



Village of Haines Junction

February 11, 2026

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. Draft Minutes January 28, 2026
- 6. Proclamations**
- 7. Delegations**
 - a. Debrief on power outage - Shane Skarnulis, Emergency Measures Organization and Kyle Rolling, Atco
- 8. Public Hearings and Public Input Sessions**
- 9. Old Business**
 - a. RTC – Housing Accelerator Fund Dwelling Construction Grant
 - i. Report to Council
 - ii. New Dwelling Construction Grant Policy (for information)
 - iii. Amended New Dwelling Construction Grant for Young Residents Policy
 - iv. Amended Affordable Housing Construction Grant Policy
 - b. RTC – Shakwak Hall Committee Appointments
 - c. Verbal update on TRC Policy and Community Identity RFPs
- 10. New Business**
 - a. Accounts Payable to February 11, 2026
 - b. Zoning Bylaw Public Education Campaign
- 11. Bylaws – Reports, Readings and Adoption**
 - a. Dwelling Construction Grant
- 12. Correspondence**
 - a. Letter from Heiko Haehensen
 - b. News Release – YG Housing Initiatives Fund
 - c. Proclamation request
 - d. ISED Consultation – Rural Development Action Plan (carry forward from last meeting)
- 13. Council Reports and Notice of Motions**
- 14. Questions from the Public**
- 15. Motion to Close Meeting to the Public**
 - a. Lands discussion
 - b. RCMP Haines Junction Mayors-Chiefs Report January 2026
- 16. Adjournment**

The next Regular Council Meeting will take place at 7:00 pm on February 25th 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

One tap mobile

+17806660144,,8676347100# Canada
+12042727920,,8676347100# Canada

Dial by your location

- +1 780 666 0144 Canada
- +1 204 272 7920 Canada
- +1 438 809 7799 Canada
- +1 587 328 1099 Canada
- +1 647 374 4685 Canada
- +1 647 558 0588 Canada
- +1 778 907 2071 Canada

Meeting ID: 867 634 7100

Find your local number: <https://us02web.zoom.us/u/kbq7uk0jkn>

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



Village of Haines Junction Report to Council

February 6, 2026

Council Decision
 Council Direction
 Council Information
 Closed Meeting

RE: Housing Accelerator Fund - Dwelling Construction Grant

Recommendation

Council approves the closing of the New Dwelling Construction Grant for Young Residents and Affordable Housing Construction Grant. Council completes the first and second reading of Bylaw 26-XX Dwelling Construction Grant and completes the third reading of the bylaw and adoption of the policy once the third installment of Housing Accelerator Fund (HAF) funding from CMHC is confirmed.

Background

Through funding provided by the Housing Accelerator Fund, which is administered by the Canada Mortgage and Housing Corporation, the Village of Haines Junction has run two grant programs to support the development of housing in our community. The November 2024 intake of the New Dwelling Construction Grant for Young Residents and Affordable Housing Construction Grant provided funding for four primary residences and five affordable rental units.

Current Status

The grant programs had a funding allocation of \$250,000 each, however the programs were undersubscribed. The current grant funding commitment is \$75,000 for the New Dwelling Construction Grant for Young Residents and \$75,000 for the Affordable Housing Construction Grant.

Grant Program	Applications Received	Grants Awarded	Current Status
New Dwelling Construction Grant for Young Residents	Six applications were received	Grants were awarded for four dwelling units	Two dwellings are under construction, one is intended to start this summer, one has withdrawn
Affordable Housing Construction Grant	Three applications were received for five rental units	Grants were awarded for all five rental units	Three affordable rentals have been completed, two have withdrawn

At the June 11, 2025 meeting, council agreed with several changes to the HAF-funded grant programs and budget. These changes included:

1. Amending the Affordable Housing Construction Grant to award each eligible unit \$25,000

2. Opening a second intake of the Affordable Housing Construction Grant to provide grants of \$25,000 with a budget of \$125,000
3. Closing the New Dwelling Construction Grant for Young Residents
4. Starting a Dwelling Construction Grant, with no age-related eligibility criteria, to provide grants of \$20,000 with a budget of \$120,000

Council deferred approving bylaw amendments to reflect these changes pending confirmation from CMHC of the third HAF installment. Since that meeting, the Project Manager responsible for implementing the HAF program has returned to work and re-assessed the HAF program and grant program status.

Discussion/Analysis

Rationale for combining grant programs

The Dwelling Construction Grant for Young Residents is one of the initiatives included in the HAF agreements. This initiative is now completed and the Village of Haines Junction is able to proceed with removing the age-related eligibility criteria. There is now an opportunity to establish a new grant program and implement changes to expand the eligibility criteria for both personal residences and developer-led affordable housing. Combining grant programs will make the administration of the program easier.

Close existing grant programs

1. Affordable Housing Grant – amend grant amount to \$25,000 per dwelling unit, amend budget to \$75,000
2. New Dwelling Construction Grant for Young Residents – amend budget to \$75,000

Dwelling Construction Grant

1. Homeowner stream – assist residents with the construction of a new primary dwelling unit
2. Developer stream – assist local developers with the construction of any affordable rental, including secondary suites and the conversion of existing “in-law suites” to permitted secondary suites, or the construction of affordable homes for sale
3. The eligibility criteria used for Affordable Homes for Sale in the Affordable Housing Grant was not easily understood and referenced several external sources to calculate affordability. In alignment with the Housing Unit Estimates (high housing need for 1- and 2-person households) in the 2024 Housing Needs Assessment, staff propose the following design criteria to encourage affordable housing:
 - Maximum size
 - Bachelor or 1-bedroom 84 m² (904.17 ft²) GFA
 - 2-bedroom 120 m² (1291.67 ft²) GFA
 - 3-bedroom 140 m² (1506.95 ft²) GFA
 - Modest design features
 - Maximum 1 car garage
 - Maximum 3 bedrooms
4. Establish grant amount of \$25,000 per dwelling unit with a budget of \$350,000 (funding for up to 14 dwelling units). The grant amount should be maintained to ensure fairness with

previous grant programs. This is still modest compared to the grant amounts offered by other municipalities.

Asset Management Impact

No Village of Haines Junction assets will be accrued or impacted because of the grant programs. The current HAF budget is planned for 75% of the total funding amount as it is anticipated that the fourth and final installment of funding will not be made.

	Spent To Date	Revised Budget	Notes
Initiatives per agreement			
1 – Zoning Bylaw Update & 5 – Promote Higher Density Residential & Commercial Mixed-Use	\$ 52,876.96	\$ 54,000.00	Use remaining budget for Zoning Bylaw public education campaign
2 – Improve Building Permitting and Approvals Process	\$ -	\$ -	Completed internally
3 – New Dwelling Construction Grant for Young Residents	\$ 18,750.00	\$ 75,000.00	3x \$25,000
4 – Recreation and Community Services Review to Support Long Term Residency	\$ -	\$ 25,000.00	
6 – Housing Needs Assessment	\$ -	\$ -	Completed by Yukon Housing Corporation
Additional initiatives			
Affordable Housing Construction Grant	\$ -	\$ 75,000.00	3x \$25,000
Dwelling Construction Grant	\$ -	\$ 350,000.00	14x \$25,000
Project/Asset Manager – June 2024 to December 2027	\$ 50,918.34	\$ 270,000.00	
GIS Platform Development	\$ 14,137.55	\$ 25,000.00	Consultant contract, license fees and hardware
Computer/Legal	\$ 5,518.05	\$ 6,000.00	
Not yet allocated/contingency	\$ -	\$ 45,977.83	Quick spend projects
Total	\$ 142,200.90	\$ 925,977.83	
Budget target		\$ 925,977.83	75% of \$1,234,637.10

Alternatives Considered

The following alternatives were considered:

- Restart existing grant programs – monitoring of existing grant programs has found that the eligibility criteria for the existing programs were restrictive (age-related criteria) and difficult to understand (affordable homes for sale criteria).

- No grant programs – The initiatives included in the HAF Agreement have been completed so the grant programs could be closed, however establishing new grant programs will support meeting the Housing Growth Targets in the Agreement.
- Eligibility criteria based on household income – administration considered including a priority for applicants whose household income is below the median household total income by household size for Haines Junction. While this is in alignment with the intent of supporting affordable housing, the Village of Haines Junction does not have a policy or practice in place to store confidential personal information such as household income.

Alignment with Strategic Priorities

Council's vision includes delivering sustainable services that enhance quality of life now and allows growth for the future. By being committed to responsible planning, Council wants to ensure that the Village's finite resources are directed to where they will have the greatest impact and will ensure that municipal services are delivered efficiently and effectively.

