



**MINUTES FROM THE REGULAR MEETING OF THE COUNCIL FOR THE VILLAGE OF CARMACKS ON FEBRUARY 18<sup>th</sup>, 2025, IN THE MUNICIPAL COUNCIL CHAMBERS**

**PRESENT:** Deputy Mayor: D. Mitchell

Councillors: C. Bellmore, T. Wheeler

Staff: CAO C. Pelletier, P. Singh

Regrets: Mayor J. Lachance, Councillors D. Hansen

**1. CALL TO ORDER:** Deputy Mayor: D. Mitchell called the meeting to order at 7:00 PM.

**2. AGENDA:** Council reviewed the agenda.

**25-04-01 M/S Councillors C. Bellmore / T. Wheeler motioned that the agenda be accepted as amended adding Arbor Webster, Community Affairs, Government of Yukon, under Section 4 – Delegations.**

**CARRIED**

**3. MINUTES:**

**3.1** From the regular council meeting on February 4<sup>th</sup>, 2025

**25-04-02 M/S Councillors T. Wheeler / C. Bellmore motioned that the minutes be accepted as presented.**

**CARRIED**

**4. DELEGATION**

**4.1 RCMP Monthly Report – January 2025**

Presented by: Corporal David MacNeil & Constable Gregory Beauchamp

- Calls for Service: 37 calls, up from 29 last year, with increased alcohol-related incidents.
- Impaired Driving: First criminal charge of 2025 in the territory, driver refused roadside screening and was charged.
- Traffic Enforcement: 107 patrols, 20 hours on the road, multiple impoundments for expired licenses and no insurance.
- Community Engagement: Regular school visits, archery sessions, and planned presentations and frequent visits at Rec Center events.
- Firearm Seizures: Confiscated unlicensed firearms; no charges laid.
- Court & Compliance: Two individuals under house arrest; compliance checks ongoing.
- Theft Investigation: Active warrant for Rec Center theft suspect; RCMP seeking public assistance.



- Body-Worn Cameras: Carmacks RCMP to start using body-worn cameras from March 27, 2025.

Staffing Update: RCMP providing 24/7 coverage despite limited personnel, with occasional relief from Whitehorse.

#### **4.2 Arbor Webster, Community Affairs, Government of Yukon**

Arbor Webster introduced herself as a new advisor with Community Affairs. Her role is to support the municipality by serving as a point of contact with the Government of Yukon, helping to advance municipal initiatives. Advisors typically attend council meetings every 1-2 months but are available as needed. Arbor expressed interest in attending future meetings in person.

### **5. CORRESPONDENCE**

None.

### **6. REPORTS**

#### **6.1 Councillor Activity Reports**

**Councillor Tara Wheeler** provided an update on her activities over the past two weeks:

- **Bonspiel Event:** Volunteered at the bar and attended the dance but did not participate in curling. She also assisted in searching for the missing money, later confirmed as stolen.
- **Future Volunteering:** Committed to volunteering again next year to help organize and run the bar instead of curling.
- **Event Challenges:** Organizers were also curling, which made coordination difficult. The event had a great community atmosphere with karaoke and socializing.
- **Bar Facility Issues:** Reported bar fridge malfunctions and lack of running water in the bar area (not the kitchen). Noted that a repair is scheduled for the fridge in the lounge area.

Councillor Wheeler expressed appreciation for the event and looks forward to seeing more teams participate next year.

**Councillor C. Bellmore** provided an update on recent activities:

- **Meeting with MP Hanley:** Attended a meeting with MP Brendan Hanley, discussing infrastructure priorities and key concerns related to the federal government.
- **Carmacks Renewable Resources Council Meeting:** Participated in discussions with the CRR Council regarding the Carmacks Recreation Centre (RC) and greenhouse



issues. Noted that common ground was found on moving forward with solutions and will bring a motion forward at later this meeting.

- Meeting with the Premier: Requested that Zoom meeting date and time options be sent via email, allowing her to check her work schedule and confirm availability.

### **6.2 Deputy Mayor D. Mitchell** provided an update on recent activities:

- Meeting with MP Hanley: Found the meeting productive and appreciated knowing the MP is just a phone call away.
- Expressing his satisfaction that progress is being made on the Carmacks Recreation Centre.
- Bonspiel Event: Thought the event was fantastic and noted similar challenges from past years when organizers were also participants.
- Volunteer Efforts: Assisted with security until 3 AM, helped clean up, and supported event logistics. Observed that attendees enjoyed the event.

### **6.3 CAO Report**

CAO Chantal Pelletier provided the following updates:

**Winterlude Event (March 5-9, 2025):** The Village will host Upper Canada College, whose students will assist with recreation events.

**Casino Mine Meeting (March 11, 2025):** A special meeting has been scheduled with Mayor and Council. A presentation will be provided beforehand to allow for preparation. The Chief and Council of Little Salmon Carmacks First Nation (LSCFN) have been invited to participate. Confirmation is pending.

**Premier's Office Meeting:** Four Zoom meeting date options have been provided to discuss U.S. tariffs and the Yukon response

**Housing Accelerator Fund:** Yearly reporting has been submitted, and the Village is awaiting review, response, and payment notification.

**Composting Program:** Met with Jonathan and Devon from Balance Biogas to discuss composting at the landfill. The project is moving forward this year, with further discussions on biogas, biodiesel, and composting initiatives.

**Yukon Housing Seminar:** Attended the Yukon Housing Funding Breakfast in Whitehorse, networking with peers and exploring funding programs for the next two years.

**Bylaw Enforcement on Highways:** Highways and Public Works and Community Affairs confirmed that bylaw enforcement has authority on highways under the traffic bylaw.

**Bylaw Review:** Active bylaws are under review, with several outdated or no longer applicable. A bylaw repeal proposal will be presented, with explanations for necessary repeal.



## **6.4 AYC**

The next **AYC Board Meeting** is scheduled for **March 8, 2025**. Councillor **Doris Hansen** intended to discuss **awards and the Haines Junction meeting** but was unable to attend the council meeting due to illness.

**AYC Resolution Discussion:** CAO C. Pelletier informed Council that the main issue being discussed among communities is the expiration of landfill lease agreements. The Government of Yukon has delayed renewals until fall 2025, and communities are advocating for interim lease agreements in the meantime.

## **7. BYLAWS**

### **7.1 310-24 Council Indemnity By-law**

**25-04-03 M/S Councillors T. Wheeler / C. Bellmore motioned to amend Council Indemnity Bylaw 310-24, Section 10, correcting a clerical error by changing the repeal reference from Bylaw 273-21 to Bylaw 283-22.**

**CARRIED**

### **7.2 160-07 Carmacks Sewer By-law**

**25-04-04 M/S Councillors C. Bellmore / T. Wheeler motioned to amend the appendix to reflect a 20% increase in sewer service fee rates for Carmacks Sewer Bylaw 160-07 and Service Rates and Fees Bylaw 295-23, under the sewer service fee rates section.**

**CARRIED**

## **8. NEW & UNFINISHED BUSINESS**

### **8.1 Landfill Lease Questions Posted to YG**

CAO submitted landfill lease questions to the Government of Yukon (YG). YG provided a response, which was acknowledged by the Council.

### **8.2 CRRC (Carmacks Renewable Resources Council) Resolution**

**25-04-03 M/S Councillors C. Bellmore / T. Wheeler motioned to accept the resolution following a meeting with CRRC, agreeing to collaborate with CRRC administration on greenhouse initiatives and other programs connected to the greenhouse and Recreation Centre. Council also acknowledged that CRRC has ceased legal action against the Village of Carmacks following the resolution's acceptance.**

**CARRIED**



**9. QUESTION PERIOD**

No Question.

**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.**

**25-04-05 M/S Councillor T. Wheeler motioned to go in-camera at 7:52PM.**

An in-camera discussion by Council regarding a legal matter.

