



**MINUTES FROM THE REGULAR MEETING OF THE COUNCIL FOR THE VILLAGE OF
CARMACKS ON July 8th, 2025, IN THE MUNICIPAL COUNCIL CHAMBERS**

PRESENT: Mayor: J. Lachance

Councillors: T. Wheeler, D. Hansen, D. Mitchell, C. Bellmore

Staff: CAO C. Pelletier, P. Singh

Delegates: Kevin Fisher, Hannah McDonald, Brian Murrell, Myisha, Mark
Wickham, Cst. G. Beauchamp, online Arbor Webster

1. **CALL TO ORDER:** Mayor: J. Lachance called the meeting to order at 7:00 PM.
2. **AGENDA:** Council reviewed the agenda.

**25-13-01 M/S Councillors C. Bellmore / D. Hansen motioned that the agenda be
accepted as presented.**

CARRIED

3. MINUTES:

3.1 From the regular council meeting on June 17th, 2025

**25-13-02 M/S Councillors D. Hansen / C. Bellmore motioned that the minutes be
accepted as presented.**

CARRIED

3.2 From the special meeting on June 24th, 2025

**25-13-03 M/S Councillors T. Wheeler / D. Hansen motioned that the minutes be
accepted as presented.**

CARRIED

4. DELEGATION

4.1 Delegation Summary: RCMP Report – May & June 2025

Presented by: Cst. Gregory Beauchamp

Constable Beauchamp opened with a reflection on recent activity, noting that May and June were particularly busy months. There was a reduction in total calls compared to May 2024, but alcohol remained a significant contributing factor in many cases. June saw an increase in impaired driving and disturbances.



May 2025

- Total Calls for Service: 38 (down from 62 in May 2024)
- Alcohol-related Calls: 20 (slightly down from 24)
- Notable Increases:
 - Impaired Driving: 4 (from 0 in May 2024)
 - Mental Health Calls: 7 (up from 5)
- RCMP conducted: 124 patrols, totaling 136 hours
- Tickets Issued: Distracted driving, liquor violations, and MVA infractions
- Firearms Incident: 4 unsecured firearms seized (Twin Lakes Campground), later returned with proper documentation.

June 2025

- Total Calls for Service: 57 (down slightly from 61 in June 2024)
- Alcohol-related Calls: 26 (up slightly from 24)
- Impaired Driving Charges: 9 laid (4 from a single April incident)
- Patrols: 136 patrols / 140 hours road time
- Tickets Issued: 5 for speeding
- Off-road Vehicle Incidents: 2 seizures (one involved fleeing police)
- Criminal Charges: 20 in total, including assault, theft, impaired driving, and one person pointing a replica firearm at an officer.

Community & Youth Engagement:

- Assisted with 49th annual Ridge Run, school archery and running clubs, and informal school visits.
- Cst. Beauchamp delivered a speech at the high school graduation.
- RCMP organized a school-wide water fight (June 6) for year-end celebration.
- Officers continue attending LSCFN and VOC events, fostering meaningful youth engagement.

Mental Health & Safety Concerns:

- May: Uptick in mental health calls; in most cases, alcohol was a contributing factor.
- June: Continued high volume of mental health and wellbeing checks (notably 7 in June).
- Community encouraged people to regularly check in on loved ones.

Court & Staffing Updates:

- Carmacks Circuit Court has moved to the new Firehall.
- Staffing: Detachment is now fully staffed with in-community members.
- Relief units will cover gaps during summer vacations.



Significant Incidents:

- Twin Lakes Firearms (May): Firearms seized during patrol; lawful owners warned.
- Replica Firearm (June): One charged for pointing a fake firearm at an officer.
- Vehicle Rescue (June): Elderly man rescued after flipping vehicle 65 meters down an embankment near Tatchun Hill. Emergency services used jaws of life and winch to extract and stabilize the gentleman.

Closing Remarks:

Constable Beauchamp thanked Council for continued support and invited follow-up questions by email or in-person during community patrols.

4.2 Land Development Delegation Summary

Presenters:

- Hannah McDonald – Land Development Branch
- Kevin Fisher – Senior Planner

Land Development Branch Overview

The LDB is responsible for planning and preparing Yukon Government-owned land (Commissioner's Land) for residential, commercial, and industrial development. They do not build homes or businesses but rather design infrastructure and sell ready lots through lottery sales, aiming for cost recovery.