Next Steps

1. Close existing Affordable Housing Construction Grant and New Dwelling Construction Grant for Young Residents programs.
2. Establish new grant program, Dwelling Construction Grant, in anticipation of confirmation of receiving the Housing Accelerator Fund installment (\$308,659.25) in March 2026.
3. Advertise anticipated grant opportunity starting in February 2026 to allow potential applicants to think about their projects. This timing also aligns with the application period for the Housing Initiatives Fund and other Yukon Government funding opportunities.
4. When HAF funding amount is confirmed, open the grant application period.
5. Award grants to eligible and approved applicants on a “first come, first served” basis. The application period will remain open until all funding is allocated. Once funding is allocated, a waitlist will be kept.
6. Monitor progress of all grant programs. If grant recipients from any of the grant programs do not make progress at the annual review or decline the grant award, the grant can then be offered to the next person on the waitlist.

Draft Resolutions

THAT Council approves the recommendations outlined in this Report to Council.

THAT Policy 40-24 New Dwelling Construction Grant for Young Residents and 41-24 Affordable Housing Construction Grant are amended as presented.

THAT Bylaw xxx-26 Dwelling Construction Grant is read for the first and second time on this 11th day of February 2026.

Prepared by

Lianna Grice
Project and Asset Manager



VILLAGE OF HAINES JUNCTION

Dwelling Construction Grant Policy

Policy # 40-26

1 Purpose

The Village of Haines Junction recognizes that financial barriers to home ownership and the development of affordable housing exist, particularly for young residents and below median income households. This program will increase housing supply and improve affordability for people in our community.

2 Policy Statement

The Dwelling Construction Grant has three streams. The homeowner stream aims to assist residents with the construction of a new primary residence. The affordable rental stream aims to assist developers with the construction of new affordable rentals, including secondary suites and the conversion of existing “in-law suites” to permitted secondary suites. The developer stream aims to assist local developers with the construction of new homes for sale. All streams will support housing development within the Village of Haines Junction while increasing affordability for residents and targeting the development of smaller dwelling units. This policy outlines the criteria, incentives and guidelines for accessing this grant funding.

3 Definitions

- 3.1 **Affordable Rental** means rent below the most recent median monthly rent as per the most recent Yukon Bureau of Statistics [Yukon Rent Survey](#) (see table Median rent, total units and vacancy rate (for all buildings with rental units), by size and community).
- 3.2 **Dwelling Construction Grant** means financial assistance provided by the Village of Haines Junction to support construction of new dwelling units.
- 3.3 **Dwelling Unit** means one or more rooms for the use of one household as a residence containing cooking, living, sleeping and sanitary facilities.
- 3.4 **Primary Residence** means the dwelling in which a person resides for at least 184 days of the calendar year.
- 3.5 **Secondary Suite** means a self-contained, accessory dwelling unit in any physical arrangement and includes garden suites.
- 3.6 **Yukon Resident** means a person who makes Yukon their permanent and principal home for at least 90 days prior to the application submission deadline.

4 Eligibility Criteria

- 4.1 The property must be located within the municipal boundary of the Village of Haines Junction.
- 4.2 Applicants must own the property on which the housing development is to be constructed.
- 4.3 If the applicant is in an Agreement for Sale with the Yukon Government for a vacant lot, they may

Village of Haines Junction Dwelling Construction Grant

also be eligible for the grant.

- 4.4 The property and proposed development must comply with the Village's Official Community Plan, Zoning Bylaw and the National Building Code.
- 4.5 An approved development permit must be issued for the proposed dwelling unit.
- 4.6 Applicants must be in good standing with the Village of Haines Junction.
- 4.7 Property taxes for the property must be paid in full and the property must have no other outstanding financial claims upon it by the Village of Haines Junction.
- 4.8 Applicants must provide proof of financing or a declaration that the applicant has the funds necessary to complete the project.
- 4.9 Even where permitted by bylaw, the new dwelling unit may not be used as a short-term rental accommodation for at least 2 years once completed.

4.10 The new dwelling unit must meet the following design criteria

- 4.10.1 Maximum size
 - Bachelor or 1-bedroom 84 m² (904.17 ft²) GFA
 - 2-bedroom 120 m² (1291.67 ft²) GFA
 - 3-bedroom 140 m² (1506.95 ft²) GFA
- 4.10.2 Modest design features
 - Maximum 1 car garage
 - Maximum 3 bedrooms

4.11 Primary Residence stream

- 4.11.1 The new dwelling unit must be the primary residence of the applicant for at least 2 years once completed.
- 4.11.2 This opportunity is restricted to Yukon residents.

4.12 Affordable Rental stream

- 4.12.1 Applicants must make the dwelling unit available at an affordable rental rate for a period of ten (10) years from the date of occupancy. Applicants must accept any reasonable rental request from a prospective tenant.
- 4.12.2 This opportunity is restricted to local developers. Applicants must reside within the Municipality of Haines Junction or within the regional catchment / surrounding communities (e.g. Pine Lake Subdivision, Nygren Subdivision, the Agriculture Subdivision at Pine Lake, or on the Haines Road).

4.13 Developer stream

- 4.13.1 This opportunity is restricted to local developers. Applicants must reside within the Municipality of Haines Junction or within the regional catchment / surrounding communities (e.g. Pine Lake Subdivision, Nygren Subdivision, the Agriculture Subdivision at Pine Lake, or on the Haines Road).

5 Application Guidelines and Procedures

Village of Haines Junction Dwelling Construction Grant

- 5.1 To receive a Dwelling Construction Grant as laid out in this policy, applicants must fill out the application form, provide a complete statutory declaration, provide a complete project proposal (affordable rental stream only), provide an approved development permit for the intended use of the funding, provide estimated costs for the project and attach all necessary documentation.
- 5.2 Applications for the Dwelling Construction Grant will be accepted for projects that were started after the Housing Accelerator Fund effective date of January 11, 2024. The project start date will be determined by the issuance of the building permit to undertake the project.
- 5.3 Any developments for which funding is provided for must be completed by July 11th, 2027. At the discretion of the Village of Haines Junction, developments only partially completed prior to the deadline may be eligible for prorated funding.
- 5.4 An application will be considered complete when the following documents and requirements have been met:
 - A completed and signed Dwelling Construction Grant application form.
 - An approved Development Permit issued by the Village of Haines Junction.
 - A completed project proposal (affordable rental stream only)
 - Other supporting documents and information as requested in the Dwelling Construction Grant application.

6 Application Review and Grant Award Process

- 6.1 Once an application is deemed complete it will be reviewed and if approved by the Village of Haines Junction, as described in Section 5, the Applicant will be eligible to receive a Dwelling Construction Grant.
- 6.2 The Dwelling Construction Grant application period will take place in Spring 2026. Grants will be awarded on a “first come, first served” basis. The Village will attempt to notify all applicants of the outcome of their application within 5 business days of the submission deadline. Successful applicants will have 10 business days to notify the Village of their intention to accept the grant. If the funds are turned down or that time has elapsed without communication from the applicant, the Village will then offer the grant to subsequent applicant(s) on the waitlist.
- 6.3 The funding allocated for this project is \$350,000.

7 Disbursement of Funds

- 7.1 Dwelling Construction Grant funds will be disbursed in two installments: 75% of the grant will be paid upon the satisfactory completion of framing and insulation inspection, and the remaining 25% once construction has been completed all required final inspection reports confirm compliance with governing codes and legislation. All Dwelling Construction Grant cheques will be made payable to the applicant.

8 Implementation of Policy

- 8.1 Applications must comply with the Village’s Official Community Plan, Zoning Bylaw, policies and other bylaws.

8.2 Primary Residence stream

8.2.1 Applicants must use the dwelling unit as their primary dwelling for a minimum of two years after the completion of the unit. This time will be calculated from the final payment of the grant or from the dates of final permits being closed, whichever is the latest. Applicants who receive a Dwelling Unit Construction Grant and do not use the dwelling unit as their primary residence for a minimum of two (2) years will be required to repay a proportionate amount of the grant for the period that the dwelling unit was not used as their primary residence. Failure to make the repayment will result in the amount being added to the following year property taxes.

8.3 Affordable Rental stream

8.3.1 Applicants who receive an Dwelling Construction Grant and do not make the dwelling unit available for rent at an affordable rate for a period of ten (10) years from the date of occupancy and/or accept a reasonable rental request from a prospective tenant will be required to repay a proportionate amount of the grant for the period that the dwelling unit was not available for rent at an affordable rate. Failure to make the repayment will result in the amount being added to the following year property taxes

- 8.4 To receive the first disbursement of funds, the applicant must provide a cost breakdown, pictures, and proof that the framing and insulation inspection has been passed.
- 8.5 To receive the last disbursement of funds, the application must provide a final cost breakdown, pictures and proof that construction is complete. Final inspection reports will be required.
- 8.6 If a development or building permit is revoked, cancelled, voided or amended to be outside of the eligibility criteria, the Dwelling Construction Grant will be considered invalid. A new application may be submitted in such cases.
- 8.7 All applicants will sign a declaration that the unit they are constructing with the Dwelling Construction Grant are not intended to be used for short term rentals.
- 8.8 The Dwelling Construction Grant will cover up to 100% of actual, eligible costs, to the maximum amount of \$25,000.
- 8.9 The Dwelling Construction Grant cannot be used for the renovation of an existing dwelling unit, **except in the case of converting existing unpermitted suites into permitted dwelling units**, nor for landscaping or other improvements not directly related to the creation of a new dwelling unit.
- 8.10 Receiving a Dwelling Construction Grant under this policy does not preclude an applicant from applying for and receiving different grants, subsidies or loans provided by the Village or other organizations.