**25-04-06 M/S Councillor T. Wheeler motioned to go out of in-camera at 8:05 PM.**

**11. ADJOURNMENT**

**25-04-07 M/S Councillor T. Wheeler motioned to adjourn the meeting at 8:06 PM.**

Deputy Mayor D. Mitchell adjourned the meeting at 8:06 PM.

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Deputy Mayor D. Mitchell

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CAO Chantal Pelletier



Office of the Premier  
PO Box 2703, Whitehorse, Yukon Y1A 2C6

February 20, 2025

To: Mayor Justin Lachance, Carmacks

**Re: Appointment, Interim Deputy Minister of Energy, Mines and Resources**

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I would like to take this opportunity to inform you of a senior leadership appointment within the Yukon government public service.

Paul Moore appointment as the Interim Deputy Minister of Energy, Mines and Resources has been extended. Paul will continue to hold office at pleasure for up to 3 months.

Paul Moore is an exceptional leader; I am confident he will continue to thrive in this role.

Sincerely,

Ranj Pillai  
Premier  
Government of Yukon



February 19, 2025

Lauren Hanchar, President  
Association of Yukon Communities  
# 140-2237 2nd Avenue  
Whitehorse, Yukon Y1A 0K7  
[hanchar@watsonlake.ca](mailto:hanchar@watsonlake.ca)

VIA Email

**RE: Comprehensive Municipal Grant (CMG)**

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Dear President Hanchar,

In early 2020, the Government of Yukon and the Association of Yukon Communities (AYC) partnered to recommend enhancements to the Comprehensive Municipal Grant (CMG). This work culminated in the establishment of the Task Force in 2024 and their subsequent recommendations to enhance the CMG. Their work is now complete.

The Government of Yukon is committed to supporting municipalities and has accepted several of the task force's recommendations for enhancing municipal funding. This decision carefully considers the principles of adequacy, certainty, and equity, with a focus on maximizing sustainable municipal funding while balancing fiscal responsibilities.

As a result of these updates, an additional \$3.41 million will be added to the grant in 2025, bringing the total for the eight municipalities to a level 20% higher than in 2024. This marks the largest single increase since the grant's creation in 1991. The updates will take effect on April 1, 2025, with \$29.5 million being transferred to municipalities.

The following changes to the CMG will take effect on the next CMG payments as of April 1, 2025.

**Increase to Asset Maintenance Rate**

The Asset Maintenance Amount formula factor is intended to provide municipalities with funding to offset the costs of operating and maintaining infrastructure assets. To help municipalities contend with these rising costs, the Asset Maintenance Rate will be increased from 0.30% to 0.50%, in alignment with the task force's recommendation.

**Update to 2024 Transitional Amount**

The task force recommended an update to the transitional amount, as it provides critical financial security for municipalities. In response to the recommendation, each municipality's 2024 CMG payment will become their new transitional amount. The transitional amount will also now be made permanent.

### Update to the Supplementary Grant

The task force recommended that any future supplementary Operations & Maintenance (O&M) grants to municipalities be set out in a schedule to the CMG regulation. Supplemental grants may provide municipalities with targeted short-term funding. The amended *Comprehensive Municipal Grant* regulation will include this requirement.

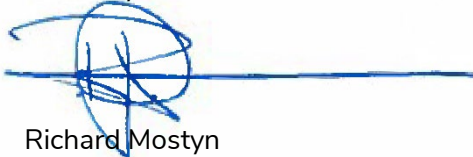
We are happy to invest in municipalities and hope the increase in CMG funding will better support municipalities as they continue providing local decision-making and service delivery to Yukoners. Staff from Community Affairs will be in touch with each municipality to provide the CMG calculators with specific funding amounts.

In addition to the approved enhancements to the CMG, I am pleased to share that we have also allocated an additional \$88,000 annually, starting April 1, 2025, for the Association of Yukon Communities' Community Training Trust Society funding. We heard how important this funding is for supporting enhanced training opportunities for communities across Yukon and have funded it permanently. Community Affairs will work with AYC to disburse the Community Training Trust Society funding.

The enhancements to the CMG are made possible through the strong and cooperative working relationship between the Government of Yukon and the Association of Yukon Communities, as guided by the 2022 Partnership Agreement.

I would like to thank the members of the CMG Enhancement Task Force. The group dedicated a significant amount of time and developed valuable recommendations and rationale to support changes to the CMG. These efforts will contribute to the continued success and sustainability of Yukon's municipalities.

Sincerely,



Richard Mostyn  
Minister of Community Services

- c. Mayor Lachance; Mayor Johnson  
Mayor Bowers; Mayor Strand  
Mayor Ellis; Mayor Curran  
Mayor Hanchar; Mayor Cameron





## Village of Carmacks

P.O. Box 113  
Carmacks, YT Y0B 1C0

### **Finance Department Report – February 2025**

#### **Expenditure Summary:**

The Expenditure Summary report for February is attached. Bank reconciliations for the Reserves, MFABC, and Project funding accounts have been completed.

#### **Income Statement:**

The Income Statement for the period from January 1 to February 28, 2025, is attached for your review.

#### **Projects:**

**1. Old Firehall:**

YG has agreed to participate in leasehold improvements for the old firehall and transferred their share of \$50,000. This amount will be used to replace the old furnace and lighting upgrades. The roof will be repaired in spring/summer.

**2. Solid Waste Facility Testing funding 2024:**

The report has been submitted, and we will receive the final payment in the next coming weeks.

Please let me know if you require further details or clarifications on any of the items mentioned.

Telephone: (867) 863-6271

Fax: (867)863-6606

Email: [info@carmacks.ca](mailto:info@carmacks.ca)

<b>Village of Carmacks</b>			
<b>Income Statement 2025-01-01 to 2025-02-28</b>			
<b>REVENUE</b>			
<b>Revenue</b>			
Interest Income	3,674.73		
Administration revenue other	10.00		
Recreation Revenue	6,194.33		
Concession Revenue	1,651.98		
Arena Revenue	1,555.18		
Public Works Revenue	70.00		
Recycling Revenue	3,670.26		
Landfill Revenue	8,084.00		
Sewer Revenue	35,941.44		
Business Licence Fees	1,480.00		
Permit Fees	75.00		
Building rentals	38,819.48		
Total Other Revenues		101,226.40	
Funding - YTG	91,367.80		
Funding - Other	3,375.00		
Total Funding		94,742.80	
<b>Total Revenue</b>		195,969.20	
<b>TOTAL REVENUE</b>		195,969.20	
<b>EXPENSE</b>			
<b>Expenses</b>			
Indemnities		12,905.84	
Salaries Full Time		163,977.36	
Salaries Part time		13,072.14	
Salaries Student		2,300.43	
WCB		500.06	
Travel		1,198.32	
Per Diem		1,600.00	
Overtime		426.83	
Standby Pay		520.00	
RSP Employer Portion		7,569.42	
Group Ins. Employer Portion		3,749.40	
CPP Employer Portion		11,111.86	
EI Employer Portion		4,340.67	
Contract labour & Equipment		6,125.00	

Janitorial expense		11,336.94	
Office Supplies		963.61	
Supplies		3,660.60	
Training		30.00	
Memberships		9,642.00	
Service, bank, and late charges		827.25	
Advertising		11.79	
Telephone/Internet/Cell		10,691.43	
Heating Fuel		68,807.75	
Electricity		28,198.67	
Repairs and Maintenance		10,941.96	
Testing		2,004.32	
Security		743.76	
Insurance		8,133.00	
Professional Fees		17,447.00	
Vehicle Expenses		7,028.39	
Vehicle Fuel		5,334.58	
Licences, Dues and Fees		231.58	
Street Lights		1,802.59	
Recycling Refund		1,399.80	
Landfill Maintenance		460.00	
Rec Board Grants		2,220.55	
Funded Events		1,309.30	
Events		1,686.94	
Concession		1,791.26	
<b>Total General &amp; Admin. Expenses</b>		426,102.40	
<b>TOTAL EXPENSE</b>		426,102.40	
<b>NET INCOME</b>		-230,133.20	
<b>Generated On: 2025-02-28</b>			



