



# Village of Haines Junction

July 9, 2025

## Regular Council Meeting 7:00 pm

*This meeting will be held in Council Chambers. Attendance at this meeting is also available through Zoom web or teleconferencing (see below for instructions).*

### AGENDA

1. **Call to Order**
2. **Acknowledgement of Champagne and Aishihik First Nations Traditional Territory**
3. **Adoption of Agenda**
4. **Declaration of Pecuniary Interest**
5. **Adoption of Minutes of Regular and Special Council Meetings**
  - a. June 25, 2025 Council Meeting Minutes
  - b. June 25, 2025 Committee of the Whole Meeting Minutes
6. **Proclamations**
7. **Delegations**
8. **Public Hearings and Public Input Sessions**
9. **Old Business**
  - a. RTC – Freestore and Landfill Community Concerns Advisory Group Next Steps
  - b. RTC – Fire Chief Staffing
  - c. RTC – Grass Cutting
10. **New Business**
  - a. Accounts Payable to July 9, 2025
  - b. RTC – SWMF Hydrocarbon Spill Update
  - c. RTC – Septic Receiving Station
  - d. RTC – Water System SCADA
  - e. RTC – Update on Propane Tanks and Antifreeze Disposal at the SWMF
  - f. RTC – Changes to Monthly Billing at the SWMF
  - g. RTC – Cardboard Trailers
  - h. RTC – Online Video Archive of Council Meetings
  - i. RTC –Municipal Act Review Board Appointment
11. **Bylaws – Reports, Readings and Adoption**
  - a. Bylaw #429-25 Zoning Bylaw #411-24 Amendment #2, for third reading
12. **Correspondence**
13. **Council Reports and Notice of Motions**
14. **Questions from the Public**
15. **Motion to Close Meeting to the Public**
  - a. RTC – Survey Pins on Shakwak Street Lots
  - b. CMHC Correspondence
  - c. Scheduling (meeting with AYC, CoW on grant policy, meeting with Health and Wellness Planning Group)
16. **Adjournment**

**The next Regular Council Meeting will take place at 7:00 pm on July 23rd in Council Chambers and via Zoom.**

*The Village of Haines Junction respectfully acknowledges that we are situated on the  
Traditional Territory of the Champagne and Aishihik First Nations.*

## Join Zoom Meeting

<https://us02web.zoom.us/j/8676347100>

Meeting ID: 867 634 7100

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Dial by your location

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Meeting ID: 867 634 7100

Find your local number: <https://us02web.zoom.us/j/8676347100>

*Please call the Village Office (634-7100) during regular office hours for assistance in joining via zoom.*



## Village of Haines Junction Report to Council

July 9, 2025

☒ Council Decision  
☒ Council Direction  
☐ Council Information  
☐ Closed Meeting

**RE: Establishment of the Solid Waste Management Advisory Group**

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### Recommendation

That Council approve the establishment of the Solid Waste Management Advisory Group and adopt the attached Terms of Reference to guide the group's work over the next year.

### Background

In 2024, the Village conducted two public engagement sessions to gather resident feedback on proposed changes to landfill operations and the Free Store. These sessions identified numerous community concerns and improvement ideas, which were subsequently categorized and reviewed by a short-term advisory group

The Free Store and Landfill Community Concerns Advisory Group successfully developed and supported the implementation of a plan for reopening the Free Store and initiating volunteer honorariums. With that work complete, the group has concluded the first part of its mandate.

Five key landfill and waste management topics remain. It is now proposed that a newly named **Solid Waste Management Advisory Group** take up this work with a one-year term and a renewed Terms of Reference.

### Current Status

The five priority topics that the new advisory group will address are:

1. Free Store – Ongoing improvements and future space considerations
2. Composting – Equipment acquisition, site planning, operations
3. Education and Outreach – Promoting diversion and proper handling
4. Salvage – Supporting reuse of building materials and metals
5. Other Waste Management Issues – Including regional issues such as end-of-life vehicle removal

The new group will operate from July 2025 through June 2026 and is expected to meet monthly, with additional meeting as required, with prior approval from the CAO.

### Discussion/Analysis

To ensure continuity, existing members of the previous committee will be invited to express their interest in continuing. Members who cannot commit to the new term will be

thanked for their service. Staff will facilitate a recruitment process for new members as needed, using a public call for expressions of interest, with final appointments made by Council resolution.

The proposed Terms of Reference include updated language on mandate, membership, term, and deliverables. A minimum of five members is required to ensure a diversity of perspectives and adequate discussion at meetings.

### **Asset Management Impact**

Addressing waste diversion and landfill operations through community-led planning contributes to long-term savings, better use of landfill space, and lower environmental risks—supporting broader asset management goals.

### **Alternatives Considered**

- Status quo (do not renew committee): This would pause work on landfill priorities and reduce public engagement in waste management planning.
- Internal staff working group only: Would limit community input and likely require more staff resources.
- Contracted expert consultation: Valuable but costlier and may lack local relevance or buy-in.

### **Alignment with Strategic Priorities**

This initiative supports Council's commitment to financial sustainability, environmental responsibility, and responsive local governance.

### **Next Steps**

- Council reviews and approves Terms of Reference
- Staff confirm returning members and initiate recruitment as needed
- Group resumes meetings in July 2025

### **Draft Resolution**

THAT Council approve the establishment of the Solid Waste Management Advisory Group with the attached Terms of Reference; And, that staff proceed with confirming membership and scheduling the first meeting in September 2025.

Prepared by

David Fairbank  
Chief Administrative Officer



# Free Store and Landfill Community Concerns Advisory Group Terms of Reference

## Authorities:

Date	Motion Number	Summary
xx-xxx	Motion #XX-25	Council directed administration to proceed with establishing a Solid Waste Management Advisory Group

## Mandate:

To advise Council on five key waste management priorities, resulting from community input gathered during public engagement sessions in late 2024. The group will provide recommendations and deliverables for each topic and support Council in shaping landfill policy and operations.

## Scope of Work:

The group will focus on:

1. Free Store operations and facility needs
2. Composting systems and implementation
3. Public education and outreach programs
4. Salvage and reuse systems for construction materials and metals
5. Broader waste management issues, including regional topics

Work will be documented in a set of recommendation reports, submitted periodically or at the end of the group's term. The group will be responsible for scheduling meetings and recording minutes.

## Membership:

- Minimum of five (5) members
- Open to residents of Haines Junction and surrounding region
- Returning members from the previous committee may continue if interested
- New members will be recruited via public notice and appointed by Council resolution
- A Councillor and/or staff representative may participate as non-voting resource persons

## Term:

- One year (July 2025 – June 2026)
- Up to twelve (12) meetings to be scheduled monthly
- Additional meetings may be scheduled with approval from the Chair and CAO

## Honorarium:

- \$100 per meeting for members not serving in an official government or staff capacity

## Administrative Support:

- Staff will assist with preparing reports to Council

## Reporting:

- Final recommendations to be submitted by August 2026
- Interim reports may be submitted at Council's request or group's discretion



## Village of Haines Junction Report to Council

July 9, 2025

☒ Council Decision  
☒ Council Direction  
☐ Council Information  
☐ Closed Meeting

### RE: Staffing of the Fire Chief Position

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#### Recommendation

Council direct staff to begin the process of recruiting a Manager of Protective Services.

#### Background

Council has received reports regarding the staffing of the Fire Chief position:

- In the Council Transition Binder;
- At the January 8, 2025 Regular Council Meeting;
- At the February 11, 2025 Regular Council Meeting;
- At the March 11, 2025 Committee of the Whole Meeting;
- At the April 9, 2025 Regular Council Meeting, and
- At the June 25, 2025 Committee of the Whole Meeting.

Conversations to-date have involved:

- Reviewing the legislative context and municipal responsibilities for the Haines Junction Volunteer Fire Department
- Reviewing conclusions of the 2021 Fire Service Review
- Reviewing the Village's response to recent WCB orders

Council wanted to ensure that the Village's financial situation could support hiring additional permanent staff prior to deciding on staffing this position. A Financial Sustainability Report was commissioned and was presented to Council at their June 11, 2025 meeting. A Finance 201 Committee of the Whole meeting was held on June 25, 2025 to discuss the Village's healthy financial position, and to set the stage for refinements to the 2025 Budget that reflect both Council's 2025-2028 Draft Strategic Plan, and Council's desire to incorporate Asset Management Planning within its budgeting process.