9 General Information

- 9.1 Applications can be obtained by the Village of Haines Junction by email at projects@hainesjunction.ca, in person at the Village Office located at 178 Backe Street, Haines Junction or on the Village website at www.hainesjunction.ca.
- 9.2 Completed application forms are to be returned to the Village of Haines Junction in person, by email to projects@hainesjunction.ca, or by regular mail.

Village of Haines Junction Dwelling Construction Grant

- 9.3 Questions about the application can be directed to Lianna Grice, Project Manager and Asset Manager, projects@hainesjunction.ca
- 9.4 Upon approval the applicant will be notified and forwarded a copy of the application and approval conditions.

10 Term of Agreement

- 10.1 The term of a Dwelling Construction Grant agreement cannot exceed July 11th, 2027.**
- 10.2 Terms of the agreement will be reviewed on a yearly basis. Should no action be taken toward fulfilling the agreement by the applicant (e.g., no development activity), the Village of Haines Junction reserves the right to revoke the agreement with written notice.

POLICY TITLE: Dwelling Construction Grant

POLICY #: #xx-26

EFFECTIVE DATE:

ADOPTED BY COUNCIL ON:

RESOLUTION #:

 Diane Strand– Mayor

 David Fairbank – CAO



VILLAGE OF HAINES JUNCTION

New Dwelling Construction Grant for Young Residents Policy Policy # 40-24 (As Amended February 11, 2026)

1 Purpose

The Village of Haines Junction recognizes that financial barriers to home ownership exist, particularly for young residents. The New Dwelling Construction Grant for Young Residents program will assist young Haines Junction residents 35 years old and under with offsetting the cost of building a new primary dwelling within the municipality. This program will increase housing supply and improve affordability for young people in our community.

2 Policy Statement

The New Dwelling Construction Grant for Young Residents program aims to assist young residents with construction of a new primary dwelling unit within the Village of Haines Junction by providing financial assistance for eligible projects. The goal of this policy is to support housing development while increasing affordability for young residents and targeting the development of smaller dwelling units. This policy outlines the criteria, incentives and guidelines for accessing this grant funding.

3 Definitions

- 3.1 **Dwelling Construction Grant** means financial assistance provided by the Village of Haines Junction to support young residents in the construction of new dwelling units.
- 3.2 **Dwelling Unit** means one or more rooms for the use of one household as a residence containing cooking, living, sleeping and sanitary facilities.
- 3.3 **Lottery** means a randomized selection process used to allocate Dwelling Construction Grant funds among eligible applicants who have met the necessary application criteria.
- 3.4 **Primary Residence** means the dwelling in which a person resides for at least 184 days of the calendar year.

4 Eligibility Criteria

- 4.1 The maximum eligible grant per applicant to construct a new dwelling unit will be \$25,000 per dwelling.
- 4.2 The property must be located within the municipal boundary of the Village of Haines Junction.
- 4.3 Applicants must be no older than 35 years of age by the time the Housing Accelerator Fund effective date of January 11, 2024
- 4.4 Applicants must own the property on which the housing development is to be constructed.
- 4.5 If the applicant is in an Agreement for Sale with the Yukon Government for a vacant lot, they may also be eligible for the grant.

- 4.6 The property and proposed development must comply with the Village's Official Community Plan, Zoning Bylaw and the National Building Code.
- 4.7 An approved development permit must be issued for the proposed dwelling unit.
- 4.8 Applicants must be in good standing with the Village of Haines Junction.
- 4.9 Property taxes for the property must be paid in full and the property must have no other outstanding financial claims upon it by the Village of Haines Junction.
- 4.10 The new dwelling unit must be the primary residence of the applicant for at least 2 years once completed.
- 4.11 Applicants must provide proof of financing or a declaration that the applicant has the funds necessary to complete the project.

5 Application Guidelines and Procedures

- 5.1 To receive a Dwelling Construction Grant as laid out in this policy, property owners must fill out the application form, provide an approved development permit for the intended use of the funding, provide estimated costs for the project and attach all necessary documentation.
- 5.2 Dwelling Construction Grant applications must be accompanied by an approved development permit for a dwelling unit, along with other supporting information as requested in the application
- 5.3 Applications for the Dwelling Construction Grant will be accepted for projects that were started after the Housing Accelerator Fund effective date of January 11, 2024. The project start date will be determined by the issuance of the development permit to undertake the project.
- 5.4 Any developments for which funding is provided for must be completed by July 11th, 2028. At the discretion of the Village of Haines Junction, developments only partially completed prior to the deadline may be eligible for prorated funding.
- 5.5 An application will be considered complete when the following documents and requirements have been met:
 - A completed and signed Dwelling Construction Grant application form.
 - An approved Development Permit issued by the Village of Haines Junction.
 - Other supporting documents and information as requested in the Dwelling Construction Grant application.

6 Application Review and Lottery Process

- 6.1 Once an application is deemed complete it will be reviewed and if approved by the Village of Haines Junction, as described in Section 5, the Applicant will be entered into a lottery to receive a Dwelling Construction Grant.
- 6.2 The Dwelling Construction Grant lottery draw will take place in Fall 2024. The Village will attempt to notify all applicants of the outcome of their application within 2 business days of the lottery closing. Successful applicants will have 10 business days to notify the Village of their intention to accept the grant. If the funds are turned down or that time has elapsed without communication from the applicant, the Village will then offer the grant to subsequent applicant(s) on the waitlist.

6.3 The funding allocated for this project is \$75,000. If the amount requested through approved applications does not exceed \$75,000 by the time of the lottery, the Village of Haines Junction reserves the right to disburse funding to approved applicants without a lottery process.

7 **Disbursement of Funds**

7.1 Dwelling Construction Grant funds will be disbursed in two installments: 75% of the grant will be paid upon the satisfactory completion of framing and insulation inspection, and the remaining 25% once construction has been completed all required final inspection reports confirm compliance with governing codes and legislation. All Dwelling Construction Grant cheques will be made payable to the applicant.

8 **Implementation of Policy**

8.1 Applications must comply with the Village's Official Community Plan, Zoning Bylaw, policies and other bylaws.

8.2 Applicants must use the dwelling unit as their primary dwelling for a minimum of two years after the completion of the unit. This time will be calculated from the final payment of the grant or from the dates of final permits being closed, whichever is the latest. Applicants who receive a Dwelling Unit Construction Grant and do not use the dwelling unit as their primary residence for a minimum of two (2) years will be required to repay a proportionate amount of the grant for the period that the dwelling unit was not used as their primary residence. Failure to make the repayment will result in the amount being added to the following year property taxes.

8.3 A Dwelling Construction Grant for more than one dwelling unit on a single lot is not permitted.

8.4 To receive the first disbursement of funds, the applicant must provide a cost breakdown, pictures, and proof that the framing and insulation inspection has been passed.

8.5 To receive the last disbursement of funds, the application must provide a final cost breakdown, pictures and proof that construction is complete. Final inspection reports will be required.

8.6 If a development or building permit is revoked, cancelled, voided or amended to be outside of the eligibility criteria, the Dwelling Construction Grant will be considered invalid. A new application may be submitted in such cases.

8.7 All applicants will sign a declaration that the unit they are constructing with the Dwelling Construction Grant are not intended to be used for short term rentals.

8.8 The Dwelling Construction Grant will cover up to 100% of actual, eligible costs, to the maximum amount of \$25,000.

8.9 The Dwelling Construction Grant cannot be used for the renovation of an existing dwelling unit, nor for landscaping or other improvements not directly related to the creation of a new dwelling unit.

8.10 Labour costs for work completed by the homeowner are not eligible for reimbursement.

8.11 Receiving a Dwelling Construction Grant under this policy does not preclude an applicant from applying for and receiving different grants, subsidies or loans provided by the Village or other organizations.

9 General Information

- 9.1 Applications can be obtained by the Village of Haines Junction by email at projects@hainesjunction.ca, in person at the Village Office located at 178 Backe Street, Haines Junction or on the Village website at www.hainesjunction.ca.
- 9.2 Completed application forms are to be returned to the Village of Haines Junction in person, by email to projects@hainesjunction.ca, or by regular mail.
- 9.3 Questions about the application can be directed to Lianna Grice, Project Manager and Asset Manager, projects@hainesjunction.ca
- 9.4 Upon approval the applicant will be notified and forwarded a copy of the application and approval conditions.

10 Term of Agreement

- 10.1 The term of a Dwelling Construction Grant agreement cannot exceed July 11th, 2028.
- 10.2 Terms of the agreement will be reviewed on a yearly basis. Should no action be taken toward fulfilling the agreement by the applicant (e.g., no development activity), the Village of Haines Junction reserves the right to revoke the agreement with written notice.