**Village of Carmacks**  
**Public Works General Manager Report**  
**Date: Feb 28. 2025**

**To:** Chief Administrative Officer, Mayor, and Council  
**From:** Jens Wylimczyk, Public Works General Manager

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#### **Treatment Plant**

- **Flow Rates:** Operating at standard capacity with no fluctuations.
  - **Measurements:** All readings are within normal ranges.
- 

#### **Arena and Recreation Building**

- **Arena:** Boiler issues persist; plumbers are scheduled for further repairs.
  - **Recreation Building:** Open for scheduled activities; all systems are functioning normally.
- 

#### **Landfill**

- **Operations:** Normal activities are ongoing, including snow removal.
- 

#### **Collection System**

- **Status:** Fully operational with no reported issues or disruptions.
- 

#### **Duplex**

- **System Functionality:** Operating within normal parameters; no alarms or issues reported.
- 

#### **Equipment**

- **Condition:** All equipment is in good condition with no immediate maintenance needs.
-



### Recycling Facility

- **Operations:** Sorting, shredding, and baling systems are fully operational.
- 

### Old Firehall

- **Facility Status:** All systems and services are functioning smoothly; no issues reported.
- 

### New Firehall

- **Facility Status:** All systems and services are operating as expected with no reported issues.
- 

### Administrative Building

- **Facility Status:** Office equipment and systems are functioning normally with no maintenance issues.
- 

### Public Works Shop

- **Facility Status:** Equipment and processes are functioning smoothly with no issues reported.
- 

### Streets

- **Status:** Snow removal and sanding are in progress.
- 

### Additional Information

- The bus went for an inspection and did not pass, need to replace the windshield and some lights
- Kubota is back in service
- We started our Grader training
  
- Sincerely,  
Jens Wylimczyk  
Public Works General Manager



Village of Carmacks  
P.O. Box 113  
Carmacks, YT Y0B 1C0

## Bylaw Constable's Report Monthly Report

February 2025

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### Summary of Activities

Occurrences	February 2025	Year to Date 2025	Details
Dogs at Large	5	13	Dogs at Large on the Highway and Downtown Hub
Aggressive Dog Complaints	0	1	Received no aggressive dog complaints this month
Traffic Violations(Parking, Unsecured Loads)	7	10	Parking Violations, 4 Complaints on one driver for using Jake Brakes by the store while empty. Traffic Stop initiated and Warning issued.  Conducted traffic stops on vehicles carrying inadequately secured loads
Assist RCMP	0	1	No calls for Assistance this month

Telephone: (867) 385-1519  
Fax: (867)863-6606  
Email: [bylaw@carmacks.ca](mailto:bylaw@carmacks.ca)



Village of Carmacks  
P.O. Box 113  
Carmacks, YT Y0B 1C0

Occurrences	February	Year to	Details
	2025	Date 2025	
Public Encounters	4	14	Assisted cars stuck in snow and directed traffic while they were being towed out
Open Space Infractions	0	0	No complaints about ATV's or Snowmobiles on walking trails

### Highlights

- **Unsecured Load Enforcement & Road Safety:** Conducted traffic stops on vehicles carrying unsecured loads to ensure compliance with safety regulations.
- **Animal Control & Community Engagement:** Addressed concerns about dogs on the highway, leading to increased compliance among dog owners. Engaged in informal discussions with owners and elders over coffee to promote responsible pet ownership.

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### Prepared by:

Cst Liam Ferraz

Carmacks Municipal ByLaw Enforcement

Telephone: (867) 385-1519  
Fax: (867)863-6606  
Email: [bylaw@carmacks.ca](mailto:bylaw@carmacks.ca)



## Monthly Report to Council

### Recreation Updates

#### Monthly Report to Council: February 2025

Prepared by: Chanel Johnnie

#### 1. Recreation Facility & Operations

- **RCMP Incidents:** There were a few incidents requiring RCMP involvement this month. We had to provide camera footage due to reports of theft at the recreation center.

#### 2. Upcoming and Past Programs & Events

- **Hockey Tournament:** We hosted a hockey tournament with four teams participating. The event ran smoothly, and players and spectators alike enjoyed the games.
- **Curling Bonspiel:** Although the Recreation Department did not organize the bonspiel, we helped and supported to ensure its success.
- **Elders' Trip:** We scheduled an elder trip for February 8th, but unfortunately, the bus never arrived. Elders waited for two hours before deciding to return home. Upon contacting Standard Bussing, we were informed that the driver failed to show up for work. Due to a previous issue where the bus had no heat, we had already received a 50% discount for this trip. Following this latest incident, we have been assured that we will receive a free trip and the next trip will still include our 50% off. Our next scheduled elder trip is on March 1st.
- **Winterlude:** Partnering with LSCFN, we have four days planned at the rec, with the last day featuring an archery tournament. We also have sponsorships from Air North, Yukon's Airlines, CDC, Carmacks Hotel, Arctic Sports Circle, and Casino Mine.
- **March Break Camp:** Planning is in progress, and a poster will be posted ASAP.
- **Upper Canada College (UCC) Student Visit:** Coordinating with the school and First Nations to enhance community involvement. UCC students will be here during the end of Winterlude and will assist with various activities. They will be provided a key for workout access, gym use, and occasional kitchen use. They will also help with school P.E. classes and evening programming at the rec.
- **Community Art Project:** Partnering with YukonU for a community-wide art initiative in the link building connecting the recreation center and the arena. This project, led by Emily Byers, involves painting butterflies with youth on Teen Night (February 28th). She will also have a table set up during Winterlude for community participation. If council





## Monthly Report to Council

members are available during Winterlude, please take time to contribute to this project. Additionally, we are collecting 2L bottles and milk jugs for this initiative.

### 3. Funding Applications & Initiatives

- **Crime Prevention Fund:** I applied for funding to support two older youth employees (ages 18-25) from May to August. Approval updates are expected in late April.
- **Youth Mural:** In discussions with YFNED and LSCFN for a youth-driven mural project. YFNED has agreed to supply all necessary materials. This initiative aims to provide a controlled space for creative expression, potentially reducing graffiti around the community.
- **Youth Roots Grant:** We secured funding for a youth paddle-carving workshop with Jared Kane. LSCFN will cover the remaining costs and supply cooks for the workshop.
- **Painting Program:** Emily Byers has secured funding for a painting program we hope to host at the rec. More details will follow after our meeting with her.
- **Economic Development Fund (Before April 15th):** Application will include proposals for upgrading building infrastructure, repairing deck flooring, addressing leaks, and investigating mold concerns.

### Council Request

I am requesting if council members are available on Saturday, March 8th, to assist with the Pancake Breakfast at 10:30AM so start cook time would be 8AM – 8:30AM. LSCFN has provided all pancake supplies, and I will be picking up eggs, potatoes, and sausages.

If there are any questions or additional details required, please let me know.



**Village of Carmacks  
Bylaw 317-25**

A Bylaw to Repeal Old Bylaws by Council of the Village of Carmacks.