#### Current Status

Council has not yet finalized refinements to the 2025 budget. At the June 2025 Committee of the Whole meeting, Council expressed interest in receiving more detailed briefings on large capital items proposed for inclusion within the budget, to support their decision-making.

The Haines Junction Volunteer Fire Department, with assistance from office staff, have made significant improvements in records management and have advanced work on training and the development of operational guidelines in response to orders from WCB. However, much work still

needs to be done. Office staff are getting to the point where additional work, for example on amending the Haines Junction Volunteer Fire Department Bylaw, implementing a training program, implementing the medical assessment program, or operationalizing FirstDue, require more technical expertise and leadership than is currently available. Without additional support, it is likely that the HJVFD will again fall out of compliance with WCB requirements.

The Association of Yukon Communities just sent a letter to YG, per a resolution passed at the April 2025 AGM, urging the government to immediately increase funding to the Fire Marshall's Office to ensure this office is resourced to provide consistent and sufficient support to all fire departments in the territory.

## **Discussion/Analysis/Alternatives**

### Option 1: Seek a Volunteer Fire Chief

This option involves encouraging current members of the HJVFD to consider taking on the Fire Chief role.

#### *Assessment:*

- Given that the position has been vacant since 2022, it does not appear that anyone within the HJVFD is willing to step forward to take on this role.
- The fire department must meet regulatory requirements for the provision of fire protection services. Much of this work is currently being managed by office staff and this is only sustainable in the short-term and as mentioned above, is reaching a point where needed work requires more technical expertise and leadership capacity.
- This option places the Village in a position of elevated potential liability should a workplace safety incident occur as office staff do not have the opportunity for direct oversight, experience, or capacity that a Fire Chief would.

### Option 2: Manager of Protective Services (Recommended)

Northern municipalities that have a full-time paid Fire Chief position include, Watson Lake, Dawson City, Fort Simpson and Inuvik. These communities have established a hybrid Director of Protective Services role, this position is responsible for Fire Chief, municipal bylaw enforcement and emergency measures.

#### *Assessment:*

- This model is worth considering because at present, staff's capacity to carry out municipal enforcement and emergency measures planning and coordination is limited. It could be argued that from a risk management perspective, these functions are of critical importance within the municipality.
- Creating a full-time paid position would make recruitment easier than recruiting for a part-time position.

## Fiscal Impact

Option	How calculated	Estimated Annual Cost
1: Status Quo – Volunteer Fire Chief	Annual honorarium <ul style="list-style-type: none"><li>• Fire Chief = ~\$3,500 If an existing member</li><li>• The Bylaw is under review, and will likely include a review of volunteer honoraria</li></ul>	\$0 if no one is recruited ~\$3,500 if an existing member ~\$3,500 if a new member is recruited
2: Manager of Protective Services	Current VHJ Pay scale for Managers: <ul style="list-style-type: none"><li>• \$88,000-\$132,000 (mid range = \$110,000)</li><li>• Benefits (~20%)</li></ul>	~\$132,000

## Draft Resolution

THAT Council direct staff to begin the process of recruiting a Manager of Protective Services.

Prepared by

Aynslie Ogden  
Policy and Communications Manager





## Village of Haines Junction Report to Council

July 9, 2025

☒ Council Decision  
☒ Council Direction  
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☐ Closed Meeting

**RE: Grass Cutting**

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### Recommendation

Council direct staff maintain status quo for the remainder of this grass cutting season and to consider establishing service levels by zone for the 2026 grass cutting season.

### Background

Council's Draft Strategic Plan for 2025-2028 identifies the goal of ensuring levels of service are sustainable. To support the achievement of this goal, Council has committed to developing a level of Service Policy Framework that clarifies municipal service commitments. Within this framework, Council has directed staff to develop policies that establish clear and financially sound service expectations. Requested policies including Municipal Property Standards that will guide the consistent care, maintenance and presentation of publicly owned facilities and spaces – both interior and exterior – to ensure safety, functionality, and civic pride.

### Current Status

At the June 25, 2025 Committee of the Whole Meeting, Council discussed grass cutting. Concerns were expressed with the level of grass cutting that has been completed so far this season. The level of grass cutting is explained by two factors: relative priority, and staffing capacity:

- Relative priority - Certain Public Works responsibilities during the summer months are mandatory and are therefore of higher priority than grass cutting (e.g. flushing sewers, servicing hydrants, etc.).
- Staffing capacity - Staffing levels have decreased within Public Works -- from 15 to 11 positions -- since 2016. In the past month, Public Works has been short one additional position with the resignation of the SWMF Operator. In addition, the failure of the pump in the primary well absorbed considerable staff capacity over the past month. In the allocation of available resources, service levels for grass cutting have unfortunately been affected over the past month.

During the June 25, 2025 Committee of the Whole meeting, the following values were ascribed to grass cutting. Understanding the values that the community ascribes to services helps in the evaluation of service level options:

- Public safety – Since the bear incident took place in 2024, Public Works has taken on additional grass mowing between town and Pine Lake to reduce vegetation that draws bears into this corridor to feed. Highway corridor mowing increased to twice per year per advice from local Conservation Officers. Mowing of the entire highway corridor takes 5-7 days with 2 operators and 1 labourer.

- Beautification – Public Works prioritizes grass cutting in central locations in town prior to important events such as the Canada Day Parade, the Bike Race, and the Bluegrass festival.
- Economic development – It is recognized that grass cutting contributes to the community looking neat and tidy. The condition of greenspaces in town shapes visitors' impression of the community, which in turn contributes to attracting visitors to town to spend their tourist dollars.

### **Discussion/Analysis**

Staff have not yet begun work on the Service Policy Framework and associated Service Level Policies and Municipal Property Standards. This work is not expected to be before Council until late 2025 or early 2026. Given Council's interest in addressing grass cutting service levels for the remainder of this summer season, the following options are presented noting:

- Increasing service levels does come with increased resource requirements which could be met either by hiring seasonal staff, summer students or local contractors.
- A solution (e.g. a motion) that works for this grass cutting for this summer may not be suitable as a longer-term policy. As Municipal Property Standards and associated service levels and resourcing requirements are further discussed, Council may opt for an alternative solution that is either more operationally feasible or efficient.
- That being said, any service levels that Council wishes to set for grass cutting at this time could be rolled into / reflected within the pending Service Policy Framework.

### **Alternatives Considered**

Option 1: Status Quo (recommended for this year) – Grass is cut in central areas in town prior to large events and is cut twice/year along the highway corridor. The seasonal gardener also maintains the grass around the Convention Centre and the Cemetery. The lagoon area is mowed once per year. The schedule for grass cutting is weather dependent – in periods after rainfall, mowing may be delayed until the ground dries.

*Pros:* Present levels of grass cutting are addressing the needs to ensure the community is looking tidy prior to large events. By cutting the highway corridor twice a year, public safety issues along the Pine Lake Trail are also being addressed. No additional resources are required to maintain status quo.

*Cons:* Service levels for grass cutting have dropped in recent years due to the attrition of staff within Public Works. Members of Council have raised concerns that the community is not looking as tidy as it could be.

Option 2: Establish service levels by zone – This option would involve setting service levels for different zones in town as follows:

- Country Residential / Agriculture Residential / Light Industrial - Service standard – mow only the bowl/slope of the roadside ditch.
- Open Space / Greenbelt Community / Parks and Recreation Community - Service standard – mow only the bowl/slope of the roadside ditch.

- Public Use Community – Use of land in this zone varies. It includes the landfill, sewage lagoons, convention centre property (see below), and the Parks Canada properties.
- Urban Residential - Service standard – No mowing
- Tourist Commercial / Mixed Commercial – No mowing
- Other – Highway Corridor – Mow twice a year, per the recommendation from Conservation Officers and agreement with Yukon government Highways and Public Works.
- Other – Convention Centre Block – Mow as needed, at least every other week.