POLICY #: #40-14

EFFECTIVE DATE: August 28, 2024

ADOPTED BY COUNCIL ON: August 28, 2024

RESOLUTION #: #246-24

AMENDED BY COUNCIL ON: February 11, 2026

RESOLUTION #:

Diane Strand – Mayor

David Fairbank – CAO



VILLAGE OF HAINES JUNCTION

Affordable Housing Construction Grant

Policy #41-24

(As Amended June 11, 2025)

1 Purpose

The Village of Haines Junction recognizes that financial barriers to developing affordable housing exist. The Affordable Housing Construction Grant program will assist local developers with offsetting the cost of building a dwelling unit for affordable rent or sale within the municipality. This program will increase housing supply and improve affordability for people in our community.

2 Policy Statement

The Affordable Housing Construction Grant program aims to assist local developers with the construction of new affordable dwelling units within the Village of Haines Junction by providing financial assistance for eligible projects. The goal of this policy is to support housing development while increasing affordability for residents. This policy outlines the criteria, incentives, and guidelines for accessing this grant funding.

3 Definitions

- 3.1 **Affordable Housing** means rent below the most recent median monthly rent as per the most recent Yukon Bureau of Statistics Yukon Rent Survey (see table *Median rent, total units and vacancy rate (for all buildings with rental units), by size and community*) or sale price resulting in annual housing costs less than 30% of the median a household's before-tax income as per the most recent Statistics Canada Census Data.
- 3.2 **Affordable Housing Construction Grant** means financial assistance provided by the Village of Haines Junction to support developers in the construction of new affordable housing dwelling units.
- 3.3 **Dwelling Unit** means one or more rooms for the use of one household as a residence containing cooking, living, sleeping and sanitary facilities.

4 Eligibility Criteria

- 4.1 This opportunity is restricted to local developers. Applicants must reside in within the Municipality of Haines Junction or within the regional catchment / surrounding communities (e.g. Pine Lake Subdivision, Nygren Subdivision, the Agriculture Subdivision at Pine Lake, or on the Haines Road).
- 4.2 The eligible grant per applicant to construct a new dwelling unit will be \$25,000 per dwelling.

- 4.3 The property must be located within the municipal boundary of the Village of Haines Junction.
- 4.4 Applicants must own the property on which the housing development is to be constructed.
- 4.5 If the applicant is in an Agreement for Sale with the Yukon Government or the Village of Haines Junction for a vacant lot, they may also be eligible for the grant.
- 4.6 The property and proposed development must comply with the Village's Official Community Plan, Zoning Bylaw and the National Building Code.
- 4.7 Applicants must be in good standing with the Village of Haines Junction.
- 4.8 Property taxes for the property must be paid in full and the property must have no other outstanding financial claims upon it by the Village of Haines Junction.
- 4.9 Applicants must provide proof of financing or a declaration that the applicant has the funds necessary to complete the project.

5 Application Guidelines and Procedures

- 5.1 To receive an Affordable Housing Construction Grant as laid out in this policy, property owners must fill out the application form, provide a complete statutory declaration, provide a complete project proposal and attach all necessary documentation.
- 5.2 Applications for the Affordable Housing Construction Grant will be accepted for projects that were started after the Housing Accelerator Fund effective date of January 11, 2024. The project start date will be determined by the issuance of the development permit to undertake the project.
- 5.3 Any developments for which funding is provided for must be completed by July 11th, 2028. At the discretion of the Village of Haines Junction, developments only partially completed prior to the deadline may be eligible for prorated funding.
- 5.4 An application will be considered complete when the following documents and requirements have been met:
 - A completed and signed Affordable Housing Construction Grant application form.
 - A completed project proposal.
 - Other supporting documents and information as requested in the Affordable Housing Construction Grant application.

6 Application Evaluation and Grant Award Process

- 6.1 Once an application is deemed complete it will be reviewed and evaluated by the Village of Haines Junction in Fall 2024 using the Affordable Housing Construction Grant evaluation matrix.
- 6.2 **The funding allocated for this project is \$75,000.** Affordable Housing Construction Grants will be awarded to the highest scoring applications until all funding has been allocated. The Village will attempt to notify all applicants of the outcome of their application within 5 business days of the submission deadline. Successful applicants will have 10 business days to notify the Village of their intention to accept the grant. If the funds are turned down or that time has elapsed without communication from the applicant, the Village will then offer the grant to subsequent applicant(s) on the waitlist.

7 Disbursement of Funds

7.1 Affordable Housing Construction Grant funds will be disbursed in two installments: 75% of the grant will be paid upon the satisfactory completion of framing and insulation inspection, and the remaining 25% once construction has been completed all required final inspection reports confirm compliance with governing codes and legislation. All Affordable Housing Construction Grant cheques will be made payable to the applicant.

8 Implementation of Policy

8.1 Applications must comply with the Village's Official Community Plan, Zoning Bylaw, policies and other bylaws.

8.2 Applicants who receive an Affordable Housing Construction Grant to develop a unit for rent and do not make the dwelling unit available for rent at an affordable rate for a period of ten (10) years from the date of occupancy and/or accept a reasonable rental request from a prospective tenant will be required to repay a proportionate amount of the grant for the period that the dwelling unit was not available for rent at an affordable rate. Failure to make the repayment will result in the amount being added to the following year property taxes.

8.3 Applicants who receive an Affordable Housing Construction Grant to develop a unit for sale and do not make the dwelling unit available for sale at an affordable price immediately after the date of occupancy and/or accept a reasonable offer to purchase from a prospective purchaser will be required to repay the grant amount. Failure to make the repayment will result in the amount being added to the following year property taxes.

8.4 To receive the first disbursement of funds, the applicant must provide a cost breakdown, pictures, and proof that the framing and insulation inspection has been passed.

8.5 To receive the last disbursement of funds, the application must provide a final cost breakdown, pictures and proof that construction is complete. Final inspection reports will be required.

8.6 If a development or building permit is revoked, cancelled, voided or amended to be outside of the eligibility criteria, the Affordable Housing Construction Grant will be considered invalid. A new application may be submitted in such cases.

8.7 The Affordable Housing Construction Grant will be \$25,000 per dwelling unit.

8.8 The Affordable Housing Construction Grant cannot be used for the renovation of an existing dwelling unit, nor for landscaping or other improvements not directly related to the creation of a new dwelling unit.

8.9 Receiving an Affordable Housing Construction Grant under this policy does not preclude an applicant from applying for and receiving different grants, subsidies or loans provided by the Village or other organizations.

9 General Information

9.1 Applications can be obtained by the Village of Haines Junction by email at projects@hainesjunction.ca, in person at the Village Office located at 178 Backe Street, Haines Junction or on the Village website at www.hainesjunction.ca.

- 9.2 Completed application forms are to be returned to the Village of Haines Junction in person, by email to projects@hainesjunction.ca, or by regular mail.
- 9.3 Questions about the application can be directed to Lianna Grice, Project Manager and Asset Manager, projects@hainesjunction.ca
- 9.4 Upon approval the applicant will be notified and forwarded a copy of the application and approval conditions.

10 Term of Agreement

- 10.1 The term of an Affordable Housing Construction Grant agreement cannot exceed July 11th, 2028.
- 10.2 Terms of the agreement will be reviewed on a yearly basis. Should no action be taken toward fulfilling the agreement by the applicant (e.g., no development activity), the Village of Haines Junction reserves the right to revoke the agreement with written notice.

POLICY TITLE: Affordable Housing Construction Grant

POLICY #: 41-24

EFFECTIVE DATE: 2024/09/25

ADOPTED BY COUNCIL ON: 2024/02/25

RESOLUTION #: 264-24

AMENDED BY COUNCIL ON: 2026-02-11

RESOLUTION #:

Diane Strand – Mayor

David Fairbank – CAO

Appendix A - Affordable Housing Construction Grant Process



Appendix B - Affordable Housing Construction Grant Proposal Evaluation

Core Requirements

- Affordable Housing development
- Village of Haines Junction Resident or Company
- Project located within the Village of Haines Junction
- Project completion prior to July 11, 2028

Scoring Matrix

Applications will be subject to the following scoring formula:

0 points

- Missing information

40% of available points

- Approaching: awarded to responses considered insufficient to meet the criteria or where the information provided cannot be understood.

60% of available points

- Meets: awarded to responses that meet the basic criteria and demonstrate a basic ability to perform the services.

80% of available points

- Good: awarded to responses that meet the established criteria and provide in clear detail the proponent's ability to perform the services.

100% of available points

- Exceeds: awarded to responses that exceed the established criteria and indicate a superior approach to performing the services.

Evaluation Criteria

Project Plan (40 points)

The Plan for the project should include: a description of how the proposed project supports an established community housing need(s), a site plan and a description of the land tenure, a construction schedule and a management approach.

	Missing (0 points)	Approaching (4 point)	Meets (6 points)	Good (8 points)	Exceeds (10 points)
Brief description of how project supports an established community housing need(s) (maximum points = 10)					
Site plan and land tenure (maximum points =10)					
Construction schedule with key milestones and completion date (maximum points = 10)					

Village of Haines Junction Affordable Housing Construction Grant Policy

Management approach of the tenancies and the asset or home ownership initial sale (maximum points = 10)					
Total:					

Qualifications and Experience (30 points)

Applicants will be scored on past projects that are similar in scope, scale and location to the proposed project, and for which the current applicant was the prime delivery agent.