**WHEREAS** Section 220 of the *Municipal Act*, Chapter 154, Statutes of the Yukon provides that Council may create bylaws;

**AND WHEREAS** the Municipal Council of the Village of Carmacks in the Yukon territory, in open meeting assembled, hereby ENACTS AS FOLLOWS:

**PART 1.00 SHORT TITLE**

1.01 This By-law may be cited as the "**Bylaw to Repeal Old Bylaws**"

**PART 2.00 PURPOSE OF APPLICATION**

2.01 That the following Bylaws are here by repealed:

10-95	Campground Lease
11-95	Campground Regulations
92-99	Airport Area Development
134-04	Scholarship Fund By-Law
233-16	Development Incentive

**PART 3.00 Effective Date**

3.01 This Bylaw shall come into effect upon Third and Final Reading.

READ A FIRST TIME the \_\_\_ day of March, 2025.

READ A SECOND TIME the \_\_\_ day of March, 2025.

READ A THIRD TIME the \_\_\_ day of March, 2025.

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Justin Lachance, Mayor

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Chantal Pelletier, CAO

The Village of Carmacks  
By-Law #10-95

A by-law of the Village of Carmacks to authorize the lease of the campground located within the Village of Carmacks.

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**WHEREAS** the Municipal Act, Chapter 119 RSY 1986, pursuant to Section 270 (a) provides that Council may by bylaw acquire, by lease, any real property within the municipality for pleasure, recreation or community uses of the public.

**NOW THEREFORE**, the Council of the Village of Carmacks in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

**SHORT TITLE**

1. This bylaw shall be cited as the **CAMPGROUND LEASE BYLAW**.

**INTERPRETATION**

2. In this bylaw, unless the context otherwise requires,  
(1) "Council" means the duly elected Council of the Village of Carmacks  
(2) "Real Property" means a lot, improved or unimproved, as identified on the Assessment Roll of the Village of Carmacks.

**LEASE**

3. Authorize the Council on behalf of the municipality to lease the real property as described and under the terms presented in the lease hereto attached as Schedule "A".

**ENACTMENT**

4. The provisions of this by-law shall come into full force and effect upon the final passing thereof.

READ a first time this 13<sup>TH</sup> day of JULY, 1995.

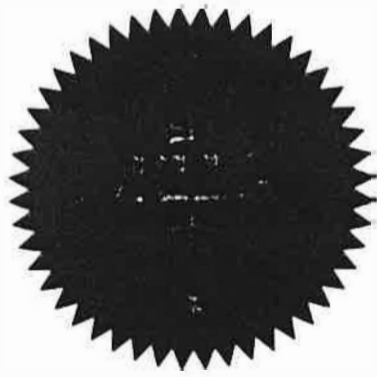
READ a second time this 13<sup>TH</sup> day of JULY, 1995.

APPROVED by the Executive Council Member this 1<sup>ST</sup> day of August, 1995

READ a third time and finally passed this 02<sup>ND</sup> day of August, 1995.

  
MAYOR

  
CLERK



GOVERNMENT OF YUKON  
LEASE

BETWEEN:

THE EXECUTIVE COUNCIL MEMBER  
OF THE YUKON TERRITORY AS REPRESENTED BY  
GERRY J. GEREIN

hereinafter called the "Lessor"

AND:

Little Salmon Carmacks First Nation (as represented by Chief and Council in trust)  
and the Village of Carmacks, as tenants in common

hereinafter called the "Lessee"

WITNESSETH that in consideration of the rents, covenants, and agreements herein reserved and contained on the part of the Lessee to be paid, observed and performed and subject to the Territorial Lands Act and the Regulations made thereunder and the Yukon Lands Act and the regulations made thereunder, the Lessor demises and leases unto the lessee all that certain parcel(s) or tract(s) of the land situate, lying and being composed of all that parcel of land

comprising 2.6 hectares more or less, within Lot 10, Group 10, Plan 6944 CLSR;  
Parcel A, Lot 10, Group 10, Plan 24013 LTO; and Parcel A, Lot 11, Group 10, Plan  
24013 LTO; as shown on the attached sketch forming part of this lease document  
hereinafter called "the Land"

SUBJECT to the following reservations:

- A) all mines and of all minerals whether solid, liquid or gaseous which may be found to exist within, upon or under the land together with the full powers to work the same and for that purpose to enter upon, use and occupy the land or so much thereof and to such an extent as may be necessary for the effectual working and extracting of the said minerals;
- B) the rights of the recorded holders of mineral claims and any other claims or permits effecting the land;
- C) all timber that may be on the land;
- D) the right to enter upon, work and remove any rock outcrop required for public purposes;
- E) such right or rights of way and of entry as may be required under regulations in force in connection with the construction maintenance and use of works for the conveyance of water for use in mining operations; and
- F) the right to enter upon the land for the purpose of installing and maintaining any public utility or road.

TO HAVE AND TO HOLD for and during the term of One (1), Year, commencing on the 15th day of June, A.D., 1995., with the option to renew for a further one 1 year term,, upon agreement by all parties.

YIELDING AND PAYING THEREFORE: in advance an annual rental of One Hundred (\$100.00) DOLLARS, in respect of every subsequent year such rent as the Lessor may in his absolute discretion determine in accordance with any Ordinance or Regulation of the Yukon Territory in force at the time of such determination.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

- 1) That the Lessee will at all times conform to all applicable Federal, Territorial and Local Acts, Ordinances, Regulations or Bylaws.
- 2) That all taxes, local improvement rates and assessments and all public utility charges respecting the said lands from and after the date of this lease will be paid in full by the Lessee.
- 3) That the Lessee shall use the land solely for the operation of a campground/Day Use Area.
- 4) That the Lessee shall have vacant possession of the land, upon execution of this lease.
- 5) That the Lessor assumes no liability expressed or implied to provide access to the land.
- 6) That the Lessor is not responsible for the establishment on the ground of the boundaries of the land.
- 7) That the boundaries of the land are subject to such adjustment and alteration as may be shown to be necessary by survey.
- 8) That this Lease shall not be assigned in whole or in part to any other person or corporation.
- 9) That the Lessee will execute any documents necessary to allow right of entry in and under or upon the land or so much thereof as is reasonable for the purpose of constructing, maintaining and operating sewer, water, telephone, electric power, street lighting and fire and police protection installations, on request by the Lessor.
- 10) That the Lessee shall hold the Lessor free of all liabilities concerning the land during the currency of this lease.
- 11) Unless a waiver is given in writing by the Lessor, the Lessor will not be deemed to have waived any breach by the Lessee of any of the Covenants or agreements herein contained, and a waiver relates only to the specific breach of which it refers.
- 12) Where any portion of the rental herein reserved is unpaid for more than thirty (30) days after it becomes due, whether formally demanded or not, or where the Lessee fails to perform or observe any of the covenants or agreements herein contained, the Lessor may by notice in writing terminate this Lease, and on the seventh (7) day following the mailing of the notice, this Lease may be terminated.
- 13) On the termination of this Lease the Lessee will deliver up possession of the land in a condition satisfactory to the Lessor.
- 14) Termination of this Lease will not prejudice the Lessor's right to unpaid rental or any other right with respect to a breach of any covenant or agreement herein contained.
- 15) That time shall in all respects hereof be of the essence.

- 16) No implied covenant or implied liability on the part of the Lessor is created by the use of the words "demises and leases" herein.
- 17) This Lease enures to the benefit of and is binding upon the Lessor, his/her successors, and the Lessee, his/her heirs, executors and administrators.
- 18) That all written notices respecting the land or the terms and covenants of this Lease shall be deemed to have been delivered when mailed to:

Little Salmon Carmacks First Nation  
 Box 135  
 Carmacks, Yukon Y0B 1C0

and

Village of Carmacks  
 Box 113  
 Carmacks, Yukon Y0B 1C0

- 19) The lease is issued without prejudice to the Land Claim Negotiation and/or Lands Set Aside processes of the Carmacks Little Salmon First Nation.
- 20) The lessor may during the term of the lease issue Notification to the lessee, subject to the completion of a Management Plan which has met with the approval of all parties.
- 21) This Lease and joint management agreement between the Village of Carmacks and the Little Salmon First Nation does not preclude the Village of Carmacks from completing plans for, and development of a visitor reception center in the restored Telegraph Office, complete within parking, washroom facilities and an associated day use area. This development is restricted to the west end of the campground property.