*Pros:* This approach would provide greater clarity for Public Works on what the expectations are for grass cutting

*Cons:* Additional resources for both labour and machinery will be required. A seasonal full-time Parks and Greenspace Operator would be required, along with two students, to implement this option. Some machinery replacement may be required – the hydraulics on the midsize tractor used to pull the mower have failed and the cost to repair is significant.

### Asset Management Impact

Option	Revenues/Cost
1. Status quo (recommended for this year)	Revenues: <ul style="list-style-type: none"> <li>• HPW Mowing Agreement covers most of the costs associated with one mowing of the highway corridor.</li> </ul> Costs: <ul style="list-style-type: none"> <li>• Reflected within existing budget</li> </ul>
2. Establish service levels by zone	Revenues: <ul style="list-style-type: none"> <li>• HPW Mowing Agreement covers most of the costs associated with one mowing the highway corridor</li> </ul> Costs: <ul style="list-style-type: none"> <li>• A seasonal full-time Parks and Greenspace Operator would be required, along with two students, to implement this option.</li> <li>• Some machinery replacement may be required</li> </ul>

### Alignment with Strategic Priorities

Establishing an interim grass cutting will guide the consistent care, maintenance and presentation of publicly owned facilities and spaces – both interior and exterior – to ensure safety, functionality, and civic pride

### Draft Resolution

THAT Council direct staff maintain status quo for the remainder of this grass cutting season and to consider establishing service levels by zone for the 2026 grass cutting season.

Prepared by

Aynslie Ogden  
Policy and Communications Manager

# **Municipal Accounts Payable to June 25, 2025**

<b><u>Cheque No.</u></b>	<b><u>Name</u></b>	<b><u>Amount</u></b>	<b><u>Department</u></b>	<b><u>Description</u></b>
Transfer	Payroll Account #4305418	\$ 32,498.57	Administration	Net Pay - Pay Period 14
		\$ 9,669.92	Administration	RRSP Contribution - Pay Period 1 4
		\$ 9,136.54	Administration	Group- Insurance Pay period 14
		\$ 32,292.86	\$ 83,597.89	Administration Receiver General June 2025
280582	Atco Electric	\$ 472.88	Administration	Electricity: June 2025 billing
		\$ 2,884.83	Arena	Electricity: June 2025 billing
		\$ 472.88	Convention Centre	Electricity: June 2025 billing
		\$ 360.60	Community Hall	Electricity: June 2025 billing
		\$ 408.66	Fire Department	Electricity: June 2025 billing
		\$ 411.17	Landfill & Recycling	Electricity: June 2025 billing
		\$ 69.71	Pool	Electricity: June 2025 billing
		\$ 505.62	Public Works	Electricity: June 2025 billing
		\$ 5,434.32	Roads & Streets	Electricity: June 2025 billing
		\$ 11,141.91	\$ 22,162.58	Water & Sewer Electricity: June 2025 billing
280583	Bruce Sundbo	\$ 50.00	Administration	Data overage for council zoom meeting
280584	Cathway Yukon's Water Resource	\$ 47,667.53	Water & Sewer	Well pump installation, pipes and supplies
280585	Cathy MacKinnon	\$ 360.00	Landfill & Recycling	Reimbursement of free store volunteer honorarium
280586	Champagne and Aishihik First Nation	\$ 2,740.50	Water & Sewer	Automation troubleshooting by cmp engineering
280587	Darlene Sillery	\$ 50.00	Administration	Notary public for land transfer documents
280588	Ellen Stutz Petty - Cash	\$ 2,277.45	Recycling Centre	Refundables paid out
		\$ 35.32	Administration	Canada Day supplies, postage
		\$ 43.52	Landfill	Fencing pliers
		\$ 42.00	\$ 2,398.29	Fire Department Truck registration
280589	* Government of Yukon	\$ 15,246.33	Administration	Domestic water well better building program
280590	Hach Sales & Services Canada LP	\$ 256.69	Water & Sewer	PH storage solution

\* Denotes an item not directly funded by the Village

\*\* Grant funded

# **Municipal Accounts Payable to June 25, 2025**

280591	Jacob's Industries Limited		\$	497.70	Water & Sewer	Co2
280592	Mangala Chatterton		\$	2,000.00	Legislative	Municipal matching grant
280593	Metrix Group LLP		\$	25,317.92	Administration	2024 Audit
280594	NF Electrical and Event Production		\$	367.50	Water & Sewer	Wiring for new well pump
280595	Northwestel		\$	257.29	Administration	June 27, 2025 billing
			\$	61.40	Public Works	June 27, 2025 billing
			\$	711.39	Water & Sewer	June 27, 2025 billing
			\$	436.58	Protective Services	June 27, 2025 billing
			\$	125.37	Convention Centre	June 27, 2025 billing
			\$	30.70	Mezzanine	June 27, 2025 billing
			\$	30.70	Arena	June 27, 2025 billing
			\$	73.08	\$	1,726.51
280596	Spruce Cottage Farm		\$	1,157.00	Public Works	Flowers
280597	Tangerine Technology		\$	759.15	Administration	Network support
			\$	471.45	Water & Sewer	Network support
			\$	210.00	\$	1,440.60
280598	Yukon Service Supply		\$	622.13	Water & Sewer	Sodium Hypochlorite

Municipal Accounts Payable **\$ 207,659.17**

Adopted on \_\_\_\_\_

Mayor \_\_\_\_\_ CAO \_\_\_\_\_

\* Denotes an item not directly funded by the Village

\*\* Grant funded



## Village of Haines Junction Report to Council

June 25, 2025

\_\_\_ Council Decision  
\_\_\_ Council Direction  
☒ Council Information  
\_\_\_ Closed Meeting

**RE: Hydrocarbon Spill Update**

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### Recommendation

Council, take into consideration this report and provide staff with direction

### Background

This is an update to the previous report to council made in April of 2025 titled “Oil Spill”

### Current Status

The contaminated soil at the facility has been removed. 150L of used oil contaminated 28 m3 of soil. Total cost of clean-up was \$12,957 not including Village staff or equipment time.

### Discussion/Analysis

If there is a silver lining, it is that this spill occurred when the ground was still frozen and had some ice cover. Had the spill happened during summer the clean up costs would’ve easily been tripled or quadrupled.

Having the proper equipment to handle special waste is crucial in avoiding environmental hazards and the costs associated.

Currently when material needs to be shifted, moved or loaded at the SWMF the operator needs to arrange for use of the skid steer, backhoe or large loader from Public Works. The skid steer is a busy machine for Public Works as it is very versatile so arranging its use can be problematic. When running the backhoe with forks it is very difficult to see your forks and the extra weight of the boom on the back is also an impediment. It quite often has the street sweeper attached for street operations in the summer. The large loader is just that, very large for the job of moving special waste around and loading recycle trucks.

A compact loader with forks and a bucket would fulfill all the duties of material handling at the recycle centre along with any snow removal needed on the site. A drum handling attachment for forks is also required. Proper self-contained storage for full oil totes is needed. This would allow for the storage of 3 totes on full containment units with covers to protect from water contamination.

**Fiscal Impact**

A compact loader suitable for the operations described would cost \$140,000. The drum handler attachment would be \$1000-\$1500. A 3-unit containment unit for totes would cost \$12000.

For funding the equipment reserve could be utilized and then have it paid back over a number of years from the environmental reserve which has been created this year for dealing with things like environmental spills.

Prepared by

Jerry Tracey  
Public Works Manager



## Village of Haines Junction Report to Council

July 9, 2025

☒ Council Decision  
☒ Council Direction  
☐ Council Information  
☐ Closed Meeting

**RE: Septic Receiving Station**

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### Recommendation

The SRS be re-located in such a way that it can be emptied directly to our lagoon system.

### Background

Prior to 2017 a very costly incident occurred in another community when a vac truck deposited hydrocarbon contaminated septic into the community's wastewater lagoon.