1. The specific role played in the project;
2. A description of each past project, and why it is similar in scope and scale to the proposed project;
3. Elements that deemed the projects a success. i.e.: met the original intent, came in on budget or under budget, successfully housed clients, met build and occupancy time lines etc.
4. References: for the past project examples identified above, applicants must provide an independent client contact that can be used as a reference to verify the information provided, including quality of product and service achieved (name, title, organization, address, phone number and email address)

	Score
Project 1 (maximum score = 15) 1. Role 2. Description of project and how it is similar to this proposal 3. Success criteria	
Project 1 (maximum score = 15) 1. Role 2. Description of project and how it is similar to this proposal 3. Success criteria	
Total:	

Construction Financial Viability (15 points)

Applicants must provide a business plan that demonstrates that the project will remain financially viable throughout construction. Information should include:

- Total construction costs (design, permitting, site preparation, construction, commissioning); total operating costs; cost and source of financing

	Missing (0 points)	Approaching (4 point)	Meets (6 points)	Good (8 points)	Exceeds (10 points)
Demonstrated financial viability over 20 year period (Maximum = 20 points)					
Total:					

Affordable Rental or Sale Feasibility (15 points)

Applicants must provide an approach that outlines affordability. Information should include:

- Affordable sale price upon initial sale (units for sale only)

Village of Haines Junction Affordable Housing Construction Grant Policy

- Financial feasibility outlining total operating costs; cost and source of financing; expected revenue; and 20-year cash flow

	Missing (0 points)	Approaching (4 point)	Meets (6 points)	Good (8 points)	Exceeds (10 points)
Demonstrated financial viability over 20 year period (Maximum = 20 points)					
Total:					

Overall Score: /100



Village of Haines Junction Report to Council

February 11, 2026

- Council Decision
- Council Direction
- Council Information
- Closed Meeting

RE: Shakwak Hall Committee Appointments

Recommendation

That Council appoint Jennifer Bakke, Wade Istchenko, Rose Kushniruk and Bruce Tomlin to the Shakwak Hall Committee, along with a Council member (to be determined).

Background

Council adopted Bylaw #435-25, a Bylaw to Establish the Shakwak Valley Community Hall Committee, on December 10, 2025.

The Bylaw specifies:

- That five members will be pointed by resolution by Council;
- One Council member will also serve on the Committee;
- Members must have resided in Haines Junction, or the surrounding region, for no less than 2 years;
- Members will serve until December 21, 2026 (the term may be extended as necessary).

Current Status

A call for Program Committee members was issued on January 9, 2026, and closed on February 4, 2026

Discussion/Analysis

Applications were received from four community members:

- Jennifer Bakke
- Wade Istchenko
- Rose Kushniruk
- Bruce Tomlin

Each of these applicants have lived in the community for many years, and would bring considerable experience and insight to the Committee

Asset Management Impact

The Bylaw anticipates that six meetings will be required to complete the following work:

1. Recommend, for Council approval, an approach for recognizing the importance of the Shakwak Hall to the Community, noting Council has specifically committed to hosting an end-of-life ceremony prior to demolition within its Strategic Plan. Other activities could include: a memorial book, a photo exhibit at the planned recreation centre, or other ideas as recommended by the Committee.
2. The Committee will prepare a budget for the recommended work. The budget will include all resources required to carry out the recommended work, including additional Committee time (if needed). The budget will be presented to Council for approval.
3. The Committee will guide work approved by Council until work is completed.

Committee members will be provided with \$100 honoraria to participate (and prepare) for Committee meetings.

The total budget required to support six meetings with four community members and one councillor is \$3,000.

The bylaw notes that the Committee may seek approval for additional meetings from Council as needed to carry out planned/approved work.

Alignment with Strategic Priorities

The establishment of the C-CARE Program and Program Committee was identified in Council's 2025-2028 Priorities under the goal Investing in the Community

Draft Resolution

That Council appoint Jennifer Bakke, Wade Istchenko, Rose Kushniruk and Bruce Tomlin to the Shakwak Hall Committee, along with a Council member (insert name).

Prepared by

Aynslie Ogden
Policy and Communications Manager

Municipal Accounts Payable to February 11, 2026

<u>Cheque No.</u>	<u>Name</u>	<u>Amount</u>	<u>Department</u>	<u>Description</u>
Transfer	Payroll Account #4305418	\$ 32,424.14 \$ 4,883.04 \$ 1,170.18 \$ 13,885.76	Administration Administration Administration Administration	Net Pay - Pay Period 2 RRSP Contribution - Pay Period 2 Union Dues January 2026 Receiver General January PP 2
EFT	Visa	\$ 965.27 \$ 313.85 \$ 230.98 \$ 762.00 \$ 450.00 \$ 2,124.25 \$ 9.41	Administration Arena Convention Centre Landfill Legislative Public Works Water & Sewer	Phones, zoom, adobe, postage, office supplies Skate sharpening stones Alarm panel batteries Tv for cameras, square, phone, rodent control Gift certificates Equipment parts, phone Membership, phone
280922	Acklands Grainger Inc.	\$ 306.98	Public Works	Brass support tube and fittings
280923	Advance Security & Automation Ltd	\$ 173.25	Convention Centre	Monthly alarm monitoring
280924	AFD Petroleum Ltd	\$ 2,078.05 \$ 1,358.57 \$ 1,554.68 \$ 1,554.68 \$ 682.63	Arena Fire Department Administration Convention Centre Recycling Centre	January 29, 2026 heating fuel January 29, 2026 heating fuel January 29, 2026 heating fuel January 29, 2026 heating fuel January 29, 2026 heating fuel
280925	Association of Yukon Communities	\$ 85.00 \$ 13,205.07	Administration Legislative	Inter-Municipal Business License # 4 First half of membership fee 2026
280926	Augusto Children's Festival	\$ 1,807.65	Administration	Donated Refundable Grant*
280927	Cathy MacKinnon	\$ 400.00	Landfill & Recycling	SWMF Working Group meeting Honorarium
280928	Chris Reynolds	\$ 18,900.00	Capital Project	Consulting services for emergency response plan

* Denotes an item not directly funded by the Village

** Grant funded

Municipal Accounts Payable to February 11, 2026

280929	Darlene Sillery	\$ 40.00		Landfill & Recycling	Free store volunteer honoraria
		\$ 500.00	\$ 540.00	Landfill & Recycling	SWMF Working Group meeting Honorarium
280930	Ellen Stutz Petty - Cash	\$ 1,817.70		Recycling Centre	Refundables paid out
		\$ 32.55	\$ 1,850.25	Administration	Envelopes
280931	Erin Jamieson		\$ 500.00	Landfill & Recycling	SWMF Working Group meeting Honorarium
280932	Hollie Hayes		\$ 100.00	Fire Department	Fire fighter medical
280933	Inland Kenworth		\$ 393.06	Public Works	Hydraulic oil
280934	Jacobs Industries Ltd		\$ 497.70	Water & Sewer	Co2
280935	Junction Arts & Music		\$ 1,807.65	Administration	Donated Refundable Grant*
280936	Kelly Beaulieu		\$ 200.00	Landfill & Recycling	Free store volunteer honoraria
280937	Laura Gorecki/Creative Junction		\$ 1,807.65	Administration	Donated Refundable Grant*
280938	M & D Services	\$ 4,120.54		Convention Centre	January 2026 Custodial Services
		\$ 1,552.54		Mezzanine	January 2026 Custodial Services
		\$ 503.53		Administration	January 2026 Custodial Services
		\$ 436.39		Fire Department	January 2026 Custodial Services
		\$ 67.14	\$ 6,680.14	Convention Centre	Kitchen towels laundry
280939	Mike Crawshay	\$ 80.00		Landfill & Recycling	Free store volunteer honoraria
		\$ 500.00	\$ 580.00	Landfill & Recycling	SWMF Working Group meeting Honorarium
280940	Northwestel	\$ 212.04		Administration	January 27, 2026 billing
		\$ 44.68		Public Works	January 27, 2026 billing
		\$ 711.38		Water & Sewer	January 27, 2026 billing
		\$ 428.58		Protective Service	January 27, 2026 billing
		\$ 117.38		Convention Centre	January 27, 2026 billing

* Denotes an item not directly funded by the Village

** Grant funded

Municipal Accounts Payable to February 11, 2026

		\$ 22.71		Mezzanine	January 27, 2026 billing
		\$ 22.71		Arena	January 27, 2026 billing
		\$ 80.14	\$ 1,639.62	Recycling Centre	January 27, 2026 billing
280941	Rachel Finn		\$ 160.00	Landfill & Recycling	Free store volunteer honoraria
280942	Salomè Alby		\$ 500.00	Landfill & Recycling	SWMF Working Group meeting Honorarium
280943	Sylvain Human Resource Services		\$ 551.25	Administration	Minute taking and meeting tracker spread sheet
280944	Tangerine Technology		\$ 1,747.20	Administration	Network support
280945	Xerox		\$ 153.21	Administration	Printing and photocopies

Municipal Accounts Payable **\$ 119,033.17**

Adopted on _____

Mayor _____ CAO _____



Village of Haines Junction Report to Council

February 6, 2026

Council Decision
 Council Direction
 Council Information
 Closed Meeting

RE: Zoning Bylaw Public Education Campaign

Recommendation

Background

Bylaw No 411-24 Zoning Bylaw was adopted by Council in September 2024 after a significant public engagement process. The bylaw is a modern and permissive zoning bylaw that reduces barriers to residential and commercial development.