The Lessee may give notice in writing of a change of the above address by delivering it to:

Land Disposition Section  
 Department of Community  
 and Transportation Services  
 Government of Yukon  
 P.O. Box 2703  
 Whitehorse, Yukon Y1A 2C6

SIGNED by the Lessee at the Village of Carmacks in the Yukon Territory this 26<sup>th</sup> day of JULY, 1995, A.D.

[Signature]  
 Witness

[Signature]  
 Chief, Little Salmon Carmacks First Nation

[Signature]  
 Witness

[Signature]  
 Mayor, Village of Carmacks

SIGNED on behalf of the Executive Council Member of the Yukon Territory at the City of Whitehorse this 24 day of August, 1995, A.D.

[Signature]  
 Witness

[Signature]  
 GERRY J. GEREIN

AFFIDAVIT OF EXECUTION

CANADA )  
YUKON )  
TERRITORY )  
TO WIT: )

I KENDELL TRACEY, C.A.O. of the VILLAGE OF CARMAKES in the Yukon Territory make oath and say:

1. That I was personally present and did see the within Instrument duly executed by SARL FIELDS AND ERIC FAIRCLOUGH one of the parties hereto.
2. That I know the said SARL FIELDS AND ERIC FAIRCLOUGH and am satisfied that he/she/they is/are each of the full age of nineteen (19) years.
3. That the said Instrument was duly executed at the VILLAGE OF CARMAKES ~~City of Whitehorse~~ in the Yukon Territory.
4. That I am a subscribing witness to the said Instrument.

SWORN before me at the Village of Carmales in the Yukon Territory this 17th day of August, A.D., 1995.

[Signature]

[Signature]  
Notary Public in and for the Yukon

AFFIDAVIT OF EXECUTION

CANADA )  
YUKON )  
TERRITORY )  
TO WIT: )

I ROSS BURNETT of the City of Whitehorse in the Yukon Territory make oath and say:

1. That I was personally present and did see the within Instrument duly executed by GERRY J. GEREIN, one of the parties hereto.
2. That I know the said GERRY J. GEREIN and am satisfied that he is of the full age of nineteen (19) years.
3. That the said Instrument was duly executed at the City of Whitehorse in the Yukon Territory.
4. That I am a subscribing witness to the said Instrument.

SWORN before me at the City of Whitehorse in the Yukon Territory this 24 day of August, 1995, A.D.

[Signature]

[Signature]  
Notary Public in and for the Yukon

YUKON RIVER

KLONDIKE HIGHWAY (YT HIGHWAY No. 2)

2.6ha.±

SECTION 10 G10

PARCEL A LOT 10

PARCEL A LOT 11 G10

136 44' 00"

215 44' 05"

136 44' 00"

136 44' 00"

1323

Property of the Yukon Territorial Government

SCALE 1:2000

DATE 1988



Handwritten scribbles and lines at the bottom of the page.



**The Village of Carmacks  
By-Law #11-95**

A by-law of the Village of Carmacks to authorize the operation and maintenance of the campground located within the Village of Carmacks.

**WHEREAS** the Municipal Act, Chapter 119 RSY 1986, pursuant to Section 270 provides that Council may by bylaw make rules and regulations governing the management, maintenance, improvement, operation, control and use of any real property mentioned in Section 270, and close to free use by the public the whole or any portion of any real property mentioned in Section 270, at such times and for such periods as may be deemed advisable, and fix and charge fees for admission to or for the use of any of the facilities so closed.

**NOW THEREFORE**, the Council of the Village of Carmacks in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

**SHORT TITLE**

1. This bylaw shall be cited as the **CAMPGROUND REGULATIONS BYLAW**.

**INTERPRETATION**

2. In this bylaw:

"accommodation unit" means any tent, tent-trailer, camper, camper-truck, camping trailer, mobile home, motor home, or other form of movable, temporary accommodation, and includes any automobile when used for camping purposes;

"campground" means an area that is established, developed or maintained by the Village of Carmacks as a place for camping by the public;

"camping site" means an area within a campground that has been developed or maintained by the Village of Carmacks as a place where accommodation units may be parked or placed;

"campground fee" means the daily amount payable by campground users to the Village of Carmacks;

"campground permit" means the form or label issued under this bylaw authorizing the use of facilities in a campground;

"firearm" includes any device that propels a projectile by means of explosion, compressed gas, springs or strings, and without limiting the generality of the foregoing, includes a rifle, shotgun, handgun, spring gun, longbow or crossbow;

"officer" means an officer appointed by the municipality or a member of the Royal Canadian Mounted Police;

"vehicle" means a device in, upon or by which a person or thing may be transported or drawn upon a highway.

3. These regulations apply to the Carmacks public campground.

4. No campground facilities located in the campground shall be used for any purpose other than camping, picnicking or any use necessarily ancillary to the purposes of camping or picnicking.
5.
  - (1) Subject to subsections (4) and (8), every person who uses campground facilities shall obtain a campground permit.
  - (2) Where a person does not obtain a campground permit before commencing to use campground facilities, he shall do so upon request of an officer, campground permit sales agent, or a member of the maintenance staff.
  - (3) The fee for a campground permit shall be \$8.00 per day.
  - (4) A campground permit authorizes the use of campground facilities for the period described in and according to the terms of the permit.
  - (5) A campground permit does not authorize the use of campground facilities for more than one accommodation unit at one time.
  - (6) A campground permit is not required for use of the campground auxiliary facilities such as the boat ramp and the boat trailer parking area as the access to the auxiliary facilities forms an integral part of the road network within the campground.
  - (7) A group of persons wishing to occupy or use campground facilities as a group shall apply in writing to the Village of Carmacks, who may issue a special occasion campground permit to authorize the group occupation or use.
  - (8) An application under subsection (7) shall state the number of persons to be present, the date and time of use, and the person or persons who will assume responsibility for the conduct of the group.
  - (9) Every person to whom a campground permit has been issued shall produce it when requested to do so by an officer, campground permit sales agent or a member of the maintenance staff.
  - (10) Where a person is unable to produce his campground permit when requested to do so, he may then be required to pay the appropriate campground fee and obtain another campground permit.
6.
  - (1) Campground permits supplied by the Chief Administrative Officer may be issued, and campground fees may be collected by
    - (a) a campground permit sales agent authorized by the Chief Administrative Officer,
    - (b) an officer, or
    - (c) a member of the maintenance staff.
  - (2) Every officer, campground permit sales agent and member of the maintenance staff shall account to the Chief Administrative Officer for the campground permits issued and campground fees collected by him.
  - (3) Campground permit sales agents may be paid a commission established by agreement with the Village of Carmacks.

- (4) An officer, campground permit sales agent or member of the maintenance staff who has been supplied by the Chief Administrative Officer with campground permits shall, upon application and payment of the campground fee issue a campground permit to the applicant unless the applicant is, by virtue of Section 12, prohibited from using the campground facilities.
7.
    - (1) An officer may, for reasons respecting public health, public safety, fire, environmental damage, or any other reason he considers to be in the public interest, close the campground by posting an appropriate notice in a conspicuous place in the campground.
    - (2) No person shall use facilities in the campground that has been closed under subsection (1).
  8.
    - (1) No person shall use or occupy any kitchen shelter, service building or other similar public facility in the campground for sleeping accommodation.
    - (2) No person shall erect or affix any tarpaulin, blanket, structure of wood, wood products, metal, plastic or other material to the walls or superstructures of a public building in the campground.
    - (3) No person shall cut, remove, or damage any tree, or remove the bark or rind from any live tree, in the campground.
    - (4) No person shall remove sand, stone, gravel or like material from the campground.
    - (5) No person shall dump, deposit, discard, drop, throw, leave or abandon or cause or permit the dumping, depositing, discarding, dropping, throwing, leaving or abandoning of, any material or human waste on or within waters or lands in or adjoining campgrounds except in containers, receptacles, pits, locations or areas designed, provided or intended for that purpose.
    - (6) No person shall remove or damage any campground facilities.
    - (7) No person shall set, light or maintain a fire in the campground except in a fireplace, stove or other facility provided for that purpose.
    - (8) No person shall leave a fire unattended or allow a fire to spread in the campground.
    - (9) No person shall leave a vehicle or accommodation unit unattended in the campground for more than 72 hours, unless
      - (a) he is authorized in writing by an officer to do so, or
      - (b) the vehicle is left in an area designated for vehicle parking.
    - (10) No person shall discharge a firearm within the campground.
    - (11) No person shall cause a public nuisance in the campground.