Key operational constraints:

- Skyrocketing post-pandemic construction costs
- Short construction seasons and limited contractors
- Cost recovery targets rarely being met
- Small pool of local developers
- Community pushback near development areas

Recently Developed Areas in Carmacks

Site 1 – Freegold Road (Country Residential)

- 3 lots (~0.82 ha each)
- Sold in Spring 2023
- Building Commitments:
 - One lot: 3 years build commitment
 - Two lots: 5 years (revised due to original buyer returning lot)



Site 2 – Rowlinson & Prospector (Urban Residential)

- 6 lots:
 - 4 single-family
 - 2 multi-unit
- Sold in Fall 2024
- All have 3-year building commitments

Long-Term Development Areas

Based on the 2020 Land Suitability Assessment and 2021 OCP, two areas were identified:

1. Roddy's Mitt (Area B)

- ~50 potential lots
- Average lot development cost (2019): \$174K
- Pros: Shorter road access, less topographic difficulty
- Cons: Located on a hill, challenging for water delivery & well drilling
- Shared ownership: Half Commissioner's land, half LSCFN

2. Coal Mine Lake (Area A)

- ~150 potential lots
- Average lot development cost (2019): \$228K
- Pros: Open flat land, low heritage/environmental constraints
- Cons: High cost due to long access road (across private parcels), single road entry – poor emergency access
- Also, half LSCFN land – interest from First Nation in a self-managed, citizen-focused subdivision

Cost Recovery & Market Considerations

- Projects are increasingly not recovering full costs.
- Land value appraisal uses market comparable (e.g., serviced vs. unserved).
- Government sometimes writes off costs to make lots marketable.
- Federal infrastructure grants (no longer available) had supported past projects.
- Case-by-case decisions guide whether to proceed despite deficits.

Potential Areas

Site 1 – Airport Industrial (High Potential)

- 11 ha, ~7 industrial lots
- Road and single-phase power only



- No residential use due to proximity to airstrip
- Could support aviation-related businesses
- Requires Council direction to proceed

Site 2 – Lot 15 (Medium Potential)

- ~1 ha site behind multi-unit housing on River Drive
- Back of lot is wet; access is a challenge
- LSCFN Development Corp has expressed interest
- Needs rezoning to match adjacent land for amalgamation

Other Low-Potential Sites:

- Site 3: River Drive (wet, heritage risks)
- Site 4: Campbell Highway (limited access)
- Site 5: Klondike Highway (farther south, considered costly and difficult)

Additional Notes and Community Input

- Interest in revisiting Freegold Road extension areas (community-raised)
- Former Grader Station site discussed – contamination caveats may limit onsite wells and residential development
- Government is open to collaborative planning with First Nation for Roddy's Mitt or Coal Mine Lake
- Council support and clear visioning direction needed to prioritize feasibility work, zoning applications, and public engagement

Council & Community Questions Raised

- Concerns about residential affordability
- Viability of accessing sites through alternative routes
- Whether site preparation costs align fairly with lot value
- The potential need for subsidies or grants to allow projects to move ahead
- Specific geotechnical concerns (e.g., wetland conditions, access grade, blasting)

Next Steps and Action Items

- Further investigate industrial viability at Airport site
- Engage public on preference: industrial vs. residential for key sites
- Consider updated cost/feasibility review of Roddy's Mitt and Coal Mine Lake
- Re-evaluate Lot 15 in partnership with LSCFN
- Possibly revisit River Drive considering worsening land scarcity



4.3 CMHC Development Incentives: Housing Accelerator Fund (HAF) Overview

Presented by: Mark Wickham (Across The River Consulting)

Program Background

- Funding Program: Canada Mortgage and Housing Corporation's Housing Accelerator Fund (HAF)
- Total Approved for Carmacks: Up to \$2.1 million
 - 50% already received
 - Remainder contingent on:
 - Workplan milestones
 - Number of new housing units permitted before January 2027

Mark emphasized: "Permits matter" — success is judged by both progress on policy and tangible housing outcomes.

Policy Implementation Timeline

- Deadline for adopting grant policy: August 31, 2025
- This date ensures the Village is eligible for continued funding and aligns with CMHC's strict accountability timelines.

Draft Development Grant Policy – Key Features

The policy provides direct financial incentives to encourage both standard and major housing development.