The Stimulating Community Investment report, authored by the St. Elias Chamber of Commerce, identified zoning and permit education as part of the recommended community promotion strategy:

“A modernized and reformed Zoning Bylaw was recently adopted by the municipality (September 2024), providing for a wider range of opportunities on many properties and greater flexibility on regulations such as setbacks, fencing, parking and more. These make the community more attractive and affordable for business investment. Simplified and electronic permitting will speed up the process. However, this will only be effective if property owners and entrepreneurs are aware of, and understand, the changed landscape. Production and distribution of education materials that promote the new potential of property, especially to the owners of the identified vacant and underutilized sites, is needed.” (page 10, Stimulating Community Investment, St. Elias Chamber of Commerce, October 2024.)

Increasing public awareness of residential development opportunities will support achieving the Housing Supply Growth Targets, specifically missing middle and other multi-unit housing, in the Housing Accelerator Fund Agreement.

Current Status

Staff are planning a public education campaign to increase awareness of new opportunities for residential development as a result of the 2024 Zoning Bylaw. The campaign will include print brochures, social media posts, engagement with local builders/developers and a public open house. The key message of the campaign is that Haines Junction is a welcoming place for development.

Discussion/Analysis

The public education campaign will share plain language information about the zoning bylaw, potential types of development, and the development permit process. The campaign will focus on four new opportunities for residential development:

Secondary Suites

The Zoning Bylaw allows for Secondary Suites, in any physical arrangement, to be built in most zones. Examples of Secondary Suites could be a separate building in the front or rear yard, suite within an existing dwelling, an addition to an existing dwelling, an apartment above a garage. You can now have a Secondary Suite on most residential properties in Haines Junction

Multiple Unit Housing

The Zoning Bylaw allows for expanded opportunities for the development of multiple unit housing and strengthens the Multiple Unit Residential zone. Multiple Unit Housing is any physical arrangement of three or more dwelling units and can now be developed in both the Multiple Unit Residential and Commercial Mixed zones. Examples of Multiple Unit Housing could be fourplexes, sixplexes, apartment buildings or clusters of single family or duplex units on one property.

Reduced Minimum Dwelling Size

The Zoning Bylaw allows you to build a home that is the right size for your needs. The minimum size of dwelling units is 20m² (215sq.ft.) in most zones, except in Country Residential and Agricultural zones where the first dwelling unit must be at least 70m² (592sq.ft.). Reduced minimum dwelling sizes offer several possibilities for residential development a) you might only need a small home for your lifestyle, b) you could build a small home to live in while you save money for a future larger home, c) you could build a small secondary suite to help with affordability for both yourself and a tenant.

Less Restrictions on Construction Methods

The Zoning Bylaw enables the full spectrum of housing needs to be met in Haines Junction by doing away with the Mobile Home Residential zone and restrictions on where you can place a manufactured home. You can now decide to use whatever construction method is best for your particular needs whether it is a conventional "stick frame" building, log home, modular home, prefabricated home, mobile home or other innovative construction method that meets the current National Building Code.

Asset Management Impact

No impact on asset management.

Alternatives Considered

Alignment with Strategic Priorities

This public education campaign contributes to Council's goal of sound and open governance by making zoning bylaw information available in a plain language format. It also contributes to the goal of investing in the community by making the public aware of opportunities for residential development and open conversations about policies.

Next Steps

Staff will continue to develop and execute the public education campaign.

Draft Resolutions

Prepared by

Lianna Grice
Project and Asset Manager

Village of Haines Junction

Bylaw No. **xxx-26**

A Bylaw to provide for grants for homeowners and developers to construct new housing units within the Village of Haines Junction.

- 1 **Whereas**, Section 245 of the Yukon Municipal Act provides that a Council, may by bylaw provide grants, gifts, or loans of money or municipal property or a guarantee of any borrowing within borrowing limits, including grants of property taxes or municipal service charges, as council considers expedient, to any person, institution, association, group, government, or body of any kind.
- 2 **Now Therefore**, the Council of the Municipality of the Village of Haines Junction in Open Meeting Assembled, hereby Enacts as Follows:

3 **Short Title**

- 3.1 This bylaw may be cited as **Bylaw # xxx-26 Dwelling Construction Grant**

4 **Definitions**

- 4.1 *Dwelling Construction Grant* means financial assistance provided by the Village of Haines Junction to support construction of new dwelling units.
- 4.2 *Dwelling Unit* means one or more rooms for the use of one household as a residence containing cooking, living, sleeping and sanitary facilities.
- 4.3 *Primary Residence* means the dwelling in which a person resides for at least 184 days of the calendar year.
- 4.4 *Yukon Resident* means a person who makes Yukon their permanent and principal home for at least 90 days prior to the application submission deadline.

5 **Grant Eligibility**

- 5.1 The property must be located within the municipal boundary of the Village of Haines Junction.
- 5.2 Applicants must own the property on which the housing development is to be constructed.
- 5.3 If the applicant is in an Agreement for Sale with the Yukon Government for a vacant lot, they may also be eligible for the grant.
- 5.4 The property and proposed development must comply with the Village's Official Community Plan, Zoning Bylaw and the National Building Code.
- 5.5 An approved development permit must be issued for the proposed dwelling unit.
- 5.6 Applicants must be in good standing with the Village of Haines Junction.
- 5.7 Property taxes for the property must be paid in full and the property must have no other outstanding financial claims upon it by the Village of Haines Junction.
- 5.8 Applicants must provide proof of financing or a declaration that the applicant has the funds necessary to complete the project.
- 5.9 Even where permitted by bylaw, the new dwelling unit may not be used as a short-term rental accommodation for at least 2 years once completed.

5.10 Primary Residence stream

- 5.10.1 The new dwelling unit must be the primary residence of the applicant for at least 2 years once completed.
- 5.10.2 This opportunity is restricted to Yukon residents.

5.11 Affordable Rental stream

- 5.11.1 Applicants must make the dwelling unit available at an affordable rental rate for a period of ten (10) years from the date of occupancy. Applicants must accept any reasonable rental request from a prospective tenant.
- 5.11.2 This opportunity is restricted to local developers. Applicants must reside within the Municipality of Haines Junction or within the regional catchment / surrounding communities (e.g. Pine Lake Subdivision, Nygren Subdivision, the Agriculture Subdivision at Pine Lake, or on the Haines Road).

5.12 Developer stream

- 5.12.1 This opportunity is restricted to local developers. Applicants must reside within the Municipality of Haines Junction or within the regional catchment / surrounding communities (e.g. Pine Lake Subdivision, Nygren Subdivision, the Agriculture Subdivision at Pine Lake, or on the Haines Road).

6 **Grant Value**

- 6.1 The maximum eligible Dwelling Construction Grant per applicant to construct a new dwelling unit will be \$25,000 per dwelling.

7 **Administration**

- 7.1 The administration of this Village of Haines Junction Bylaw will be done pursuant to this Bylaw and Village of Haines Junction Policy as amended from time to time.

8 **Enactment**

8.1 This Bylaw shall come into force and effect on the adoption thereof

9 **Readings**

Read a First time this 11th day of February, 2026.

Read a Second time this 11th day of February, 2026.

Read a Third time and adopted this _____ day of _____, 2026.

Bruce Tomlin, Mayor

David Fairbank, C.A.O.

To Mayor and Council of the Village of Haines Junction

Suggestions to improve Mayor, Council communication to public.

Issue:

By Receiving the Newsletter from the Village Office I noticed that certain announcements are held in a formal way only. I'm pointing mainly to Council Agendas and Bylaw announcements. These are issues where real legislation is taking place, yet, it's hard to access even for interested people. I'm sure, Council is well aware of the load of information to work through to gain some understanding of what certain legislation is about. People in public who have a normal life may have even less time to do all this. Still, many would like to join a discussion about certain things, especially if it may result in noticeable consequences for the public in the aftermath. Therefore I'd like to reach out to you with suggestions to improve communication in those cases.

Suggestions:

1) Allow people easy access to the important parts of a document.

One line content summary of legislative discussions and decisions, in plain English.

Legislative means, we don't need to know that you're going to accept the minutes from last meeting. If you attempt to change how people could use their property, yes, that's what we wanna read.

Highlight the important parts in the documents for easy access, too. This might also be of importance if legislation has been or is about to change. Bylaws might be rewritten. Highlight what parts would change.