- (12) For the purposes of the subsection (11), "public nuisance" includes any act, whether committed within or outside the campground, whereby any person
    - (a) obstructs, interrupts or interferes with any other person in the lawful use or occupation of the campground, or facilities in the campground,
    - (b) obstructs, interrupts, or interferes with the operation of the campground or facilities in the campground,
    - (c) fights, screams, shouts, swears or uses insulting or obscene language,
    - (d) in any way makes loud noises disturbing users of the campground,
    - (e) damages or attempts to damage facilities, equipment or other property in the campground.
  - (13) No person shall operate or park a vehicle or accommodation unit in any area in the campground other than in areas designated for such use.
  - (14) No person shall carry on any business, calling, trade or occupation in the campground except with the written consent of an officer.
  - (15) No person shall remove or damage any signboard, sign or notice posted or placed in the campground by an officer.
  - (16) No person shall consume alcohol in the campground other than in a permitted camping site and such consumption of alcohol shall only be permitted as long as the provisions of section 8 (12) above are not violated.
9. An officer may order any person to extinguish a fire in the campground where in his opinion it is necessary to do so for the preservation, control or management of the campground.
10. (1) All fallen timber in the campground, and all logs or other wood in the campground cut or split so as to be suitable for use as firewood, is the property of the Village of Carmacks and the Little Salmon Carmacks First Nation and is provided by the Village of Carmacks and the Little Salmon Carmacks First Nation exclusively for use within the campground by persons using facilities in the campground; no person has any authority to remove such timber, logs or wood from a campground or to possess or use it outside the campground.
- (2) No person shall take away from the campground any wood or timber.
- (3) No person shall load in excess of 15 pieces of wood or timber on a vehicle for use within a campsite.
11. (1) No person having custody or control of any animal shall permit the animal to roam at large in the campground.
- (2) Every person having custody of any animal in the campground shall exercise such control over that animal as may be necessary to ensure that the animal does not

- (a) annoy or injure any person, animal, or
  - (b) damage any property
  - (c) molest any wildlife.
- (3) An officer may, in the interests of public health, convenience and safety, order a person having custody of an animal to remove the animal from the campground or restrain it.
12. No person shall use facilities in the campground for a total of more than 14 days in any thirty day period.
13. (1) A person entering, seeking to enter or being within the campground shall give to an officer such information regarding his name, address, conduct, proposed activities within the campground, and any other matter pertaining to use of the campground facilities as the officer may request.
- (2) A person who enters the campground shall comply with the instruction, prohibitions and directions prescribed by lawfully posted signs.
- (3) An officer who has reasonable and probable grounds to believe and does believe that any person is violating any provisions of these regulations may order that person to cease the violation and comply with the provisions of this bylaw immediately or within such times as the officer orders.
- (4) Where a violation of this bylaw by a person continues for more than one day, the person shall be deemed to commit a separate offence for each day the violation continues after the person has been served with a ticket under the Summary Convictions Act containing a statement to the effect that a continuation of the violation may constitute a separate offence for each day the violation continues.
14. No person shall interfere with or knowingly furnish false information to an officer who is discharging his duties or exercising his authority under this bylaw.

#### PENALTIES

15. Any person who violates, or fails to comply with, any or the provisions of this bylaw is guilty of an offence and liable on summary conviction
- (1) for a first offence to a fine not less than \$50.00;
  - (2) for a second offence to a fine not less than \$100.00;
  - (3) for a third offence to a fine not less than \$200.00.

#### ENACTMENT

16. The provisions of this by-law shall come into full force and effect upon the final passing thereof.

READ a first time this 13TH day of JULY, 1995.

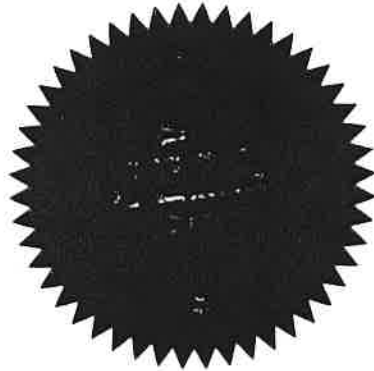
READ a second time this 13TH day of JULY, 1995.

APPROVED by the Executive Council Member this 1ST day of AUGUST, 1995

READ a third time and finally passed this 02ND day of August, 1995.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk



## Village of Carmacks

### By-law 92-99

BEING A BY-LAW OF THE VILLAGE OF CARMACKS IN THE YUKON TERRITORY TO ESTABLISH A COMMITTEE TO PROVIDE FOR ORDERLY DEVELOPMENT OF THE BOUNDARY EXPANSION APPROVED BY ORDER-IN-COUNCIL

**WHEREAS** the Council has committed by memorandum of understanding with the Little Salmon Carmacks First Nation that any development applied for or to be considered, in the area attached as appendix "A" will only proceed after review by a committee; and

**WHEREAS** Section 286 (2) (b) (ii) of the Municipal Act 1999, being Chapter 19 of the Revised Statutes of the Yukon and amendments thereto, requires that Council act by by-law to implement proposals for future development; and

**WHEREAS** Section 230 of the Municipal Act 1999, being Chapter 119 of the Revised Statutes of the Yukon and amendments thereto, requires that Council act by by-law to enter into an agreement with a First Nation to deliver a municipal style service.

**NOW THEREFORE** the Council of the Village of Carmacks in an open meeting duly assembled enacts as follows:

#### Section 1 Short Title

- 1.1 This by-law may be known as the "Airport Area Development Committee By-law"

#### Section 2 Definitions

- 2.1 a) "Council Member" means any member of council who has been elected or appointed to serve as a councillor, chief or mayor and sworn to office for the Little Salmon Carmacks First Nation of Village of Carmacks.
- b) "Councillor" means a member of council who has been elected or appointed to serve on council and has been sworn to office.
- c) "Mayor" means the chief elected official sworn to office following the most recent municipal election, or appointed by council.
- d) "Chief" means the chief elected official of the Little Salmon Carmacks First Nation sworn to office following the most recent municipal election, or appointed by council.
- e) "Committee member" means any person appointed to the committee by resolution of council for the Little Salmon Carmacks First Nation of Village of Carmacks.
- f) "Development" means any undertaking or intention to improve, use, modify, build or physically alter a lot, parcel or application to develop a lot or parcel including the harvest of timber.

#### Section 3 Committee Structure

- 3.1 The Airport Area Development Committee shall be established and made up of five members (5), two (2) persons named by resolution of each council with an alternate, and the Mayor.
- 3.2 The Mayor is the committee chair, and shall vote on all issues. Three members shall make up a quorum, one of whom shall represent either council. If the Mayor is not present those present shall agree to a chair after the secretary call the meeting to order. Only committee members shall vote on issues.
- 3.3 The CAO for the Village of Carmacks or a designate, shall be the Secretary.