In 2017 plans were designed for a septic receiving station to be built in Haines Junction. The purpose of an SRS is to capture loads of septic from vac trucks to allow for testing of hydrocarbons before introduction to our wastewater system. Construction was completed in late 2019 but deficiencies carried over into 2020. The system was made operational for a time but residents along the sewer lines path from the SRS to the lift station experienced sewage odour when the SRS was used by septic trucks. Later manhole filters were installed in an attempt to alleviate the smell caused but was ineffective. The SRS has not been in use since this time and septic trucks have been unloading directly at the lagoon.

It is worth pointing out there is a difference between septic and sewage. Sewage is the waste received at the lift station which is collected from property connections. This material is mostly water with a small amount of septic material. All the wastewater from showers and washing machines is mixed with a small amount of septic to produce sewage. Septic however is concentrated. No additional or very little water is added. Most times it comes from rest stop toilets, septic tanks which utilize a septic field to de-water the septage, or septic tanks. A gravity sewer system is not designed to carry septic material due to the venting requirements for it to work properly.

Simply put the SRS was placed in an undesirable area for proper operation.

Staff recommend the SRS be re-located in such a way that it can be emptied directly to our lagoon system.

In October 2024, Yukon Government Community Services performed a feasibility study which looked at 3 options:

1. Connect existing SRS to force main at existing site
2. Relocate SRS to lagoon access road
3. Relocate SRS adjacent to anaerobic cells



## **Current Status**

Thus far, funding has been unavailable from Yukon Government for moving of the SRS.

## **Discussion/Analysis**

Currently the risk associated with operating as we are is quite high. Various septic trucks use the lagoon; we have no controls in place to control what is being deposited. In most cases, the truck drivers wouldn't even know if they are depositing hydrocarbons. If hydrocarbons were introduced to the lagoon, it would impede the natural treatment process and in turn effect our ability to do proper annual releases. It would also lead to very costly environmental clean up. It is as simple as someone dumping used oil into a rest stop toilet and we will be faced with the cleanup. We are currently not collecting any fees from septic trucks for the use of the facility. Originally when the SRS was taken out of service, the trucks worked on an honour system to submit payment for loads dumped. At some point this system of payment stopped.

## **Fiscal Impact**

Of the options presented in the report, option 3 would be my recommendation with an estimated cost of \$1,011,000 and an estimated annual operating cost of \$13000.

## **Draft Resolution**

THAT Staff are directed to relocate SRS adjacent to anaerobic cells. A budget of \$1,011,00 is approved to relocated the SRS along with the annual operating cost of \$13,000.

Prepared by

Jerry Tracy  
Public Works Manager



## Village of Haines Junction Report to Council

June 25, 2025

☒ Council Decision  
☒ Council Direction  
☐ Council Information  
☐ Closed Meeting

**RE: Water System SCADA**

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### Recommendation

Staff proceed to update the SCADA system as outlined in this RTC. A budget of \$250k has been allocated to complete this work.

### Background

The last major update to the Water system SCADA (Supervisory Control and Data Acquisition System) was in 2011 when the new reservoir was constructed. In 2019 when the SRS was constructed, an update to part of the system occurred. In 2023 all of the online Chlorine analyzers were replaced along with automation control of the backwash water flow.

### Current Status

The software for the SCADA system is showing its age. The system relies on several different pieces of software and licenses to function. It is becoming more and more difficult to maintain the system as each piece of software relies on the other to function. As each of these pieces change over time it becomes more difficult to keep them working together. This is resulting in growing support fees by integrators to keep our system running. There is also a factor of risk. Recently we had a network component fail which required us to be without well control for several days. We were lucky that this failure didn't affect pumphouse 4 and our ability to pump water to the distribution system.

### Discussion/Analysis

An update to the SCADA would replace existing software with new software. The new software is a complete package which would provide all parts of the SCADA from one software package. It would lower licensing fees and provide better information to operators. It would eliminate the need for multiple software integrations allowing for timely updates to the system. It would also allow access to the SCADA system from any of our pumphouses instead of only Pumphouse 2. Currently Operators either must log in remotely by phone or travel to pumphouse 2 to make adjustments or control the system. The new system would allow complete control from any of our sites.

### Fiscal Impact

Depending on hardware replacement requirements estimated cost would be \$200k to \$250k

**Next Steps**

I have asked WSP to provide an estimate for the replacement.

**Draft Resolution**

THAT Staff proceed to update the SCADA system as outlined in this RTC. A budget of \$250k has been allocated to complete this work.

Prepared by

Jerry Tracey  
Public Works Manager



## Village of Haines Junction Report to Council

July 9, 2025

☒ Council Decision  
☐ Council Direction  
☐ Council Information  
☐ Closed Meeting

**RE: Propane Tank disposal at the SWMF**

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### Recommendation

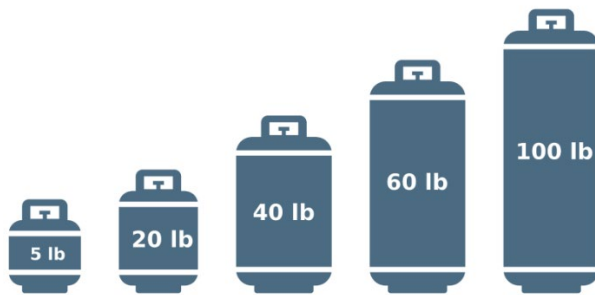
Council, take into consideration this report and provide staff with direction

### Background

Council requested a report on the disposal of Propane tanks at the Solid Waste Management Facility (SWMF). Propane tanks larger than 1 lb are not listed in the Waste Management Cost Recovery and Sorting Bylaw or the Consolidated Fees Bylaw and are currently billed as scrap metal.

### Current Status

Staff propose that all propane tanks larger than 1 lb with a valve, only be accepted if the valve has been completely removed. Further staff suggest that propane tanks larger than 100lb not be accepted at the facility.



Staff propose the following rates be added to the bylaw:

5 lb	\$10.00
20 lb	\$15.00
40 lb	\$20.00
60 lb	\$25.00
100 lb	\$30.00

## **Discussion/Analysis**

Propane tanks larger than 100 lb are typically used for residential heat or commercial activity. For residential heat most propane tanks are owned by the propane provider and rented to the user. Staff believe that few residents would be impacted by a restriction on larger tanks and this would help mitigate the build up of scrap metals in the SWMF.

## **Asset Management Impact**

Requiring that all valves be removed from propane tanks before entering the SWMF will reduce safety and liability concerns. Limiting the intake of large tanks may slightly reduce the long-term operating cost at the SWMF.

## **Alternatives Considered**

1. Continue to accept propane tanks and have staff periodically remove valves.
2. Recommended: Limit to <100 lb without valves.
3. Allow larger tanks with valves off at established costs.

## **Draft Resolution**

That Council directs staff to draft amendments to the Waste Management Cost Recovery and Sorting Bylaw and the Consolidated Fees Bylaw to include pricing for propane tanks as discussed in this RTC, including the requirement that all propane tank valves must be removed before they are accepted, and that no tanks larger than 100 lb will be accepted.

Prepared by

David Fairbank  
Chief Administrative Officer



## Village of Haines Junction Report to Council

July 9, 2025

☒ Council Decision  
☒ Council Direction  
☐ Council Information  
☐ Closed Meeting

**RE: Changes to Monthly Billing at the SWMF**

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### Recommendation

That Council take into consideration this report and provide direction to staff regarding the administration of monthly billing accounts at the Solid Waste Management Facility.

### Background

When tipping fees were introduced at the Solid Waste Management Facility, staff created monthly billing (credit) accounts for high-volume users such as builders, contractors, and government agencies. The intention was to facilitate ease of use and streamline billing for those making frequent use of the facility.

Over time, the number of monthly credit accounts has grown to nearly 40. This has created a significant administrative burden for gatehouse attendants and office staff, particularly as many of these accounts are now used by low-volume users, some of whom generate monthly bills as low as \$2.

### Current Status

The broad eligibility for monthly billing has resulted in the system being used by both high- and low-volume users. This was not the original intent, and it now contributes to inefficiencies and administrative challenges at the gatehouse.

Staff recommend establishing a minimum monthly charge threshold for account eligibility. This would help ensure that only users generating a sufficient volume of waste (and therefore billing) remain on the monthly account system.

### Discussion/Analysis

Introducing a minimum monthly charge—for example, \$50—for eligibility to maintain a monthly billing account would result in approximately 30–40% of current users transitioning to alternative payment methods such as paying at the gate or using bag tags. This would align the system with its original purpose and reduce staff time spent administering low-value accounts.

Seasonal variations may mean some users move on and off the monthly billing system depending on the time of year and volume of usage, which staff can accommodate.

## **Asset Management Impact**

Reducing the number of charge accounts by 30–40% would significantly simplify administrative processes for both gatehouse and office staff. This would allow staff to redirect their efforts toward higher-priority tasks, improving overall efficiency.

## **Alternatives Considered**

- **Status Quo:** Continue allowing all users to maintain a monthly billing account regardless of volume. This option maintains current inefficiencies and staff workload.
- **Recommended:** Establish a minimum monthly charge (e.g., \$50) for eligibility for a monthly billing account.
- **Introduce a Monthly User Fee:** Require users to pay a set fee to maintain a billing account, helping to offset staff time required to manage the accounts.

## **Alignment with Strategic Priorities**

- **Sustainable Levels of Service:** Ensures staff resources are aligned with defined service expectations.
- **Defined Service Standards:** Supports clarity through policy regarding who qualifies for extended billing services.

## **Next Steps**

Council may direct staff to draft a policy that outlines eligibility requirements for monthly billing accounts at the SWMF, including a minimum monthly charge threshold or a monthly administration fee.

## **Draft Resolution**

That Council directs staff to draft a policy establishing a minimum usage rate for eligibility to participate in the monthly credit accounts system at the Solid Waste Management Facility.

Prepared by

David Fairbank  
Chief Administrative Officer



## Village of Haines Junction Report to Council

July 9, 2025

☒ Council Decision  
☒ Council Direction  
☐ Council Information  
☐ Closed Meeting

**RE: Cardboard Trailers**

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### **Recommendation**

Staff be directed to develop cancel the Cardboard Trailer Service and surplus the trailers.

### **Background**

The Village of Haines Junction initiated a cardboard pick up program ~25 years ago, with the purchase of three trailers, to encourage and support local businesses to recycle. Businesses including the Bakery, Glacier View, Top Spot, Fas Gas, Little Green Apple and the Mile 1016 Pub, as well as the St. Elias School, have all used this service.

### **Current Status**

The Village now has seven trailers that are devoted to cardboard pick up at local businesses. The trailers are left at the business location, and when the trailer is full the business calls the Recycling Depot to pick up the trailer, take the trailer to the recycle centre to deposit its contents, and then return the trailer to the business. This service is provided free of charge.

### **Discussion/Analysis**

As this service has been provided for so long, and is not advertised, new businesses may not be aware of the program. There is no guidance to staff regarding how to prioritize amongst businesses that may want access to this service. A policy would provide greater clarity and guidance for staff on the provision of this service and make access to the service more equitable.

There is now an incentive for local businesses to recycle that did not exist when this program was first developed – tipping fees. In the past, it did not cost local business anything to dispose unsorted waste in the landfill. Now there is a financial incentive to separate recyclables from residual waste as there is now a fee associated with the disposal of residual waste.

### **Alternatives Considered**

#### Option 1: Maintain Status Quo

*Pros:* The current approach is working well for the businesses it serves. This service is part of the responsibilities of the Recycling Centre Attendant.

*Cons:* A service is being provided free of charge to certain businesses in town, but not to all. Awareness that the Village provides this service amongst new businesses may be low.



### Option 2: Charge Fees

*Pros:* Providing this service to all business in town would not be sustainable level of service. Developing a policy to charge an annual service fee, plus a pickup charge, would make access to the service more equitable. Collected fees could be set aside to offset costs associated with purchasing additional trailers (if/as needed), noting trailers cost around \$5,000 to purchase and modify to be fit for purpose. The policy could also provide guidance to staff for how to prioritize requests if demand for the service exceeds available trailers.

*Cons:* Local businesses are just getting used to tipping fees associated with waste disposal and may not be receptive to yet another fee. If additional demands are made for this service, additional staff time will need to be allocated to assist, and additional trailers may be needed. It is unlikely that fees collected would cover the full costs of delivering the program. It will be difficult to match available resources (trailers) to growing demands for trailers in an expedient way.

### Option 3: Cancel Program (recommended)

*Pros:* As the Village grows, it is anticipated that demand for this program will grow. This would place additional requirements on staff to the point that it may become difficult for the Village to provide equitable access to this service. This program could be picked up by a local contactor working directly for businesses that need this service. Cancelling the program would also eliminate the need for our Recycling Attendant to leave the site. Trailers could be surplus.

*Cons:* Discontinuing a long-offered service, albeit to a few customers, will inconvenience those who have come to rely on the service.

### **Alignment with Strategic Priorities**

Council's Draft Strategic Plan for 2025-2028 identifies the goal of ensuring levels of service are sustainable. To support the achievement of this goal, Council has committed to developing a level of Service Policy Framework that clarifies municipal service commitments. Within this framework, Council has directed staff to develop policies that establish clear and financially sound service expectations.

### **Asset Management Impact**

Option	Cost
1. Status quo	No additional costs
2. Charge fees	If demand for the service increases there may be additional costs e.g. staff time, to purchase trailers, but these would be offset by revenues from fees collected.
3. Cancel program (recommended)	This will reduce the number of assets that the Village needs to maintain.

**Draft Resolution**

THAT Staff be directed to develop cancel the Cardboard Trailer Service and surplus the trailers.

Prepared by

Aynslie Ogden  
Policy and Communications Manager



## Village of Haines Junction Report to Council

July 9, 2025

☒ Council Decision  
☒ Council Direction  
☐ Council Information  
☐ Closed Meeting

**RE: Online Video Archive of Council Meetings**

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### Recommendation

Direct staff to create a YouTube channel and upload recordings of Council meetings, and the video updates from the mayor, from the beginning of this Council's term. Create an opportunity to consider ways in which what is recorded in the minutes could be reduced because of making these recordings available.

### Background

Section 211 and 212 of the Municipal Act provides direction on minute-taking at council meetings, and the archiving of those minutes. This section notes:

- Minutes must be kept for all council meetings and all council committee meetings
- Minutes or portion of meetings closed pursuant to S213 do not require minutes
- Copies of the minutes shall be open for inspection by any person and that person may make copies of them on the payment of a fee set out by bylaw of the council.
- Council may authorize the destruction of original copies of minutes of council meetings if the originals have been recorded on some other system that will enable reliable copies, with signatures, to be made.

Section 18 of the Council Procedural Bylaw, Bylaw #352-18, provides direction to staff on minute-taking at council meetings. In addition to referencing Municipal Act requirements, the Bylaw notes:

- Minutes will be recorded in a manner which provides the context of the decision (commonly known as Anecdotal Minutes), the names of movers and seconders will not be recorded nor will the names of members who engage in a discussion on a topic.
- Members may demand a recorded vote pursuant to S209(4)
- The minutes of a meeting will, subject to amendments, be adopted at the next meeting.

To lessen the administrative burden associated with preparing minutes, Council passed Motion #410-24 on December 11, 2024 directing staff to use bullet, point-form minutes for the Committee of the Whole meetings.

### Current Status

Staff and Council have received requests to post the recordings of the Council meetings online.

Currently, the public may attend Council meetings in-person or participate online during the meeting. The public also has access to meeting minutes that are posted on the Village of Haines Junction website and circulated by email to the Village of Haines Junction Email Distribution List.<sup>1</sup>

## **Discussion/Analysis**

There has been an increasing trend nationally from the public for more accountable municipal government. A 2007 Supreme Court Decision noted that open meetings are essential to “robust democratic legitimacy” of local governments.

It could be argued that the intention of S211 of the Municipal Act is to increase public confidence in the integrity of local government by ensuring the open and transparent exercise of municipal power.

Few people have the time, availability (or patience!) to sit through entire council meetings either online or in-person on a regular basis. On-demand recordings make it easier and more convenient for the public to find discussions and documents relating to the topics they are most interested in.