2) Add a Public Impact Evaluation to it, so that people could quickly see if they need to take more attention to it.

For the previously named example this impact would be HIGH. A agenda item that ask to confirm a new employee to his or her position would be rather LOW.

The Village Office has recruited a public communication personnel and it would be an appropriate use of her time to prepare the documents this way.

Thank you for listening and your consideration

Regards

Heiko Haehnse

[Français](#)

A black icon consisting of three horizontal lines of increasing length, positioned to the left of the word "Menu".

A search bar with the placeholder text "Keywords" inside, enclosed in a thin orange border.[Home](#) / [News](#)

/ [Housing Initiatives Fund now accepting partner proposals for new affordable rental projects](#)

Housing Initiatives Fund now accepting partner proposals for new affordable rental projects

Published February 2, 2026

The Yukon Housing Corporation is now accepting applications for the ninth intake of the Housing Initiatives Fund to support shovel-ready affordable housing projects across the Yukon. Eligible rental construction projects may receive up to \$1 million in funding, conditional on a commitment to maintain affordable rental rates for a 20-year term.

The Housing Initiatives Fund has helped accelerate growth in affordable housing development by supporting First Nations, municipal and private developer-led projects in Yukon communities with construction-phase funding. Projects may access up to \$100,000 per unit to a maximum of 10 units. Proposed projects must create a minimum of four affordable units in Whitehorse or one unit if located in a rural community.

In addition to maintaining long-term affordable rental rates, projects must exceed the National Building Code energy efficiency standards by 25 per cent and ensure that 20 per cent of units in multi-unit buildings are built to barrier-free and accessibility standards. Partners may also apply to the project concepts stream to access up to \$20,000 to support planning phase work and other eligible pre-development activities.

The deadline to apply for the ninth intake of shovel-ready project proposals is March 16, 2026. Applications for project concept funding are accepted on a rolling basis year-round.

The Housing Initiatives Fund is a proven path to increasing the supply of affordable rental housing options for Yukoners. With this ninth intake, I look forward to exploring new collaborative partnership opportunities to prioritize affordability, supply and community need.

Minister responsible for the Yukon Housing Corporation Scott Kent

Quick facts

- Proponents must be Yukon residents (with proof of residency) or registered Yukon businesses.
- Eligible applicants include community housing providers, First Nations governments and development corporations, municipalities and private sector organizations or individuals committed to completing shovel-ready projects within two years.
- Shovel-ready construction projects may be eligible for up to \$100,000 per unit, with a maximum of \$1 million per project.
- Additional consideration will be given to projects that address diverse housing needs in the Yukon, including housing for seniors, tenants earning below Yukon Housing Corporation's household income limits, individuals experiencing homelessness, youth aged 18 to 25, staff housing and First Nations-led initiatives.
- Since 2018, the program has committed nearly \$40 million to support the construction of 1,037 new units.
- Funding can be combined with other Yukon Housing Corporation programs, such as the Municipal Matching Rental Construction Program and the Developer Build Loan Program, as well as federal funding initiatives.

Media contact

Tim Kucharuk
Press Secretary, Cabinet Communications

867-335-2419

tim.kucharuk@yukon.ca

Jason Seaton

Communications, Yukon Housing Corporation

867-333-9571

jason.seaton@yukon.ca

News release #:

26-026

Related information:

[Apply for funding for housing initiatives](#)

[Yukon Housing Corporation](#)

Was this page helpful?



Date modified: 2026-02-02

The Government of Yukon acknowledges that Indigenous Peoples have traditional territories throughout the Yukon and celebrates their role as stewards of the lands and waters and their ongoing connection to this place.



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From: [Haines Junction Administration](#)
To: [Aynslie Ogden](#)
Subject: FW: Proclamation request
Date: February 2, 2026 9:06:12 AM
Attachments: [Haines Junction, Yukon Proclamation revised ES-MCS Awareness 2026 6.docx](#)

She is behind lol we have new mayor and council for more than a year

Ellen Stutz

Office Administrator
Village of Haines Junction, Yukon
Phone: 867-634-7100
Fax: 867-634-2008
Email: admin@hainesjunction.ca
Web: www.hainesjunctionyukon.com
178 Backe St. Box 5339 Haines Junction YT Y0B 1L0

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

From: Marie LeBlanc <m.leblanc.art@gmail.com>
Sent: February 2, 2026 8:00 AM
To: Haines Junction Administration <admin@hainesjunction.ca>
Subject: Re: Proclamation request

External Email

*** WARNING *** This e-mail originated from outside your organization. Verify the contents and do not click links, open attachments or reply, unless you recognize the sender and their e-mail address. If you are uncertain about any e-mail received, please contact Tangerine Technology at info@TangerineTechnology.ca.

Dear Mayor Bruce Tomlin and Members of City Council,

I am writing to respectfully request a proclamation declaring May 12 as Environmental Sensitivities / Multiple Chemical Sensitivity (ES/MCS) Awareness Day in Haines Junction, Yukon.

Background:

This request supports Canada's national Awareness Month in May, which features a coordinated event #IlluminateCanadaYellow on May 1, when more than 35 landmarks across the country will be illuminated in yellow. A few places are scheduled other dates

in May. I would like to ask if you can light a structure on May 1, May 12 or any day in between.

Environmental Sensitivities—including Multiple Chemical Sensitivity (MCS), Electromagnetic Hypersensitivity (EHS), and mold-related illnesses—affect over one million Canadians. People with these conditions may experience severe reactions to everyday chemicals and environmental factors—including perfumes, laundry products, exhaust fumes, building materials, smoke, electronic devices, and Wi-Fi—often making it difficult to access public spaces. Raising awareness helps build understanding, promote inclusion, and create healthier communities for everyone.

Recommendations for Municipal Participation:

- Issue the proclamation (editable draft attached).
- Illuminate city landmarks in yellow on May 1, May 12, or throughout May.
- Encourage staff and residents to wear yellow to show support.
- Take photos of something yellow and post in the event.
- Share photos of landmarks lit yellow or community initiatives on city media and social media channels.

As a person affected by Environmental Sensitivities, I experience severe physical reactions completing online forms when using digital devices, therefore limiting my time on the internet. Accordingly, I respectfully request accommodation to submit this request by email.

Please find attached the proposed proclamation for your review and consideration.

Your leadership and support play an important role in advancing awareness and promoting the health and well-being of all residents in Haines Junction, Yukon.

Thank you for your consideration.

Sincerely,

Marie LeBlanc
Outreach and Public Awareness Coordinator for the Environmental Health Association of Manitoba
<https://ehamanitoba.weebly.com>
Event will be created end of April

FaceBook: Marie LeBlanc Artist/Advocate (you can see the 2025 event on here)

On Mon, Dec 22, 2025 at 8:00 AM Marie LeBlanc <m.leblanc.art@gmail.com> wrote:

Dear Mayor Bruce Tomlin and Members of City Council,

I am writing to respectfully request a proclamation declaring May 12 as Environmental Sensitivities / Multiple Chemical Sensitivity (ES/MCS) Awareness Day in Haines Junction, Yukon.

Background:

This request supports Canada's national Awareness Month in May, which features a coordinated event on May 1, when more than 25 landmarks across the country will be illuminated in yellow. A few places are scheduled other dates in May.

Environmental Sensitivities—including Multiple Chemical Sensitivity (MCS), Electromagnetic Hypersensitivity (EHS), and mold-related illnesses—affect over one million Canadians. People with these conditions may experience severe reactions to everyday chemicals and environmental factors—including perfumes, laundry products, exhaust fumes, building materials, smoke, electronic devices, and Wi-Fi—often making it difficult to access public spaces. Raising awareness helps build understanding, promote inclusion, and create healthier communities for everyone.

Recommendations for Municipal Participation:

- Issue the proclamation (editable draft attached).
- Illuminate city landmarks in yellow on May 1, May 12, or throughout May.
- Encourage staff and residents to wear yellow to show support.
- Take photos of something yellow and post in the event.
- Share photos of landmarks lit yellow or community initiatives on city media and social media channels.

As a person affected by Environmental Sensitivities, Electromagnetic Hypersensitivity, Mold Illness, and Lyme Disease, I experience severe physical reactions completing online forms when using digital devices, therefore limiting my time on the internet. Accordingly, I respectfully request accommodation to submit this request by email.

Please find attached the proposed proclamation for your review and consideration.

Your leadership and support play an important role in advancing awareness and promoting the health and well-being of all residents in Haines Junction, Yukon.

Thank you for your consideration.