#### Section 4 General Provisions

- 4.1 The area of authority for the committee shall be as attached and forming part of this by-law as appendix "A".

**Village of Carmacks**  
**By-law 92-99**

- 4.2 Any development which is reviewed and approved by the committee is subject to requirements for a public hearing and ministerial approval if an amendment to the Official Community Plan is required, by by-law.
- 4.3 The committee may approve, will identify and agree on how development will occur in the annexed area within the municipality.
- 4.4 The Development Officer shall not have authority within the expansion area to approve developments, until a development application has been considered by the committee.
- 4.5 The committee decisions may APPROVE, APPROVE WITH CONDITIONS or REFUSE a development application.
- 4.6 The committee shall meet within thirty (30) days of an application being made to develop an undertaking. A decision shall be made at the meeting scheduled to discuss the undertaking.

Section 5 Covenants agreed to.

- 5.1 There shall be unrestricted access to site specific land claims interests or holdings within or abutting the Village of Carmacks boundary expansion area.
- 5.2 Registered Trapline interests are recognized and protected.
- 5.3 Heritage sites and archeological sites identified by the Little Salmon Carmacks First Nation shall be protected. No development will proceed until the Committee has approved a development.

Section 6 Appeals

- 6.1 Appeals to a committee decision may be made to the municipal council of the Village of Carmacks by the applicant.
- 6.2 Council may elect to have a public hearing on a development application prior to an appeal being heard.
- 6.3 Any appeals shall be considered at the time and place determined by council.


Section 7 Enactment

- 7.1 By-law 07-93 is hereby amended.
- 7.2 This by-law shall come into force and effect upon the final passing thereof.

Read a first time this 1<sup>st</sup> day of March, 1999

Read a second time this 15<sup>th</sup> day of March, 1999

Read a third time and finally passed this 15<sup>th</sup> day of March, 1999

  
\_\_\_\_\_  
Mayor Lacasse

  
\_\_\_\_\_  
CAG



**Village of Carmacks  
BY-LAW #134-04**

A by-law to establish a reserve fund to establish a scholarship program for graduates of Tantalus School pursuing higher education at a post-secondary institution.

---

**Whereas** pursuant to section 244(1) of the Municipal Act, Chapter 154, RSY 2002, the council of the Village of Carmacks may establish by bylaw one or more reserve funds in the name of the municipality, and

**Whereas** pursuant to section 245 the council may by bylaw provide grants, as council considers expedient, to any person, and

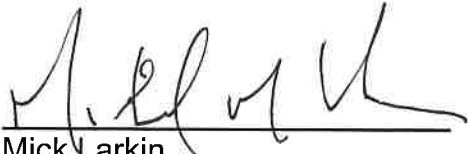
**Whereas** council wishes to recognize and support the value of higher education for students graduating from Tantalus School,

**Now Therefore**, the Council of the Village of Carmacks, in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

1. This bylaw may be cited as "the Village of Carmacks Tantalus School Scholarship Reserve Fund Establishment Bylaw" and in short form "the Tantalus Scholarship Reserve Bylaw".
2. The purpose for which the reserve fund is established is to provide scholarships for students graduating from Tantalus School who have enrolled in a course of education leading to a degree or diploma in a post-secondary educational facility approved by the Yukon Department of Education.
3. The reserve fund is cash funded and will be augmented in the amount of \$1500 annually from the Village of Carmacks Annual Operating Budget until such time as the fund becomes self-sustaining.
4. Interest shall be paid from general revenue to the reserve fund on the minimum reserve fund balance, annually at the average interest rate received on investments of the municipality.
5. Up to three scholarships shall be awarded annually to eligible students based primarily on academic performance and secondarily on civic participation and good citizenship, in amounts of \$750, \$500 and \$250. Payment will be made upon proof of enrollment as noted in section 2. Amounts not disbursed shall remain in the reserve fund.

6. This bylaw shall remain in effect until amended or repealed. Any balance remaining in the fund upon repeal of the bylaw will be donated to Tantalus School within 30 days of the repeal of the bylaw.

Read a first time this 18th Day of August, 2004.



Mick Larkin  
Mayor

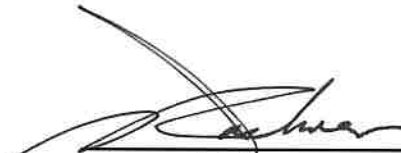


R.L. (Bob) Jackman  
Chief Administrative Officer

Read a second time this 22nd Day of September, 2004.

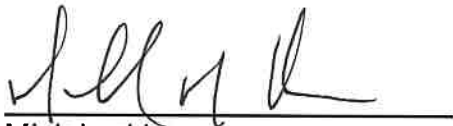


Mick Larkin  
Mayor

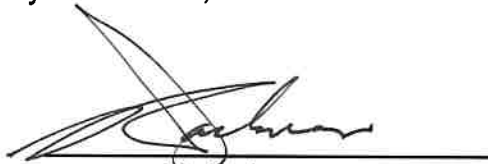


R.L. (Bob) Jackman  
Chief Administrative Officer

Read a third and final time this 13th Day of October, 2004.



Mick Larkin  
Mayor



R.L. (Bob) Jackman  
Chief Administrative Officer

## Application – Village of Carmacks Scholarship

Form to be completed and submitted to: The Principal, Tantalus School

Name of Student: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I wish to apply for a Village of Carmacks scholarship. The degree or diploma program I will be taking is \_\_\_\_\_ and I will be attending \_\_\_\_\_.

Name of educational facility

\_\_\_\_\_  
Signature of student

### NOTE:

Scholarships will be awarded to graduating students, based on the recommendation of the principal, Tantalus School or his designates, judged on academic performance, civic participation and good citizenship.

Payments will be made directly to the student by the Village of Carmacks. Recipients are advised to provide the Village Office with proof of enrolment in a post-secondary educational facility at their earliest opportunity so that payment may be made.



**VILLAGE OF CARMACKS  
BYLAW #233-16**

A Bylaw to authorize the allocation of Development Incentive grants for the year 2016

WHEREAS Section 245 of the Municipal Act (R.S.Y.2002) provides that council may by bylaw provide grants to any person, institution, association, group, government or body of any kind;

WHEREAS in 2015 council adopted the Development Incentive Policy to encourage strategic development identified by council, and to encourage the development of market rental housing in Carmacks and approves these Development Incentive Agreements by council resolution the year and subsequently authorizes these grants by way of a bylaw each year;

NOW THEREFORE pursuant to the provisions of the Municipal Act of the Yukon Territory, the Council of the Village of Carmacks, in an open meeting duly assembled, hereby ENACTS AS FOLLOWS:

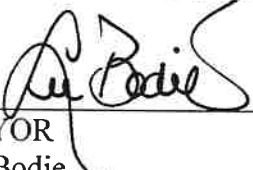
**SHORT TITLE**

1. Development Incentive Grants are hereby authorized as outlined in the Development Incentive Policy as outlined in Appendix "A" attached hereto and forming part of this bylaw.
2. Council may withhold payment of any grant authorized under section 1 of the bylaw if the recipient fails to adhere to any terms and conditions in the Development Incentive Agreement.
3. This Bylaw shall come into full force and effect upon passing thereof.

READ A FIRST TIME THIS 7<sup>TH</sup> DAY of June, 2016.

READ A SECOND TIME THIS 7<sup>TH</sup> DAY of June, 2016.

READ A THIRD TIME AND FINALLY PASSED THIS 21<sup>ST</sup> DAY of JUNE, 2016.