Making recordings of council meetings available online following the meeting is becoming more commonplace across Canada. Making recordings available on an accessible platform for a minimum period of time is recommended by agencies including Open Council<sup>2</sup> and the Ontario Ombudsman. Notable examples:

- The City of Whitehorse makes recordings of most council meetings available on their website by noon of the day following the meeting.
- Almost all major cities, and many smaller municipalities across Canada make recordings of council meetings available (including Edmonton, Calgary, Richmond, Kamloops, Surrey, Victoria, Abbotsford, Coquitlam, Langley, Medicine Hat, Hamilton, Kingston, Peterborough, Whistler, Castlegar, Lambton Shores, Sooke, Leduc, etc.)
- An estimate for municipalities in Ontario conducted in 2019 indicated that at least 79% of Ontarians had have access to the audio/video of their local municipal council meetings<sup>2</sup>

## **Alternatives Considered**

### Option 1: Status Quo

*Pros:* The current approach meets all requirements in the Municipal Act and the Village’s Council Procedural Bylaw.

*Cons:* Not providing on-demand video archives reduce the engagement and participation of those unable to attend council meetings when they occur.

### Option 2: Make recordings available online

*Pros:* This would ensure those who are not able to attend Council meetings in person would have access to the meetings. While making meeting recordings available does not negate the need for meeting minutes, it could provide Council with an opportunity to review and reduce what is recorded in the minutes.

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<sup>1</sup> More info : [hainesjunction.ca/p/village-communications](https://hainesjunction.ca/p/village-communications)

<sup>2</sup> <https://opencouncil.ca/council-meeting-video-recording/>

*Cons:* Online platforms such as Zoom that are used for recordings can not be relied upon as long-term archives. In addition, our website does not allow for the uploading of videos. To ensure a long-term archive, staff time would need to be dedicated to downloading video recordings from the Zoom platform, saved on the Village server, and then uploaded to Google Drive or YouTube (which are likely to have more longevity. Note As YouTube includes a viewer, it is a more accessible platform than providing a link from Google Drive). Staff time would also be needed to raise public awareness of the availability of the online video archive.

### **Asset Management Impact**

<b>Option</b>	<b>Cost</b>
1. Status quo	No additional costs
2. Make recordings available online	

### **Alignment with Strategic Priorities**

Council's Draft Strategic Plan for 2025-2028 identifies the goal of ensuring levels of service are sustainable. To support the achievement of this goal, Council has committed to developing a level of Service Policy Framework that clarifies municipal service commitments. Within this framework, Council has directed staff to develop policies that establish clear and financially sound service expectations.

### **Draft Resolution**

THAT Staff create a YouTube channel and upload recordings of Council meetings, and the video updates from the mayor, from the beginning of this Council's term. Create an opportunity to consider ways in which what is recorded in the minutes could be reduced because of making these recordings available.

Prepared by

Aynslie Ogden  
Policy and Communications Manager



## Village of Haines Junction Report to Council

July 9, 2025

☐ Council Decision  
☒ Council Direction  
☒ Council Information  
☐ Closed Meeting

**RE: 2025 YG/AYC Municipal Act Review Committee Appointment**

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### Recommendation

That Council take into consideration this report and provide direction to staff regarding participation in the 2025 Municipal Act Review Committee.

### Background

On June 19, 2025, the Association of Yukon Communities (AYC) issued a call-out to Yukon municipal Chief Administrative Officers (CAOs) and staff for expressions of interest to serve on the newly formed 2025 Municipal Act Review Committee. The intent of the committee is to guide and inform the review of the Yukon Municipal Act, with a focus on ensuring the Act reflects the needs, experiences, and perspectives of Yukon municipalities.

### Current Status

The AYC is currently accepting applications for membership on the Municipal Act Review Committee. Five seats are available for municipal CAO or staff representatives. As of July 4, three applications have been received. The deadline to submit expressions of interest is July 25, 2025.

### Discussion/Analysis

Participation in the 2025 Municipal Act Review Committee presents an opportunity for the Village of Haines Junction to help shape legislative changes that directly impact municipal governance, authority, and operations. The Village has consistently supported motions adopted by the AYC and could use this opportunity to reinforce these positions within the legislative review process.

If the CAO is appointed to the committee, Council would receive early insight into potential amendments to the Act and would be able to provide strategic direction to the CAO on issues of particular relevance to the community. Alternatively, the Village could opt not to participate directly and receive updates through regular quarterly AYC meetings, though this would be a more passive role in the process.

It is important to note that the committee has not yet been formally established and the full scope of the review or anticipated changes to the Act has not been communicated to municipalities. Active participation would ensure early access to this information and allow the Village to respond proactively.

**Asset Management Impact**

Committee participation would require a time commitment of approximately one workday per month between August 2025 and February 2026. This includes time for meeting preparation and attendance. The impact on CAO availability is manageable within existing workloads but should be noted as a recurring time requirement over the seven-month duration.

**Draft Resolution**

That Council approves the CAO as a candidate to participate in the 2025 Municipal Act Review Committee and directs staff to submit an expression of interest prior to the application deadline.

Prepared by

David Fairbank  
Chief Administrative Officer

## MUNICIPAL ACT REVIEW COMMITTEE

### TERMS OF REFERENCE

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#### PURPOSE

The Municipal Act Review Committee (the Committee) is a short-term entity whose purpose is to have “without prejudice” discussions about the *Municipal Act*.

The Committee is an adhoc research and advisory body, constituted to provide a forum for the exchange of information and ideas amongst its participants and represented organizations on the relative merits of various proposed amendments to the *Municipal Act*.

The Committee recognizes that the Government of Yukon (YG) does not currently have a formal mandate to review or revise the *Municipal Act*. The Committee's role is to identify key issues and explore potential options for future policy and legislative work. Final decision-making authority rests with the respective governments and organizations. The Committee and its individual members have no authority or power to make binding recommendations or decisions on behalf of its participants or its represented organizations.

#### BACKGROUND

The Committee is being created as a result of the Association of Yukon Communities' (AYC) 2023 resolution requesting a comprehensive joint review of the *Municipal Act* to ensure it meets the evolving needs of Yukon municipalities and the communities they serve. Following the resolution, the Minister of Community Services requested that Community Affairs and the AYC work closely to identify the challenges and limitations with the current Municipal Act.

#### GUIDING PRINCIPLES

As acknowledged in the preamble of *the Act*, the *Municipal Act* was developed in a spirit of partnership, mutual respect and trust between Yukon Government, the AYC, and municipalities. In keeping with these principles, the Committee is established with representation from YG,, AYC, and urban & rural municipalities.



## **MEMBERSHIP**

The committee shall be composed of a maximum of 9 members.

- Up to 5 members to be named by the AYC
- 1 staff member from the AYC
- 3 members from the Government of Yukon.

The Government of Yukon's Manager of Community Affairs will be the chair. If the chair is absent, members present at the meeting shall select an acting chair from among the AYC members.

## **ROLES AND RESPONSIBILITIES**

The YG members of the Committee shall be responsible for:

- Bringing YG information and interests to the Committee;
- Providing support for background and research work;
- Providing internal updates on the Committee's work;
- Developing a report that documents the Committee's work including suggested options or recommendations;
- Providing administrative and secretarial support for the Committee.

The AYC members of the Committee shall be responsible for:

- Bringing AYC and municipal information and interests to the Committee;
- Reporting on the work of the Committee as required to AYC and municipalities;
- Providing information as required to support background and research work; and
- Returning issues, questions and options from AYC and municipal perspective.

## **QUORUM**

As the Municipal Act Review Committee is a research and advisory body, quorum will not be required.

## **MEETINGS**

The Committee will meet monthly.

Meetings will normally be virtual or in person, as determined during each previous meeting. Members may attend in person or virtually. Members may choose to meet in another community.

## **TERM**

The working group will commence mid-August and continue until February. Recurring meeting dates will be decided by consensus amongst committee members.

## **ADMINISTRATIVE AND POLICY SUPPORT**

The Government of Yukon will provide administrative, secretarial, research and policy support.