Sincerely,

Marie LeBlanc
Outreach and Public Awareness Coordinator for the Environmental Health Association of Manitoba
<https://ehamanitoba.weebly.com>
Event will be created end of April
FaceBook: Marie LeBlanc Artist/Advocate (you can see the 2025 event on here)

Proclamation

Environmental Sensitivities/Multiple Chemical Sensitivity (ES/MCS) Awareness—2026

WHEREAS Environmental Sensitivities (ES), including Multiple Chemical Sensitivity (MCS), can substantially limit function and significantly impact quality of life; and

WHEREAS the Canadian Human Rights Commission recognizes Environmental Sensitivities [1]; and

WHEREAS it is estimated that more than one million people in Canada have been diagnosed with Multiple Chemical Sensitivity [2]; and

WHEREAS individuals with Multiple Chemical Sensitivity are at higher risk of experiencing Electromagnetic Hypersensitivity and vice-versa [3]; and

WHEREAS symptoms can range from mild to severely debilitating; and

WHEREAS Environmental Sensitivities/Multiple Chemical Sensitivity (ES/MCS) Awareness Month is observed in May, with May 12 recognized as Environmental Sensitivities/Multiple Chemical Sensitivity (ES/MCS) Awareness Day; and

WHEREAS to achieve a better quality of life, individuals with Environmental Sensitivities/Multiple Chemical Sensitivity (ES/MCS) require access to safe housing and appropriate healthcare; and

WHEREAS community efforts by organizations and individuals raise awareness, offer hope, and support research through advocacy and fundraising;

NOW THEREFORE I, Mayor Bruce Tomlin, on behalf of Haines Junction City Council, do hereby proclaim May 12, 2026 as “Environmental Sensitivities / Multiple Chemical Sensitivity (ES/MCS) Awareness Day” in the City of Haines Junction, Yukon.

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[1] Canadian Human Rights Commission: <https://www.chrc-ccdp.gc.ca/resources/publications/environmentalsensitivities-and-scent-free-policies>

[2] L'Association pour la santé environnementale du Québec/Environmental Health Association of Quebec: <https://aseq-ehaq.ca/en/>

[3] The Medical Perspective on Environmental Sensitivities:
<https://publications.gc.ca/site/eng/9.691154/publication.html>

Legislative Policy Proclamations

Policy Number LEG 001-00

1.0 Introduction

The purpose of this policy is to establish a clear guideline for dealing with requests for proclamations. Council may be presented with requests from interest groups or organizations for which Council has no background on the issues, purpose or intent of a proclamation. Issues may be international, national, territorial or local. The purpose of this policy is to establish criteria for which proclamation requests will be presented and considered by Council.

2.0 Responsibilities

It is the responsibility of the CAO, or delegated person, when preparing an agenda for regular meetings of Council to follow the guidelines presented below.

3.0 Guidelines

Council will consider the following requests for proclamations at a regular meeting:

- a. Requests for proclamations made by the Federation of Canadian Municipalities.
- b. Requests for proclamations made by the Association of Yukon Communities.
- c. Requests for proclamations made by a resident of the Village of Haines Junction for local issues, where the resident appears as a Council delegate.

Council may consider the following requests for proclamations at a regular meeting, where the CAO consults with the Mayor and the Mayor approves the request:

- a. Requests for proclamations made by other Canadian Municipalities and provincial municipal organizations.
- b. Requests for proclamations made by Federal Government Departments.

Council will not consider the following requests for proclamations at a regular meeting:

- a. Requests for proclamations which do not address local or municipal issues.

Approved by Resolution #235-00

Help shape the future of rural Canada – Moving from strategy to action

Current status: Open

Opened on December 15, 2025 and will close to new input on February 6, 2026.

About the consultation

Share your ideas to move from strategy to action. Innovation, Science and Economic Development Canada (ISED) is developing a Rural Development Action Plan. Your participation in this consultation will support the Government of Canada's efforts to reflect the needs and priorities of rural communities across Canada.

Your feedback will help:

- Inform federal policies and programs that support the needs and opportunities of people living in rural Canada—now and in the future
- Shape new tools that help government include rural perspectives in decision-making
- Build a stronger, more resilient future for rural Canada

Key questions

Your responses to the following questions will help shape the Rural Development Action Plan:

1. How can federal initiatives be improved to better address the unique challenges and opportunities faced by your rural community?
2. What federal, provincial, territorial, or regional programs have worked well in promoting rural development within your region?
3. What policy changes or new initiatives would make the biggest difference for the long-term sustainability of your region, and how should we measure their success?

Join in: How to participate

Complete the [Rural Development Action Plan online questionnaire](#). The action plan aims to:

- Inform federal planning to reflect the needs and opportunities of and for people and communities located in rural Canada
- Support the design and implementation of initiatives for rural Canadians
- Encourage engagement with rural stakeholders and partners

To participate by email or mail, use the [Contact us](#) section for more information.

Who is the focus of this consultation

The Government of Canada welcomes anyone with an interest in rural Canada to share their views. This includes:

- Individuals living in rural areas
- Rural businesses and organizations
- Indigenous Peoples, communities, and organizations
- Local governments
- Academics and researchers
- Anyone working with or connected to rural communities

Contact us

Email: rural@ised-isde.gc.ca

Mail: Rural Team
Innovation, Science and Economic Development Canada
235 Queen Street
Ottawa, Ontario K1A 0H5

Quote

“Rural Canada feeds our country. It also powers it, builds it and connects it. With this consultation, we’re asking Canadians in rural, remote and northern communities to tell us what’s working, what isn’t and where we need to be more flexible so that federal programs actually match rural realities. If we’re serious about building one Canadian economy, then rural Canada has to be at the heart of that plan. That starts with listening.”

— The Honourable Buckley Belanger, Secretary of State (Rural Development)

Date modified:

2025-12-15

Rural Development Action Plan – Consultation

Generated date: 2026-02-05 12:44:28 Eastern Standard Time

Purpose

ISED is developing a Rural Development Action Plan to support rural-inclusive federal initiatives, targeted rural-specific initiatives, and rural stakeholder and partner engagement.

To help inform the development of the Rural Development Action Plan, your views will be sought through this consultation.

What we hear from those living in rural Canada and rural stakeholders and partners, be it informed by expertise, lived experience, and/or local or traditional knowledge, will help shape a stronger, more inclusive rural Canada.

How your responses will be used

This voluntary survey invites all stakeholders, as well as other levels of government, international partners, and Indigenous communities, and interested Canadians to share their insights on the rural development action plan. Your responses will help to better understand the challenges and opportunities for the prosperity and development of rural communities, as well as inform the development of the Government of Canada's:

Rural Development Action Plan

Policies, programs and measures to support rural development in Canada

Rural development is a broad, cross-cutting topic that requires a coordinated, whole-of-government approach and collaboration across the federal government. Your responses may be shared with other federal departments and agencies who lead in areas of most relevance to rural Canada.

The consultation period will be open for feedback until February 20, 2026 at 11:59 p.m. PST.

We thank you in advance for your important contribution. If you encounter any difficulties with the consultation survey or require accommodation, please contact here: rural@ised-isde.gc.ca. You may also write to us at:

Rural Team
Innovation, Science and Economic Development Canada
235 Queen Street
Ottawa, Ontario K1A 0H5

All questions are optional, allowing you to focus on areas of interest or expertise.

Your personal information (which include your views and opinions) is being collected pursuant to subsection 4(1) of the Department of Industry Act.

The personal information you provide is detailed under Standard Personal Information Bank No. PSU 914 – Public Communications.

Your participation in this survey is voluntary. There are no legal or administrative consequences for refusing to participate.

Under the Privacy Act, individuals who provide personal information to government institutions have the right to request access to and correction of that personal information. Requests in this regard may be sent to ISED's Access to Information and Privacy Services Branch at: ic.atip-airpqa.ic@ised-isde.gc.ca. Individuals further have the right to complain to the Privacy Commissioner of Canada on how their personal information is handled. Further information is available online, at www.priv.gc.ca.

What is your gender?

- Female
- Male
- Other - please specify
- Prefer not to answer

What is your age?

(Choose the category that applies)

- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 or older
- Prefer not to answer

What are the first three characters of your postal code? (ex: H0H)

- First 3 characters
- Prefer not to answer

What language do you speak most often at home?

- English
- French
- Other - please specify
- Prefer not to answer

Are you First Nations*, Métis or Inuk (Inuit)?

*First Nations includes Status and Non-Status Indians

- No, not First Nations, Métis or Inuk (Inuit)
- Yes, First Nations, (North American Indian)
- Yes, Métis
- Yes, Inuk (Inuit)
- Prefer not to answer

Are you participating in this survey as an individual or on behalf of an organization?

- Individual
- Organization

What type of organization do you represent?

- National Indigenous Organization
- Local or Regional Indigenous Government or Council
- Municipal Government
- Provincial or Territorial Government

- Academic Institution
- Business
- Industry Association
- Non-governmental organization, charity or non-profit
- Other - please specify:

What is the name of the organization you represent?

If you would like to stay informed about future rural issues, please provide your email or contact information below:

How can existing federal initiatives be improved to better address the unique challenges and opportunities faced by your rural community?

What federal, provincial, territorial or regional programs have been notably successful in promoting rural development within your region?

What kinds of policy changes or initiatives would make the greatest difference to the long-term sustainability of your region, and how can we measure their success? What nation-building projects could contribute to this sustainability?

If you have any other comments or suggestions that have not been captured by the previous questions, please feel free to provide your response below: