offers homeowners, developers, and builders, incentives for reducing energy consumption and upgrading to appliances that are energy efficient. Through partnership between the local government and the Territorial government, residents in Haines Junction can be made aware of available programs and apply for available rebates and incentives.

#### Policies

- a. The Municipality will encourage community members to educate themselves about available programs through the Yukon Government to increase energy efficiency in their homes through appliance replacement and installation of energy and water efficient fixtures and systems.
- b. The Municipality should work with partners and stakeholders to investigate financial tools as a means for homeowners and building owners to finance capital costs of specific energy efficiency (including adding renewable energy) improvements to buildings on a cost-recovery basis.

## G.5 WILDLIFE

### G.5.1 | Preventing Wildlife Encounters

#### Overview

Conflicts between humans and wildlife occur any time the requirements of humans and wildlife overlap. Human-wildlife conflict can be economically costly and create risks to human safety. Wildlife, especially carnivores, are usually removed (killed or relocated) when they become too accustomed to human presence, or if they learn to associate humans with sources of food. This is particularly common with black bears (*Ursus americanus*) and grizzly bears (*Ursus arctos*). Policies and bylaws around waste management all have the potential to impact human-wildlife conflict within communities.

The Municipality believes we are all responsible for preventing wild animal human conflicts before they occur. Efforts to reduce human-bear conflicts will involve the Yukon Government, Champagne and Aishihik First Nations Government, the Village of Haines Junction, the Alsek Renewable Resource Council, and local citizens to be effective.



# G

## Environment



Photo Credit: Dawn Hoover

## Policies

- a. The Municipality recognizes that it is located within quality habitat for bears and other wildlife and may establish a working group regularly to reduce bear attractants (particularly near sensitive areas for people) and to improve summer public communication. The aim of the working group will be to keep people safe, reduce property damage and reduce the number of bears that need to be killed.
- b. The Municipality may provide in-kind assistance and may work with a working group (composed of CAFN, Alsek RRC and Environment Yukon and other interested community members) to update and implement recommendations from the 2011 Bear Hazard Assessment for Haines Junction. A bear hazard assessment is a document that:
  - Identifies areas of high use by species within the community and surrounding area;
  - Maps human attractants in the community and surrounding area;
  - Maps historic patterns of human-bear conflict based on complaint records;
  - Maps human use areas that may overlap with bear habitats; and,
  - Identifies and ranks hazards.
- c. The municipal may begin a program of active management and/or development of bylaws governing the following: garbage storage and collection; berry plants and; composts; community gardens; connectivity and design of parks and open spaces; and, other attractants and habitat considerations.

## G.5.2 | Migratory Bird Protection

### Overview

Birds are an integral part of our heritage. Through bird-watching, and recreational and subsistence hunting, birds make a significant contribution to resident's quality of life and economy. They also play important ecological and biological roles in the environment by eating insects, dispersing seeds, and pollinating plants.

There are 227 species of birds found regularly in the Yukon, and many of these can be found in Haines Junction. Most species are here only from spring to fall, for the nesting season or en route to and from Alaska. Birds need safe habitat and abundant food in order to migrate, raise their young, and grow a new set of feathers each year.

While some bird groups are doing well due to targeted management and reductions in historical contaminants, many others are declining. Birds face many threats, including habitat loss, pollution, pesticides, illegal hunting, collisions with human-built structures and climate change (Canada, 2019).

Aerial Insectivores such as swallows and nighthawks are declining more than any other bird group. Haines Junction supports healthy local populations of these birds, which consume millions of insects.





Photo Credit: Dawn Hoover

Many activities conducted during the breeding season can result in the inadvertent destruction or disturbance of nests and eggs of migratory birds. This “incidental take” of nests and eggs is in violation of the Migratory Birds Regulations which prohibit the disturbance, destruction or taking of the nests or eggs of migratory birds.

Haines Junction migratory bird protection is regulated in the Migratory Birds Convention Act by the Canadian Wildlife Service.