## **MEETING NOTES**

Meeting notes will:

- Be circulated electronically within one week following the meeting;
- Summarize discussion of the Committee

## **DECISION-MAKING**

The Municipal Act Review Committee is not a decision-making body. The focus of the Committee is to conduct research and provide advisory-type information. Committee members will strive to come to a consensus when finalizing the report. If consensus is not achieved, it will be documented in the report.

## **BUDGET AND FINANCIAL AUTHORITY**

None. Any costs will be approved in advance and the bills paid by the Government of Yukon.

## **TRAVEL AND COMPENSATION**

The Government of Yukon will pay accommodation and travel expenses to all the representatives, in accordance with the Management Board Directive 13-84 – [Government Travel](#).

Travel must be approved in advance by the Director of Community Affairs.

The Government of Yukon and the Association of Yukon Communities representatives will not receive any additional remuneration for their participation on the committee.

**Approved by members of the review committee on:**

**August xx, 2025**

## VILLAGE OF HAINES JUNCTION

### Bylaw #429-25

#### **A Bylaw to Provide for an Amendment to the Haines Junction Zoning Bylaw #411-24**

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

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

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

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

#### **SHORT TITLE**

This bylaw shall be cited as "**Zoning Bylaw #411-24 Amendment #2 Bylaw**."

#### **INTERPRETATION**

For this bylaw all definitions are described in Bylaw #411-24 and its amendments thereto including this bylaw.

#### **PROVISIONS**

This bylaw makes the following amendments to Zoning Bylaw #411-24:

- The Mountain Ridge subdivision shall be added to the zoning framework as outlined in the Area 1 Master Plan.
- Appendix "A" – Updated "Zoning Overview Map" and "Downtown Zoning Overview Map" shall replace the corresponding maps in the original Zoning Bylaw #411-24.

#### **ENACTMENT**

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

#### **READINGS**

Read for the first time on this 25<sup>th</sup> day of June 2025.

Read for the second time on this 25<sup>th</sup> day of June 2025.

A Public Hearing was held on the \_\_\_\_ day of \_\_\_\_ 2025.

Read a third time and finally adopted on the \_\_\_\_ day of \_\_\_\_ 2025.

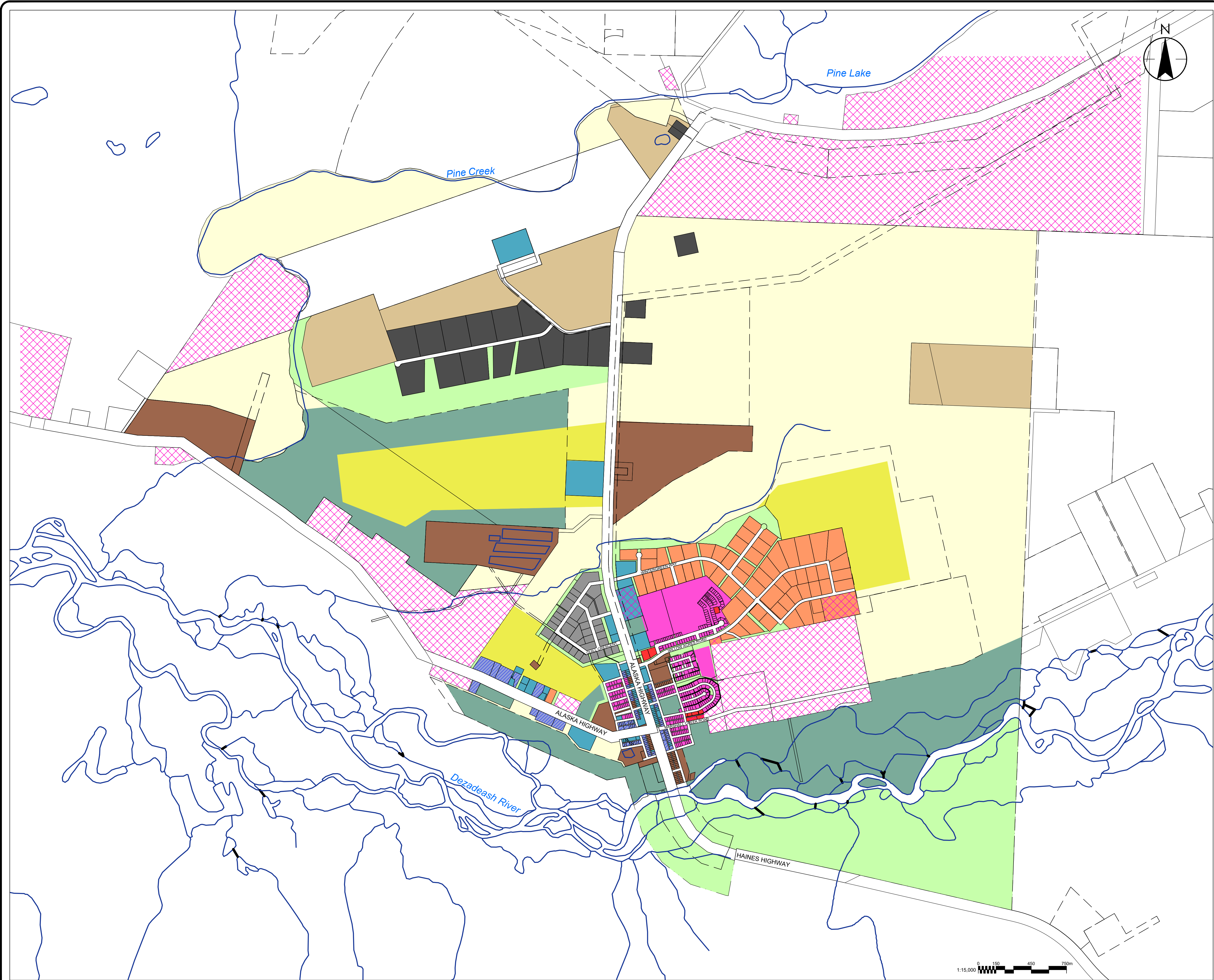
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Diane Strand, Mayor

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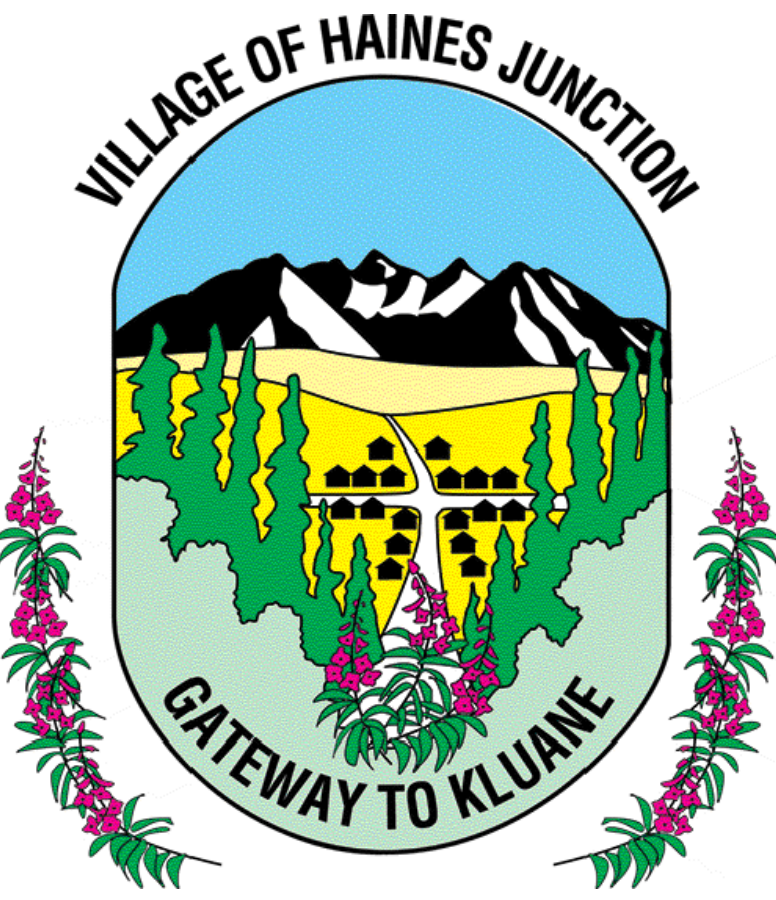
David Fairbank, Chief Administrative Officer





- Legend**
- Municipal Boundary
  - Surveyed Land Parcels
  - Land Dispositions
  - Easements
  - Urban Residential (R-1)
  - Multiple Unit Residential (R-2)
  - Country Residential (RC)
  - Tourist Commercial (CT)
  - Mixed Commercial (CM)
  - Light (Service) Industrial (M-1)
  - Public Use Community (PD)
  - Parks & Recreation Community (PR)
  - Greenbelt Community (GB)
  - Open Space (OS)
  - Agriculture General (AG)
  - Agriculture Residential (AR)
  - Future Development (FD)
  - Settlement Lands

1	2025-06-05	ISSUED FOR USE
YYYY-MM-DD		SUBMISSION INFORMATION



VILLAGE OF HAINES JUNCTION

GATEWAY TO KLUANE

PROJECT

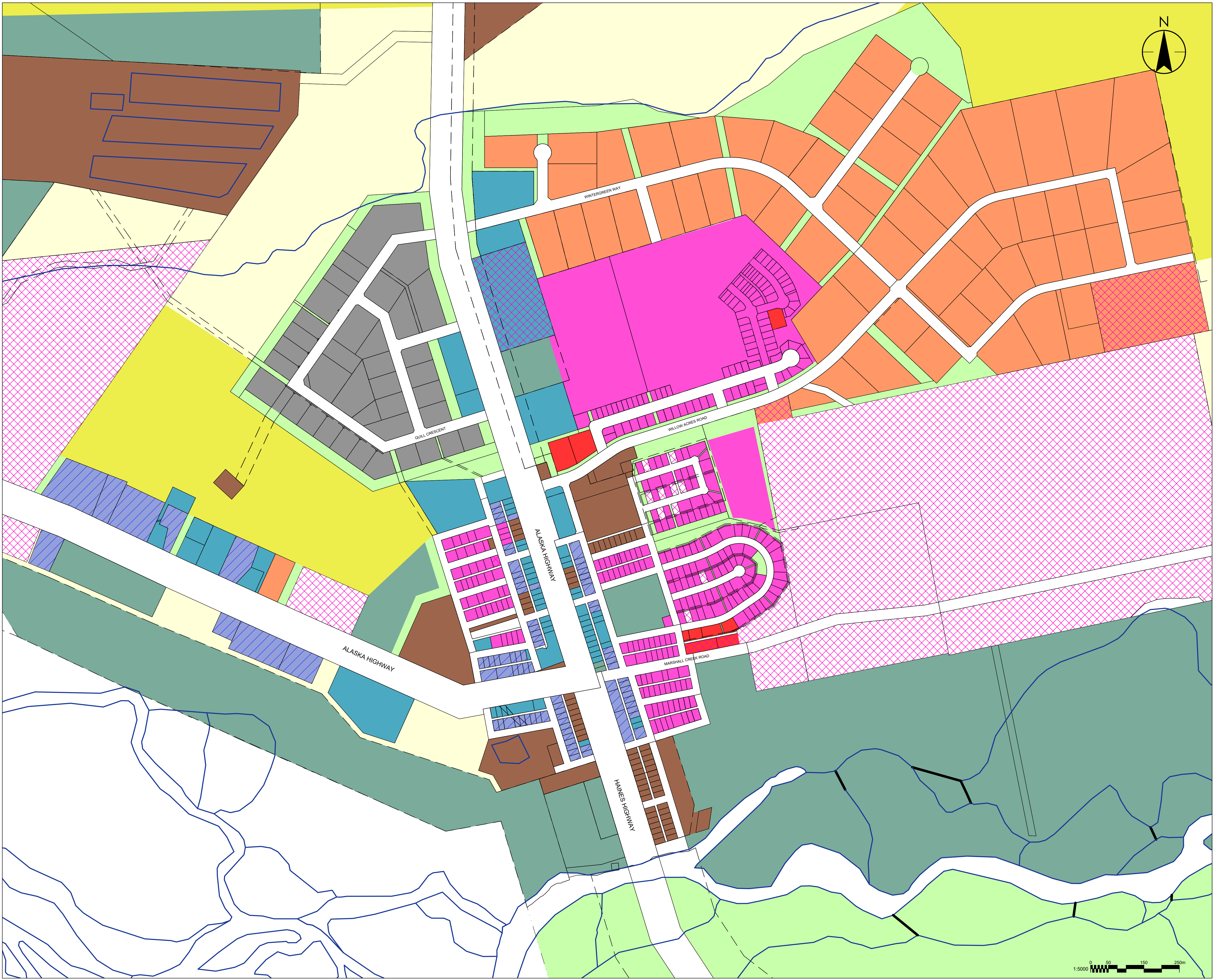
VILLAGE OF HAINES JUNCTION ZONING BY-LAW

DRAWING

ZONING OVERVIEW

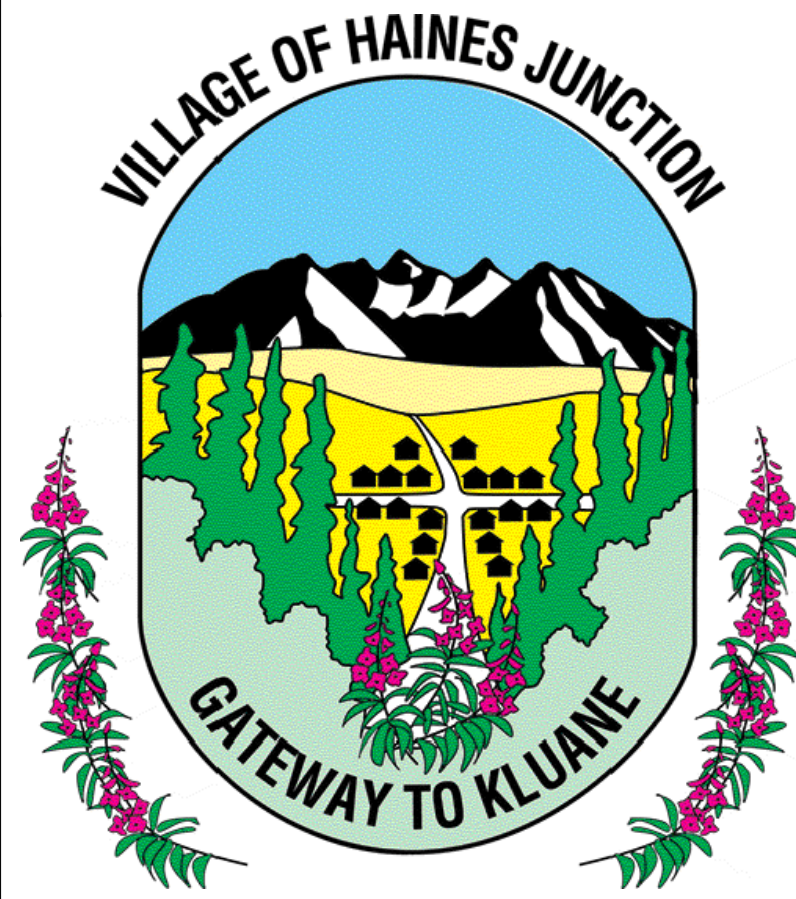
DESIGN	DATE	SCALE
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AR	23-03	
CHECKED	DRAWING NO.	VERSION
-	C01	1
APPROVED		
-		





- Legend**
- Municipal Boundary
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1	2025-06-05	ISSUED FOR USE
	YYYY-MM-DD	SUBMISSION INFORMATION



PROJECT			
VILLAGE OF HAINES JUNCTION ZONING BY-LAW			
DRAWING			
DOWNTOWN ZONING OVERVIEW			
DESIGN	DATE	SCALE	
-	2025-06-05	AS NOTED	
DRAWN	PROJECT NO.		
AR	23-03		
CHECKED	DRAWING NO.	C02	1
APPROVED			