  
\_\_\_\_\_  
MAYOR  
Lee Bodie

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER  
Cory Bellmore

**Schedule "A" to Bylaw #233-16**  
**Application for a Development Incentive Grant**

Current Tax Year \_\_\_\_\_  
Applicant(s) name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Lot # \_\_\_\_\_ Block# \_\_\_\_\_ Property Zoning \_\_\_\_\_  
Property use \_\_\_\_\_  
Base Rate (Land Value) for \_\_\_\_\_ taxes payable \_\_\_\_\_

**Economic Development Incentive (EDI)** - Refers to a yearly monetary grant intended as a development incentive. The grant will be in the amount that the developer would have paid in annual municipal taxes as a result of improvements to the property. The base amount is determined at the time of the issuance of a building permit. Improvements can mean new construction or renovations (minimum construction value of \$750,000)

**Graduated Economic Development Incentive (GEDI)** – Means an economic benefit related to the taxes owing due to improvements on the property that decreases proportionately per year until full taxation is met. A 5 year GEDI reduces by %20 every year. A 10 year GEDI reduces by %10 every year. The base amount is taken from property assessments in the year the development permit is issued.

For a GEDI or EDI, the municipality will provide a grant in the amount of the GEDI or EDI each year until the end of the Incentive term or until the maximum \$ amount has been reached for the eligible criteria. Grants will be refunded to property owners after they have paid their taxes in full. If a property owner is in arrears of their property taxes, they will no longer be eligible for the incentive.

\_\_\_\_\_  
( Signature of applicant )

\_\_\_\_\_  
( Signature of joint-applicant )

**Office Use Only**

Approved Yes \_\_\_ No \_\_\_  
Date \_\_\_\_\_

Grant Amount \_\_\_\_\_  
Year of Development \_\_\_\_\_

Reason (s) for disapproval of application

\_\_\_\_\_  
\_\_\_\_\_

**Village of Carmacks**  
**Development Incentive Policy**

Policy: Development Incentives

Purpose: To establish incentives to encourage strategic development identified by Council

Authority: Council Resolution **169-15** dated **October 6<sup>th</sup>, 2015**

**Development Incentive Policy**

**Background**

The Village of Carmacks sees a need for market and rental housing in the community. Due to the geography of the community, the Village of Carmacks has been focusing on undeveloped and underdeveloped lots and increasing density in the core of the community. Increased density in the core of the community on the sewer collection system would help meet Official Community Plan policies regarding Housing along with measures already enacted to relax rules and regulations regarding secondary suites in the Zoning Bylaw.

The Village of Carmacks does not participate directly in the housing market but has the role of encouraging development through options including: land development, fees and charges and taxation.

Currently the fees and charges are very low in comparison to other similar municipalities in Yukon. A model to provide incentives for strategic development would be to use unrealized tax potential from undeveloped and underdeveloped properties.

Economic development incentives by way of taxation will be for the improvement component of those taxes due to the increase in residential dwellings available to the market. It is not extended to the current land value or current improvement value of the property.

**Policy Statement**

The Village of Carmacks will provide incentives in the form of economic development incentives for projects that provide rental units, supportive housing, mixed use buildings. This policy provides economic development incentives on the improvement component of taxes collected on undeveloped and underdeveloped properties. The development incentive will be based on the taxation rate of the property at the time of issuance of a Development Permit and will be applied from that point forward.

**Definitions:**

**Base Rate:** The base amount is determined as the value of the tax levy for improvements on the property paid on July 2<sup>nd</sup> in the year that the Building Permit for the eligible development is issued. In the case where existing building or structures were demolished prior to issuance of a Building Permit for an eligible development, the base rate will be the land value only.

**Development Incentives:** Contributions made by the Village of Carmacks for those developments meeting the eligibility criteria provided in this policy.

**Economic Development Incentives (EDI):** Refers to a yearly monetary grant intended as a development incentive. The grant will be in the amount that the developer would have paid in annual municipal taxes as a result of improvements to the property. The base amount is determined at the time of the issuance of a building permit. Improvements can mean new construction or renovations (minimum construction value of \$750,000).

**Graduated Economic Development Incentive (GEDI):** Means an economic benefit related to the taxes owing due to improvements on the property that decreases proportionately per year until full taxation is met. A 5 year GEDI reduces by 20% every year. A 10 year GEDI reduces by 10% every year. The base amount is taken from property assessments in the year the development permit is issued.

**Secondary Suite:** A dwelling that is a secondary use to the principal use of the zone.

**Supportive Housing:** Means the use of a building for residential dwelling units that is typically owned and operated by a non-profit agency and designed to accommodate tenants who require assistance. Typical uses would include assisted housing for seniors, assisted housing for people with disabilities.

**Rental Housing:** Refers to any formation of multiple housing development that is retained by a single owner, with units that are available to rent on a monthly or semi-monthly basis.

**Mixed Use:** Means a building designed as a single unit, containing a mixture of commercial and residential floor.

## Eligibility Criteria

1. To acquire a **Minor Development Incentive** the following eligibility criteria must be met:
  - a. Develop a Secondary Suite as permitted by the Village of Carmacks Zoning Bylaw
2. To acquire a **Standard Development Incentive** the following eligibility criteria must be met:
  - a. Develop a multiple dwelling unit (2-4 units), or
  - b. Develop a mixed-use development with a minimum of four residential units.
3. To acquire a **Major Development Incentive** the following eligibility criteria must be met:
  - a. Develop a multiple dwelling unit with a minimum of 5 units; or
  - b. Provide a minimum of four Supportive Housing units

**\*\* any development that receives a development incentive from this policy is eligible only for a portion the Community Investment Grant ( Bylaw 04-96) on the % of taxes paid on the increased assessment due to the improvement.**

## Procedure:

**Application:** To receive a Development Incentive as laid out in this policy, a Developer must make an application in writing, detailing the Incentive they would like to receive and why they believe they are eligible.

**Screening:** Applications must include a preliminary development plan. Applications will not proceed to Council for consideration unless they are in compliance with the Official Community Plan and Zoning Bylaw.

**Approval:** The terms of the Standard and Major Incentives will be approved through a Development Incentive Agreement. Minor Development Incentives will be approved by the Development Officer, Standard and Major Incentives will be approved by Council.

**Administration:** For a GEDI or EDI, the municipality will provide a grant in the amount of the GEDI or EDI each year until the end of the Incentive term or until the maximum \$ amount has been reached for the eligible criteria. Grants will be refunded to property owners after they have paid their taxes in full. If a property owner is in arrears of their property taxes, they will no longer be eligible for the incentive.

## Expiration of Development Incentive

The Development Incentive Agreement may be revoked and cancelled if construction has not commenced within two year of issuance of a Building Permit for Standard and Major Development Incentives.

The Development Incentive Agreement may be revoked and cancelled if there are outstanding open Building Permits remaining one year after occupancy is given for the development.



## **Development Incentives**

Based on the eligibility criteria listed in this policy, an applicant for new development may apply for a development incentive as follows:

### **Economic Development Incentive**

- Taxes applied to the values of improvements may be reduced in a diminishing pattern annually (graduated or sliding scale) for a specified time frame.
- Taxes applied to the value of the land and subsequent annual changes are not available for reduction or waiver
- The annual value of each Development Incentive will be calculated by subtracting the Base Rate from the annual tax levy paid on July 2<sup>nd</sup> for the duration of the Development Incentive Agreement.
- The tax value of improvements at the time of issuance of a development permit will serve as the base rate
- Incentives will be considered by council and, if granted, be incorporated in a Development Incentive Agreement
- The Economic Development Incentive will be implemented through a grant to the property owner after they have paid their taxes in full.
- Government agencies, at all levels of government, will not be eligible for the Development Incentives program.

## **Levels of Development Incentives**

Based on the number of eligible criteria a proposal meets, there are 3 levels of Development that can be acquired.

1. Minor Development Incentive
  - 5 year GEDI to a maximum of \$5,000
2. Standard Development Incentive
  - 10 year GEDI to a maximum of \$75,000
3. Major Development Incentive
  - 10 Year EDI a maximum of \$350,000