Besides the policies below for migratory birds protection, the suggested activities people can do in their daily life to protection migratory birds are summarized as **Appendix C** of this Plan.

## Policies

- a. With respect to future land uses, the Municipality should promote habitat connectivity and discourage fragmentation of contiguous ecosystems and ecosystem components to preserve landscape diversity and allow wildlife and migratory bird use, movement, and dispersal.
- b. The Municipality should promote the regulations contained under the federal *Migratory Birds Convention Act (1994)* and the *Yukon Territory Wildlife Act -Schedule H*, so that landowners clearing vegetation, particularly during the migratory breeding bird window between April and August, ensure that it is done safely and that it does not harm the migratory bird populations.
- c. The Municipality should support and promote territorial and regional initiatives for best practices in mitigating the loss of wetland, wildlife habitat, and indigenous vegetation such as grasslands that support migratory birds and other wildlife.
- d. The Municipality should encourage landowners and farmers to preserve and protect seasonally flooded agricultural fields, which are considered an important ecosystem providing resting and feeding opportunities for migratory bird species.
- e. The Municipality should encourage landowners to leave buffer strips along roads, trails, streams, wetland and other riparian areas with widths being dependent on topography, aesthetics, wind conditions, tree size and species, density and other needs for the protection of migratory bird species and other wildlife.

### G.5.3 | Wetlands

## Overview

The Yukon Government is developing a framework to guide the management of activities in wetlands across the Yukon.



# G

## Environment



### Policies

- a. The Municipality should actively support and participate in the development of the Yukon Government wetland policy/framework process and will establish or update the relevant policies to ensure compliance with the territorial guidance and policy.
- b. Should the boundary of Haines Junction expand, the Municipality will work with the territorial government to ensure that wetlands are inventoried and protected through wetland assessments.

## G.6 EMERGENCY PREPAREDNESS AND PLANNING

### Overview

Natural disasters, pandemics, cyber incidents, and terrorism can all cause emergencies in Canada. Emergencies can quickly escalate in scope and severity, cross jurisdictional lines, and take on international dimensions. Emergency Management Planning can save lives, preserve the environment, and protect property by raising the understanding of risks and contributing to safer, prosperous, sustainable, disaster resistant and resilient communities.

### Objectives

- a. Through collaboration with CAFN, the Yukon Government, and Canada, the Village of Haines Junction will ensure that it is prepared for future emergencies.
- b. The Municipality shall develop an Emergency Management Plan to address the preparation for emergencies, including those created by extreme weather events and consider how climate change will affect future preparedness and response.
- c. The Municipality, in collaboration with other governments and agencies, shall review options for an Emergency Operations Centre or informal gathering location/facility that is properly outfitted and equipped with emergency generators for utilization during emergency or disaster situations (e.g. earthquakes).
- d. The Village of Haines Junction will adopt an Incident Command System (ICS) as part of a standardized on-site emergency management system.
- e. Emergency preparedness planning should take into consideration the known Dangerous Goods Route passing through the community.

### G.6.1 | Power Backup

#### Overview

The remote location of Haines Junction makes self-sufficiency very important, especially in the event of a power outage. By ensuring that adequate power-back up sources exist to power essential services/facilities, the Municipality will be capable of continued operation at a reduced level of service during an outage.



# G

## Environment



### Policies

- a. The Municipality will review its electrical requirements to ensure that its backup generators provide sufficient electricity to supply water and sewer removal during a power outage and will provide sufficient electricity to allow the emergency operations centre to remain functional.

### G.6.2 | Earthquakes and other Natural Disasters

#### Overview

Haines Junction lies within an earthquake zone.

Earthquakes can result in many types of emergencies including potential people injury and building collapse, landslide, flood, fire, and electrocution. There may also be power outages and disruption in the supply chain after earthquakes.

