



MINUTES FROM THE REGULAR MEETING OF THE COUNCIL FOR THE VILLAGE OF CARMACKS ON APRIL 7th, 2026, IN THE MUNICIPAL COUNCIL CHAMBERS

PRESENT: Mayor: J. Lachance (Zoom)

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

Staff: CAO B. Rogers, P. Singh

Regrets: H. Belanger

As the Mayor was joining by Zoom and unable to chair, and with no Deputy Mayor currently appointed, the meeting was called to order by CAO B. Rogers for the limited purpose of appointing a presiding officer. Council appointed Councillor Tara Wheeler to chair the meeting.

1. **CALL TO ORDER:** T. Wheeler called the meeting to order at 7:00 PM. Council observed a moment of silence in memory of Rachel Byers.

1.1 Deputy Mayor Appointment

Council appointed Councillor Wheeler as Deputy Mayor until the next regular meeting on April 21, 2026.

- 26-07-01 M/S Councillors D. Hansen / J. Lachance motioned to appointed Councillor T. Wheeler as Deputy Mayor until the next regular meeting on April 21, 2026. CARRIED**

2. **AGENDA:** Council reviewed the agenda.
Council added an item under section 8 Finished and unfinished business as 8.8 – Council Strategic Planning Session.

- 26-07-02 M/S Councillors D. Hansen / J. Lachance motioned that the agenda be accepted as amended.**

CARRIED

3. **MINUTES:**

3.1 From the regular council meeting on March 17th, 2026

- 26-07-03 M/S Councillors J. Lachance / D. Hansen motioned that the minutes be accepted as presented.**

CARRIED

4. **DELEGATION**

4.1 RCMP

No RCMP delegation was present.



4.2 Jane Koepke (Groundswell Planning) & Mark Wickham (Across the River Consulting) Update on the Carmacks Housing Development Project

Jane and Mark attended meeting by Zoom to provide an update on the Housing Accelerator Fund. They reviewed the status of the program, noting that the Village has received 27 building permits to date against the original target of 72 units, leaving a shortfall of 45 permits to be achieved by December 31, 2026. They advised that the Village’s final HAF installment may be impacted depending on whether the target is met.

They also reviewed the remaining HAF discretionary funding, estimated at approximately \$600,000 to \$620,000, and discussed several strategic options for Council’s consideration, including:

- launching a second intake of the housing incentive program to generate additional building permits.
- allocating remaining funds toward the Lot 127 staff housing project.
- combining both approaches where possible.

Jane and Mark recommended that Council consider a second intake as soon as possible to maximize the number of permits issued before year-end. Council discussed possible enhancements to a second intake, including maintaining the prior incentive structure and potentially adding an additional incentive for manufactured/modular housing or other approaches that could accelerate construction timelines. Council also discussed the benefits of public promotion and outreach, including the possibility of a community information session or workshop. Jane and Mark advised they would prepare a draft policy addendum for Council’s consideration at the next meeting.

5. Correspondence

None.

6. Reports

6.1 Council Activity Reports

Councillor D. Hansen reported attending an AYC meeting to discuss resolutions and had no further items to report.

Councillor T. Wheeler reported limited activity since the last meeting and noted positive feedback received regarding the Easter Egg Hunt and advised the council to that she would be away from April 15 to May 4, 2026.

6.2 Mayor’s Report



Mayor Lachance reported continued work with Administration on flood mitigation and emergency preparedness planning. He also attended the end-of-year minor hockey event at the Recreation Centre and reminded the public that the Carmacks Minor Hockey AGM is upcoming.

6.3 CAO Report

CAO Blake Rogers reported continued orientation and familiarization with Village projects, systems, and files, along with ongoing correspondence with residents on community matters, especially flood mitigation.

The CAO also reported:

- a meeting with Emergency Measures Organization (EMO) personnel regarding regional emergency preparedness.
 - ongoing discussions with Little Salmon Carmacks First Nation regarding joint emergency planning and flood response.
 - participation in an Arctic Infrastructure Fund webinar identifying potential infrastructure funding opportunities.
 - discussions with Yukon University regarding a possible wastewater operator training course in Carmacks in fall 2026.
 - participation in an LSCFN community safety planning workshop.
 - attendance at the Coalition of Yukon Chambers Territorial Policy Convention.
- The CAO advised that work is ongoing to improve Village communications, including development of a quarterly newsletter, printed notices, and more consistent community updates.

6.6. Association of Yukon Communities Report

Councillor Wheeler had no further report under AYC beyond the earlier resolution discussion.

7. Bylaws

7.1 Bylaw 324-26 Property Tax Bylaw 2026

Council reviewed the proposed Property Tax Bylaw 324-26. Discussion focused on the proposed increases to minimum taxes for commercial/non-residential and vacant/speculative/unimproved properties, and concerns were raised about the size and timing of the increase.