1. Standard Housing Development

(Up to 4 units per property)

- Base Grant: \$40,000 per unit
- Bonus: Additional \$7,500 per unit if building permit is received by December 31, 2025
- Eligibility: Owner must hold title or be under Agreement for Sale; unit must be new construction
- Cap for Phase One (current funding): \$400,000
→ Approx. 10 units funded initially
- Payment Schedule:
 - 75% once the structure is "clad to weather"
 - 25% upon final inspection and compliance verification

2. Major Housing Development



(5+ units on one property)

- Base Grant: Up to \$30,000 per unit, capped at \$270,000 per project
- Bonus: \$7,500 per unit for early permitting (by Dec 31, 2025)
- Flexible Structure:
 - Grants can include:
 - Tax abatements
 - Fee waivers
 - Engineering/environmental support
 - Demolition assistance
- Negotiated individually and approved by Council resolution

Eligibility & Requirements

- Must be within Carmacks municipal boundaries
- Applicant must:
 - Own the property (or hold Agreement for Sale)
 - Have no arrears with the Village
 - Comply with all zoning, OCP, and building code standards
- Homes must not be used for short-term rentals (30 days or less) for at least 3 years

Discussion Highlights & Council Questions

Administrative & Financial Safeguards

- Grants will not exceed available funding
- First phase capped at the amount already received from CMHC
- If oversubscribed, grants may be distributed:
 - By lottery
 - Or evenly reduced among applicants

Current Projects Eligibility

- Concern raised: Builders who started after January 2024 (HAF start) but before this policy is adopted should be eligible
- Mark agreed in principle — especially if their permits contributed to the funding received
- Possibility discussed of allocating partial grants to help complete those projects

Additional Policy Considerations

- Potential public info session to promote the grant and clarify eligibility



- Request to include Yukon Housing Corporation (YHC) grants and other funding opportunities in outreach materials
 - Example: YHC offers up to \$100,000 extra for affordable rentals
- Discussions around tear-downs and rebuilds:
 - Replacing a structure may qualify, but only if it meets the definition of a new building permit
 - Renovations do not qualify

Funding Allocations (Draft)

- 35–40%: Standard Housing Development
- 60–65%: Major Housing Development
 - This could shift depending on applications

Next Steps

- Revise the draft policy with:
 - Clarifications on in-progress builds
 - Early grant disbursement tied to infrastructure (e.g., well installation)
- Public information session to be scheduled
- Council to review updated draft and approve before August 31, 2025

5. CORRESPONDENCE

5.1 Stuart Harris Letter re: Traffic & Parking By-law

Mr. Harris expressed concern that both the first and second readings of the by-law occurred in one session, limiting public input. He requested Council re-open the by-law process to allow community feedback.

Action: Council acknowledged the concern and will provide a response.

5.2 Stuart Harris Email re: Housing, Infrastructure

Mr. Harris submitted several questions:

- Estimated admin costs and financial risks tied to the Housing Accelerator Fund (HAF).
- Programs to assist with septic/well costs.
- Best way for citizens to contact the Mayor outside meetings.

Action: Council noted that some answers fall under administration and will respond formally. Suggestions regarding septic assistance and public engagement were also discussed.



6. REPORTS

6.1 Councillor Activity Reports

Councillor D. Hansen has nothing to report.

Councillor D. Mitchell has nothing to report.

Councillor T. Wheeler reported that she attended Canada Day at recreation center, and it was great experience.

Councillor C. Bellmore expressed appreciation to the staff and volunteers who prepared breakfast at a recent event, noting it was taken care of early and was delicious.

She also raised concern regarding a potential glitch in the Yukon Government's new property tax system, which appears to have affected the minimum tax rate applied to undeveloped properties. She noted that while the minimum was \$400 in 2024, she and possibly others were only charged \$350 in 2025. Councillor Bellmore emphasized that the minimum rate was set intentionally to encourage development and questioned whether the glitch resulted in any significant loss of tax revenue to the Village. She has discussed the matter with administration, and CAO Chantal Pelletier is looking into it further.

6.2 Mayor Report

Mayor Lachance reported having participated in and helped cook at the Canada Day community breakfast, as well as taking part in the parade alongside the Canadian Rangers. He noted the event was a success, with many community members in the cake cutting and festivities. Activities like the egg toss and water balloon fight were well enjoyed by the children. He gave special thanks to Viren for sharing a drone video of the event on the community page, which was a creative and well-received highlight. Mayor also shared that he has been actively engaging with visitors around town, including visits to the visitor centre and the pool. He is looking forward to the official grand opening of the pool. Finally, he commended community member Glen Skookum for his quick response and attention during a recent highway accident and acknowledged the strong coordination and professionalism of Carmacks' fire and emergency services.