#### Policies

- a. The Municipality should consider appropriate earthquake prevention and emergency access in planning and development standards for all development applications.
- b. The Municipal earthquake preparedness and recovery guidelines shall be reviewed annually and updated as required.
- c. The Municipality should ensure that its' facilities meet current seismic standards.

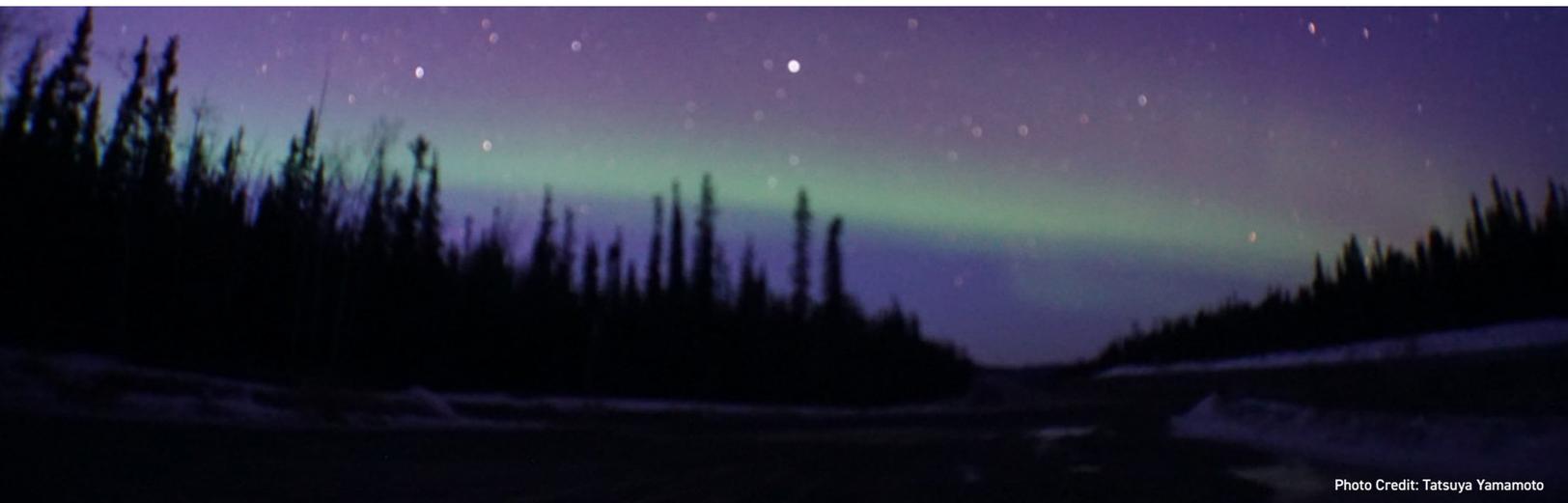


Photo Credit: Tatsuya Yamamoto



# Part H

# IMPLEMENTATION

H.1 Implementation Plan

55



# H

## Implementation



Photo Credit: Derek Wolfe Photography

## H IMPLEMENTATION

This OCP is a living document and it can be amended as required. During the lifespan of an adopted OCP, factors such as changes in the population and the economy will influence when and to what extent the various community goals and policies are implemented. In updating the OCP, the issues or changes in the community can be discussed and addressed through amendments to the OCP.