Council initially tabled the matter for a special meeting but then reconsidered and discussed a reduced compromise approach. Council ultimately agreed to proceed with the version previously given first and second readings, with amended minimum tax amounts as follows:



- \$400 minimum for taxable residential properties.
- \$600 minimum for taxable non-residential, commercial, government, and industrial properties.
- \$800 minimum for all other taxable unimproved, speculative, and vacant real properties.

Council also directed that typographical and section reference errors be corrected in the bylaw before finalization.

26-07-04 M/S Councillors D. Hansen / J. Lachance motioned to give Bylaw 324-26 Property Tax Bylaw 2026 third and final Reading.

CARRIED

7.2 Bylaw 325-26 VOC Annual Operating Budget 2026

26-07-05 M/S Councillors D. Hansen / J. Lachance motioned to give Bylaw 325-26 VOC Annual Operating Budget 2026 third and final Reading.

CARRIED

7.3 Bylaw 326-26 VOC Capital Budget 2026

26-07-06 M/S Councillors D. Hansen / J. Lachance motioned to give Bylaw 326-26 VOC Capital Budget 2026 third and final Reading.

CARRIED

7.4 Bylaw 321-25 Landfill Service Rates Bylaw

Council reviewed the landfill service rates bylaw and discussed the addition of a fee category for end-of-life vehicles. Council approved the addition of a new fee item for end-of-life vehicles at \$925 per vehicle, subject to conditions including removal of fluids and batteries, and refusal of electric or hybrid vehicles. Council also directed that wording be added clarifying that the Village is not responsible for legal ownership paperwork associated with surrendered vehicles. The bylaw was then approved with the amendment.

26-07-07 M/S Councillors J. Lachance / D. Hansen motioned to give Bylaw 321-25 Landfill Services Rates third and final Reading.

CARRIED

8. New and Unfinished Business



8.1 CPI Wage Increase 2026

Council discussed the annual CPI wage increase for Village staff.

26-07-08 M/S Councillors J. Lachance / D. Hansen motioned to approve 3.2% CPI wage increase retroactive to the applicable implementation date in accordance with Village practice and policy.

CARRIED

8.2 Flood Risk Assessment Update

The CAO reported on ongoing discussions with EMO and regional emergency planners regarding the spring freshet and potential flooding. Current conditions remain uncertain, with risk factors depending on snowpack, groundwater, melt rate, and ice conditions. The CAO advised that a more technical emergency planning meeting with LSCFN and EMO was scheduled for later in the week, and that additional updates would be provided as more information became available. Council requested that factual and verified flood information be shared publicly as it becomes available.

8.3 Village Communication with the Community

Council discussed the need for improved communication with residents. Administration advised that work is underway on a more structured communications approach, including a quarterly newsletter, printed notices, and topic-specific updates. Council emphasized the need for timely and complete communication, especially around significant projects and emergency preparedness.

8.4 Yukon Quest Request

Council reviewed a request from the Yukon Quest regarding possible inclusion of Carmacks as a future destination/stop on the race route. Council discussed the historical role of Carmacks in the Quest and the benefits and challenges associated with hosting. Council expressed general support for continued discussions.

8.5 Letter of Support – City of Whitehorse

Council reviewed a request from the **City of Whitehorse FireSmart team** for a letter of support for a **Community Development Fund application** to establish a shared tool repository for FireSmart activities. Council supported the request and approved issuance of a letter of support.



8.6 Upcoming DMAF Engagement

The CAO advised that engagement on the DMAF project is expected to take place between April 20 and April 30, 2026, pending final confirmation from Yukon Government. Council discussed the need for meaningful public engagement and recommended that any community session be scheduled in a manner that allows the public to attend, ideally in the afternoon and evening.

8.7 AYC Resolutions

The CAO reported on a draft resolution being explored with other communities regarding improved community engagement on infrastructure projects. Council indicated general support in principle.

The CAO also advised that he is continuing work on a possible AYC resolution regarding animal welfare and animal control, including access to spay/neuter services and support for communities facing increased animal-related challenges

8.8 Council Strategic Planning Session

Council discussed the upcoming strategic planning session with facilitator Jordan. Due to scheduling conflicts and absences, Council agreed that the session should be postponed allowing for fuller participation. Administration will circulate possible new dates, likely in May or June, through a scheduling poll.

9. QUESTION PERIOD

None.

10. IN-CAMERA

Motion to move into Closed Meeting in accordance with the Yukon Municipal Act, Section 213 (3) (a) if in the case of a council, the council decides during the meeting to meet as a council committee to discuss a matter.

26-07-09 M/S Councillors D. Hansen / D. Mitchell motioned to go into In-Camera at 9:25 PM.

26-07-10 M/S Councillor D. Hansen / D. Mitchell motioned to go out of In-Camera at 9:31PM.



11. ADJOURNMENT

26-07-11 M/S Councillor D. Hansen motioned to adjourn the meeting at 9:31 PM.

Deputy Mayor T. Wheeler adjourned the meeting at 9:31 PM.

Deputy Mayor T. Wheeler

Municipal Clerk Parminder Singh