6.3 Finance Report

The Finance Department reported that as of June 27, approximately 85% of property taxes had been collected, with the busiest days being just ahead of the July 2nd payment deadline. The 2024 audit was finalized on June 23, and the audited financial statements were received on June 25. Annette will be away on holiday until July 31st. The check log



was presented for Council's review; any questions are to be directed to CAO Chantal Pelletier.

A question was raised about cheque #31393, related to gasoline purchases. It was clarified that the Village holds a year-to-year contract with AFD for fuel, which is stored at the Public Works compound and used for municipal vehicles. Gasoline purchases are made in bulk under this agreement for cost efficiency. No further concerns were raised, and both the income statement and check log were accepted.

25-13-04 M/S Councillors T. Wheeler / C. Bellmore acknowledges receipt of the Accounts Payable Report Cheques from 31372-31418 provided for informational purposes. CARRIED

25-13-05 M/S Councillors C. Bellmore / D. Hansen acknowledges receipt of the Income Statement of Village of Carmacks from January to June 2025 provided for informational purposes. CARRIED

6.4 Carmacks Volunteer Fire Department Report – June 2025

Reported by Acting Fire Chief Dennis Mitchell

Acting Fire Chief Dennis Mitchell provided an overview of the fire department's activity for the past month, highlighting both emergency responses and community engagement. On May 27, there was a callout for a fire alarm. Fire practice was held on June 5 with strong volunteer attendance and a focus on gear checks and readiness. On June 6, the department joined the RCMP at Tantalus School for a schoolwide water fight, which was well-received by students and participants alike.

Another fire practice was conducted on June 18, reinforcing the importance of equipment checks and training. On June 25, the department responded to a single vehicle accident on the North Klondike Highway, where the lone occupant was extricated from the vehicle. A second significant callout occurred on June 30, triggered by highways worker Glen Skookum, who noticed a vehicle that had been off the road for up to 20 hours. This incident was also referenced in Constable Greg Beauchamp's RCMP report, and the timely observation may have saved the occupant's life. The individual was transferred to care in Whitehorse, and his dog was later recovered safely.

Mayor and Council expressed their gratitude to all Carmacks Volunteer Fire Department members for their service and dedication.

6.5 Visitor Information Center Report

Jeremy Byers VIC coordinator reported a total of 257 visitors to the VIC during the month of June. Local arts and merchandise sales brought in \$211.40, with two local art pieces sold.



Visitor feedback indicated that the most common concern was the difficulty in locating the Visitor Information Centre. Its current location is perceived as hard to find, potentially impacting visitor engagement. Visitors also noted issues with the washroom water system, which has since been resolved. Thanks were extended to Public Works for addressing this.

Additional operational concerns included overgrown trees and vegetation surrounding the VIC, which detracts from its appearance, and the need for regular garbage collection to maintain cleanliness and a welcoming environment.

6.6 Bylaw Monthly Report

The bylaw report for June 2025 was provided by Constable Liam Ferraz to council and included a summary of occurrences to date:

- Dogs at Large: Two dogs were caught on River Drive.
- Aggressive Dog Complaints: None reported.
- Traffic & Parking Violations:
 - Five tractor/semi-trailers were observed transporting loads without proper strapping or securement.
 - Five parking violations were issued.
- Assistance to RCMP: Provided assistance as needed.
- Public Encounters: 15 interactions with the public, mostly assisting tourists and during safety patrols.
- Open Space Infractions: One incident of public alcohol consumption and littering reported at the boardwalk after hours.

Highlights:

- Focused patrols on after-hours safety, particularly public drinking in parks and the boardwalk.
- Emphasis on traffic enforcement around local businesses and ensuring clean public spaces.
- Council thanked Constable Ferraz for his continued diligence.

6.7 PWGM Report

The Public Works report for June 2025 from PWGM Jens Wylimczyk was received, and it includes that operations at the water treatment plant and arena were running smoothly throughout June, with no issues to note. The collection systems, including the duplex equipment, were also in good condition and did not require any immediate maintenance. A minor repair was completed with the installation of a new arm on one of the Kubota. Recycling services, as well as both the old and new fire halls, were functioning normally.



Council expressed appreciation to Jens and the Public Works team for their continued consistency and dedication to service delivery.