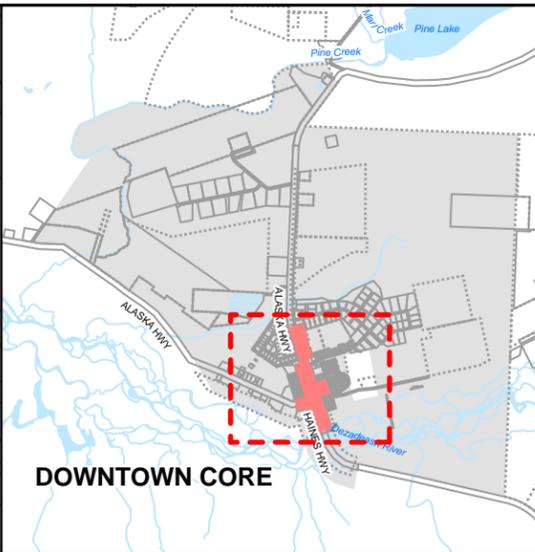
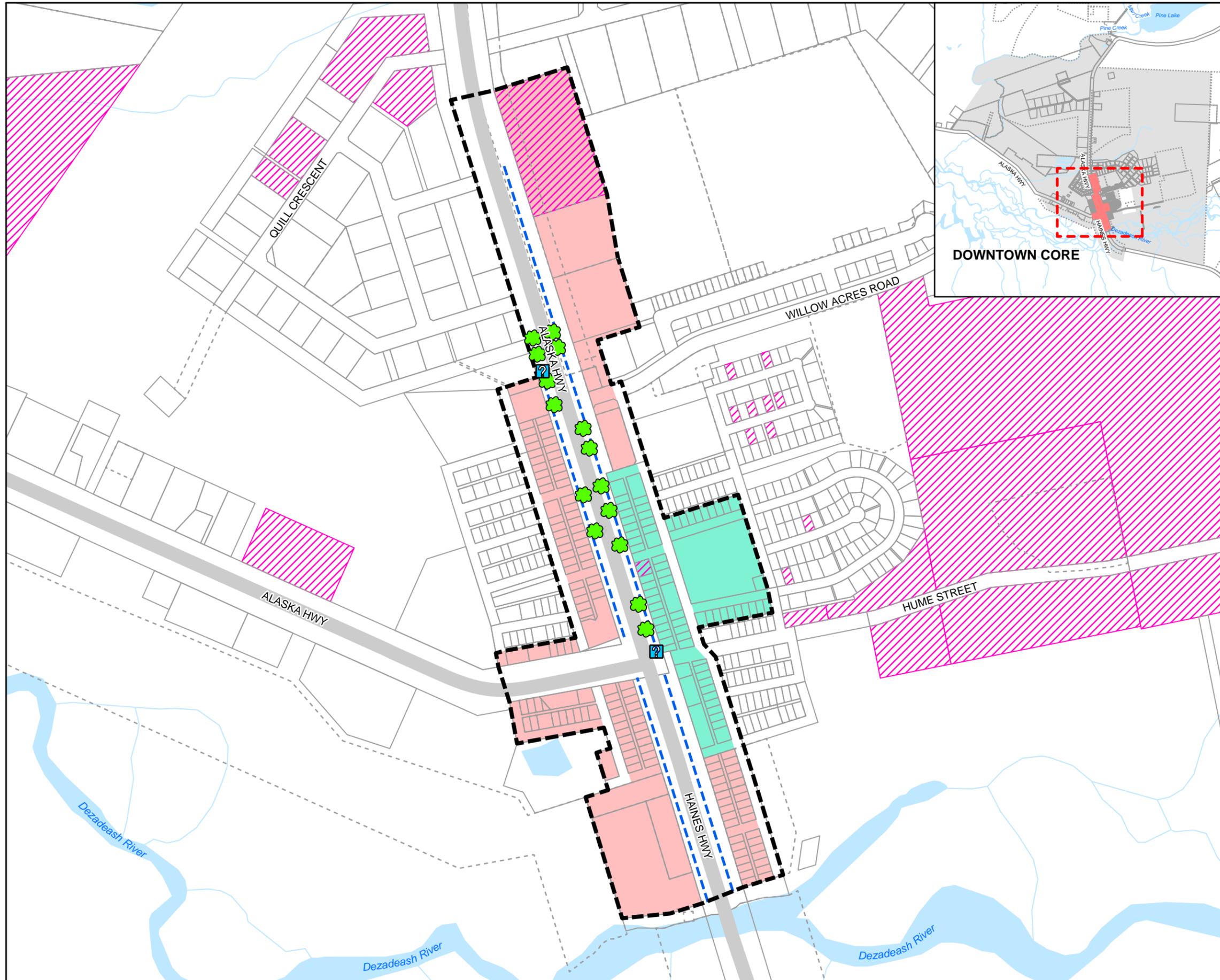
Each new Council will be given copies of the Official Community Plan with the intent that they review the OCP to determine which areas wish to focus, and to determine whether the Official Community Plan requires amendments.

Each new Council will be given copies of the Village of Haines Junction Zoning Bylaw with the intent that Council reviews the Zoning Bylaw and decide whether amendments to the Bylaw are needed.

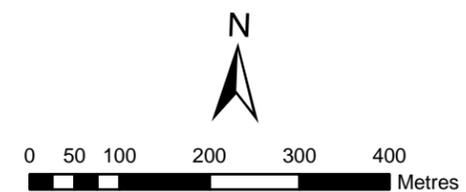


# Appendix A

## Downtown Core and Community Core Plan



- Legend**
- Surveyed Land Parcels
  - Land Dispositions
  - Downtown Core Boundary
  - Community Core
  - Downtown Core
  - Settlement Lands
  - Service Roads
  - ? Future Village Centre Sign
  - Trees



Source: Village of Haines Junction ; GeoYukon (Government of Yukon)

TITLE: **DOWNTOWN CORE AND COMMUNITY CORE PLAN**

PROJECT: VILLAGE OF HAINES JUNCTION OFFICIAL COMMUNITY PLAN



	PROJECT NO.:	18P-00187-01	REVIEWED BY:	CP
	DATE:	2020-11-03	FIGURE:	4.2

# Appendix B

## The Principles of Crime Prevention Through Environmental Design (CPTED)

# APPENDIX B

## The Principles Of Crime Prevention Through Environmental Design (CPTED)

### The principles of CPTED are as follows:

- » Natural Surveillance is the concept of putting eyes on the street and making a place unattractive for potential illegitimate behavior. Street design, landscaping, lighting and site and neighbourhood design all influence the potential for natural surveillance.
- » Access Control is controlling who goes in and out of a neighbourhood, park, or building. Access control includes creating a sense of ownership for legitimate users by focusing on formal and informal entry and exit points.
- » Image is the appearance of a place and how it is instrumental in creating a sense of place or territory for legitimate users of the space. A place that does not appear to be maintained or cared for may indicate to criminals that the place will not be defended and criminal activity in the area will be tolerated.
- » Territoriality is the concept of creating and fostering places that are adopted by the legitimate users of the space. These legitimate users take ownership of the space, which makes it more difficult for people who do not belong to engage in criminal or nuisance behavior at that location.
- » Conflicting User Groups refers to instances where different user groups may conflict. Careful consideration of compatible land uses and activities can minimize potential conflicts between groups.
- » Activity Support is the concept of filling an area with legitimate users, by facilitating or directly scheduling activities or events, so potential offenders cannot offend with impunity. Places and facilities that are underused can become locations with the potential for criminal activity.
- » Crime Generators are activity nodes that may generate crime. The location of some land uses is critical to ensuring an activity does not increase the opportunities for crime to occur or reduce users' and residents' perceptions of their safety in the area.
- » Land Use Mix is the concept that diversity in land uses can be a contributor or detractor for crime opportunities. Separating land uses from each other can create places that are unused during certain times of the day.
- » Movement Predictors force people, especially pedestrians and cyclists, along a particular route or path, without providing obvious alternative escape routes or strategies for safety. Potential attackers can predict where persons will end up once they are on a certain path.
- » Displacement can be positive or negative so it is critical to understand how crime may move in time or space and what the impact may be. In general, the displacement that must be considered is:
  - » Negative displacement- crime movement makes things worse;
  - » Diffusion of benefits- displacement can reduce the overall number of crimes more widely than expected; and
  - » Positive displacement- opportunities for crime are intentionally displaced which minimizes the impact of the crime.

- » Cohesion is the supportive relationships and interactions between all users of a place to support and maintain a sense of safety. Though not a specific urban design function, design can enhance the opportunity for positive social cohesion by providing physical places where this can occur, such as activity rooms, park gazebos, or multi-purpose rooms in schools and community centres. In some cases, property owners or building managers can provide opportunities for social programming. This will increase the ability of local residents or users of a space to positively address issues as they arise.

Connectivity refers to the social and physical interactions and relationships external to the site itself. It recognizes that any given place should not operate in isolation from surrounding neighbourhoods and/or areas. Features such as walkways and roadways connecting a particular land use to the surrounding neighbourhoods and/or areas can accomplish this. Features such as centrally located community centres or program offices can also encourage activities to enhance this.

Capacity is the ability for any given space or neighbourhood to support its intended use. For example, excessive quantities of similar land uses in too small an area, such as abandoned buildings or bars, can create opportunities for crime. When a place is functioning either over or under capacity, it can be detrimental to neighbourhood safety.

Culture is the overall makeup and expression of the users of a place. Also known as placemaking, it involves artistic, musical, sports, or other local cultural events to bring people together in time and purpose. Physical designs that can encourage this include public multi-purpose facilities, sports facilities, and areas that local artists and musicians might use. Community memorials, public murals, and other cultural features also enhance this. These features create a unique context of the environment and help determine the design principles and policies that best support the well-being of all user groups and contribute to their cohesiveness.



# Appendix C

## What You Can Do To Protect Migratory Birds

# APPENDIX C

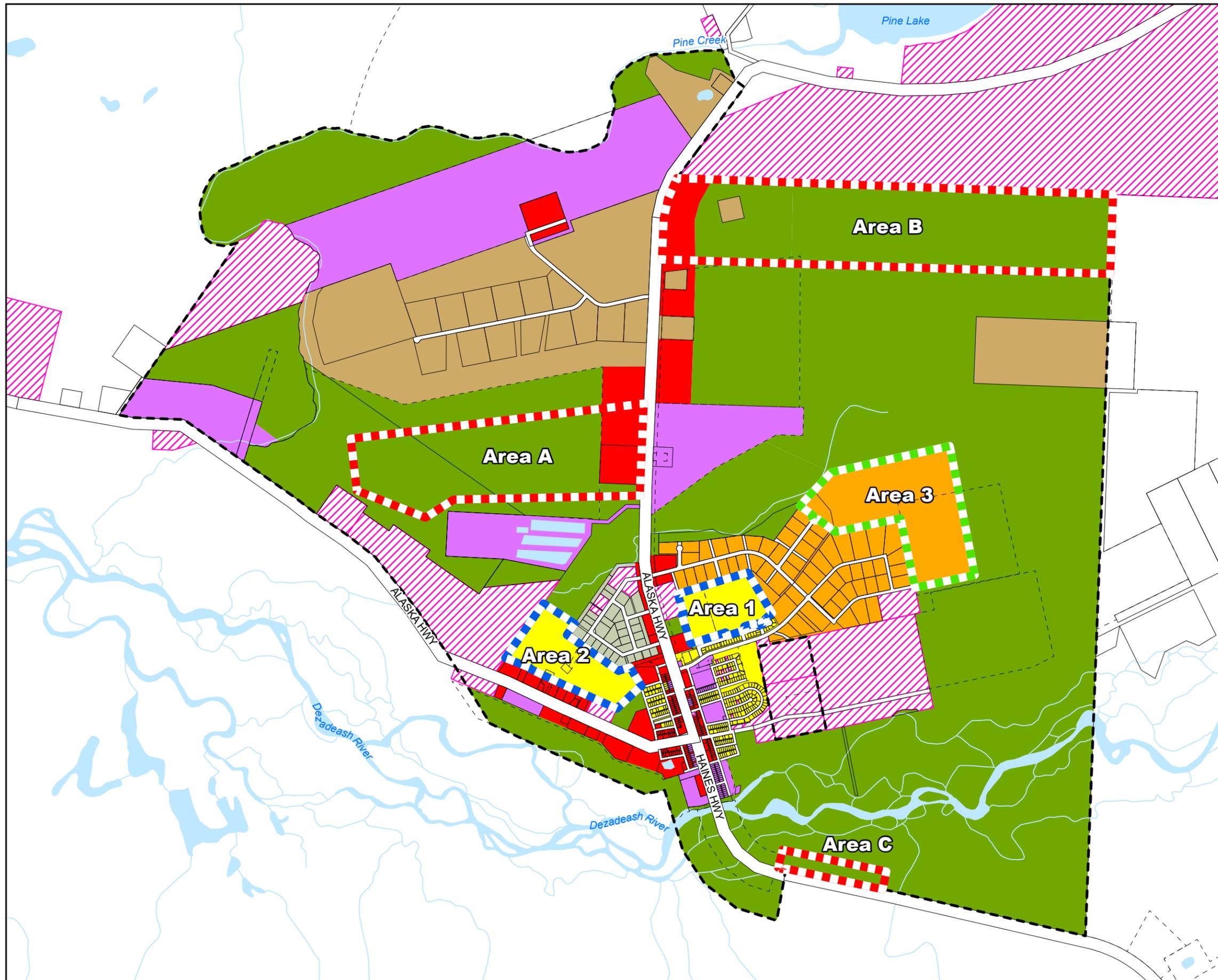
## What You Can Do To Protect Migratory Birds

- » Keep an eye on your pets outdoors
- » Make your windows bird safe.
- » Avoid using pesticides and chemical fertilizers.
- » Help reduce climate change.
- » Report the birds you spot and participate in citizen science programs.
- » Make your yard a haven for birds.
- » Use products from sustainable farming, fishing and forestry.
- » Get involved or donate to a nature conservation group
- » Help reduce climate change impact



# Appendix D

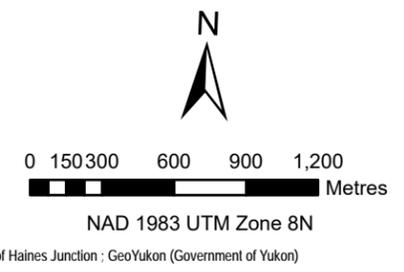
## Conceptual Land Use Map



**Legend**

- Municipal Boundary
- Surveyed Land Parcels
- Land Dispositions
- Residential
- Country Residential
- Commercial
- Industrial
- Community Use
- Open Space
- Agriculture
- Settlement Lands
- Proposed Urban Residential
- Proposed Rural Residential
- Proposed Industrial Area

The land uses illustrated in this map are conceptual for future development planning. Please refer to the Haines Junction Zoning Bylaw for current zoning information.



Source: Village of Haines Junction ; GeoYukon (Government of Yukon)

TITLE: <b>CONCEPTUAL LAND USE MAP</b>		
PROJECT: VILLAGE OF HAINES JUNCTION OFFICIAL COMMUNITY PLAN		
CLIENT: 		
	PROJECT NO.: 18P-00187-01	REVIEWED BY: CP
	DATE: 2021-10-20	FIGURE: <b>D.1</b>

# Appendix E

## Acknowledgments

# APPENDIX E

## Acknowledgments

This Official Community Plan has benefited from the contributions of the following people:

Kira Beukeboom	Employee, Community Services, Yukon Government
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Amy McKinnon	Champagne and Aishihik First Nations Government
Karina Howard	Citizen, Haines Junction
Michael Schmidt	Citizen, Haines Junction
Sarah Chisholm	President, St Elias Cross-country Ski Club

And all those people who completed the OCP surveys and discussed ideas at the various events designed to capture public input.