6.8 CAO Report

CAO Chantal Pelletier provided her report for June 4, 2025. CAO provided a comprehensive update on ongoing municipal projects and key events. She highlighted that the Carmacks Pool officially reopened on June 28th for the first time in six years, with its grand opening date to be determined as Canada needs to approve a date. The Animal Control Agreement with LSCFN has now been fully implemented, with flyers distributed to residents outlining the proper reporting process for dog-related issues.

Progress continues on the landfill composting program, with preparation underway for fencing and tent setup. The scale project tender was extended to July 8, while cemetery planning remains delayed pending archaeological support, now expected to resume next year. Chantal also confirmed that Yukon Government (YG) and Stantec will attend a joint council meeting to present updates on the Disaster Mitigation and Adaptation Fund (DMAF) project.

Six Rugged Apprentices are scheduled to arrive September 8–12, 2025 to complete community work. Public Works retrofit project will have design concepts brought to Council on July 22nd. BST road work on River Drive remains scheduled for July 28, and arena boiler repairs are on hold pending delivery of a backordered fan. YG is also working on addressing arena humidity issues, with data collected by Setplan Engineering to inform mitigation plans that will be presented to Council once finalized.

Chantal also noted that the Business License Bylaw 314-25 will undergo a public engagement period from July 15 to August 15, with suggestions to be brought back to Council by late July or early August for second reading consideration.

6.9 AYC Association of Yukon Communities (AYC)

Presented by: Councillor Wheeler

Councillor Wheeler noted that numerous emails were received from AYC regarding ministerial letters tied to recent resolutions. Rather than forwarding each individually, it was confirmed that Chantal received the full set and will include them in the Council information package for review.

7. BYLAWS

7.1 Civic Addressing Bylaw 301-24 Application

Council reviewed a civic addressing application submitted by Christopher Boland and Vernon Marshall for the Carmacks Airtanker Base, located at the Carmacks Aerodrome.



The property previously had no official civic address, which hindered their ability to apply for infrastructure funding.

In alignment with Bylaw 301-24, which governs civic addressing within the Village of Carmacks boundaries, the Chief Administrative Officer recommended assigning the address 57675 Robert Campbell Highway. This new address conforms with existing addresses in the area and satisfies funding requirements.

- 25-13-06 M/S Councillors C. Bellmore / T. Wheeler approved the application by resolution, assigning 57675 Robert Campbell Highway as the official civic address for the Carmacks Airtanker Base. CARRIED**

8. NEW & UNFINISHED BUSINESS

None.

9. QUESTION PERIOD SUMMARY

Resident: Brian Murrell

Topic: General Community Concerns and Project Updates

Brian Murrell raised several concerns. First, he questioned the reason behind the village public works building retrofit, initially assuming it was only due to a lack of washroom facilities. CAO Chantal clarified the project addresses multiple structural issues, including space limitations, poor concrete condition, and aging infrastructure. Full design details will be presented at the July 22, 2025 Council meeting.

Brian also noted ongoing confusion about the Visitor Information Centre's location and suggested exploring a more direct access route via nearby YG property. Council acknowledged the idea but noted that the land in question is not under municipal control.

Regarding the biogas project, Brian expressed strong concerns over its high estimated construction and operating costs and its unproven nature. CAO Chantal assured him that no municipal funds have been committed; only the composting program is proceeding, with the biogas project left to Balanced Biogas for future independent development.

Lastly, Brian asked about recent letters from Stewart Harris. Council confirmed the letters were general correspondence—not a formal petition—and responses are being prepared.



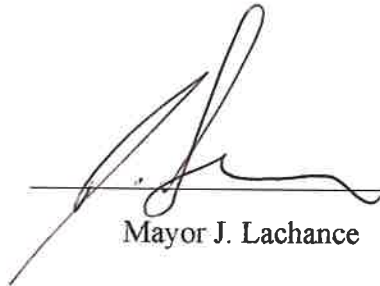
10. IN-CAMERA

None at this time.

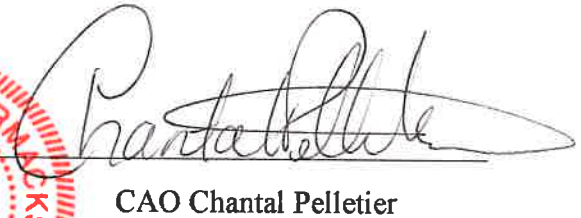
11. ADJOURNMENT

25-13-08 M/S Councillor C. Bellmore motioned to adjourn the meeting at 9.24PM.

Mayor J. Lachance adjourned the meeting at 9.24 PM.



Mayor J. Lachance



CAO Chantal Pelletier