

Village of Carmacks Council

Respectfully acknowledges that we are meeting on the traditional territory of the Little Salmon Carmacks First Nation.

Agenda 25-15

Regular Meeting of the Council of the Village of Carmacks, Yukon

To be held in the **Council Chambers** of the Carmacks Municipal Building at **7:00 PM**
on **Tuesday, August 5th, 2025**

Zoom Information: Meeting ID: **816 0093 7736** Passcode: **643780**

Agenda

1. **Call to Order**
2. **Adoption of Agenda** *Motion to Approve*
3. **Adoption of Minutes**
 - 3.1 Regular Meeting of July 22nd, 2025 *Motion to Approve*
4. **Delegation**
 - 4.1 Arbor Webster (Community Advisor)
5. **Correspondence**
 - 5.1 AYC Resolution Letter- Response- Strengthening Yukon's Municipal Workforce Capacity
 - 5.2 AYC Resolutions- Responses
 - 5.3 Ministerial Seniors Advisory Committee
6. **Reports**
 - 6.1 Council Activity Reports
 - 6.2 Mayor's Report
 - 6.3 CAO Report
 - 6.4 Recreation Report
 - 6.5 Bylaw Report
 - 6.6 Public Work's Report
 - 6.7 VIC Report
 - 6.8 Fire Report
 - 6.9 Association of Yukon Communities (AYC)
7. **Bylaws**
 - None
8. **New and Unfinished Business**
 - 8.1 Draft AYC Policy Position Council Feedback
9. **Question Period**
10. **In-Camera Session** *(Motion to go in and out of session with recorded times)*
11. **Adjournment**



MINUTES FROM THE REGULAR MEETING OF THE COUNCIL FOR THE VILLAGE OF CARMACKS ON July 22nd, 2025, IN THE MUNICIPAL COUNCIL CHAMBERS

PRESENT: Mayor: J. Lachance

Councillors: D. Hansen, D. Mitchell, T. Wheeler, C. Bellmore (via Zoom)

Staff: CAO C. Pelletier, P. Singh

Delegation: J. Stackhouse, D. Eastland, M. Ukrainetz

1. CALL TO ORDER: Mayor J. Lachance called the meeting to order at 7:00 PM.

2. AGENDA: Council reviewed the agenda.

25-14-01 M/S Councillors D. Hansen / T. Wheeler motioned that the agenda be accepted as amended with In-camera addition.

CARRIED

3. MINUTES:

3.1 From the regular council meeting on July 8th, 2025

25-14-02 M/S Councillors T. Wheeler / D. Hansen motioned that the minutes be accepted as amended under AYC Report.

CARRIED

4. DELEGATION

4.1 Public Works Building Retrofit

David Eastland and Mike Ukrainetz from the Community Services Infrastructure Development Branch delivered a presentation regarding the revised scope for the Public Works Building Retrofit project.

A background of the project was provided, noting that it originated as part of a joint initiative with the Carmacks Firehall under the Small Communities Fund (SCF). The Firehall component was prioritized after the initial 2019 tender came in over budget, and the Public Works portion was deferred. Following the substantial completion of the Firehall in March 2023, approximately \$3.8 million remains allocated for the Public Works facility.



The original new-build design for Public Works was retendered in early 2024 but again came in over budget, with the lowest bid exceeding \$4.8 million. As a result, the project was cancelled, and a retrofit approach is now being pursued.

The proposed **retrofit scope** includes:

- Addition of a new pull-through bay for larger equipment.
- Installation of electric access gates (new and replacement).
- Covered parking and well-house connection to utilize the newly installed well.
- Testing of existing in-floor heating system and potential reuse.
- Installation of a new heating system with redundancy (forced air or boiler).
- Ceiling fans for heat circulation.
- Electrical upgrades to improve safety and load capacity.
- Insulation of skylights and building envelope enhancements to reduce heat loss.
- Replacement of the sanitary holding tank and restoration of the washroom.
- Installation of a small vehicle lift and investigation of floor drain and oil-water separator options.

Council was advised that cost estimating will follow and, pending approval of a revised scope by the Government of Canada, the project would then move into detailed design and tendering.

25-14-03 M/S Councillors T. Wheeler / D. Hansen motioned to approve proceeding with costing and design planning for the proposed Public Works Building Retrofit project as presented.

CARRIED

4.2 Strategic Planning – Presentation by Jordan Stackhouse, Elevator Yukon

Jordan Stackhouse from Elevator Yukon attended the meeting to discuss a proposal to facilitate a strategic planning process with the Village of Carmacks Council.

Mr. Stackhouse provided background on previous efforts, noting that although a strategic plan was initiated under former CAO, it was never formally adopted. The new proposal offers Council an opportunity to re-engage in strategic planning, tailor it to their current term, and establish a shared vision and set of priorities.

Key points of the proposal:

- Facilitation of Council discussion to establish a medium-term strategic plan aligned with:
 - The current Official Community Plan (OCP)
 - Existing operational and sustainability strategies
 - New priorities and input from the current Council



- Focus on:
 - Operational priorities: capital projects, service delivery, infrastructure
 - Legislative priorities: Bylaws, policy reviews, and governance
- The outcome will include a clearly defined plan, with roles, timelines, costs, and accountability
- The process will aim to consolidate existing planning documents, community priorities, and new ideas into a realistic and actionable strategy
- The work would begin in mid-August and include at least one in-person workshop, with the remainder completed through remote collaboration
- The project cost is estimated at \$5,000, and no public engagement is anticipated at this stage unless requested

Mr. Stackhouse confirmed he would work closely with the CAO and staff to ensure alignment between Council priorities and operational capacity.

25-14-04 M/S Councillors D. Hansen / D. Mitchell motioned to approve engaging Jordan Stackhouse from Elevator Yukon to facilitate a strategic planning process with the Village of Carmacks.

CARRIED

5. CORRESPONDENCE

5.1 AYC resolution letters (9 in total)

Council reviewed a package of nine AYC resolution letters.

25-14-05 M/S Councillors T. Wheeler / D. Hansen motioned to accept the AYC resolution letters for correspondence and action as appropriate.

CARRIED

5.2 SARU Risk Assessment and Recommendations – Lot 1133

Council reviewed the risk assessment and recommendations report regarding Lot 1133.

Concerns were raised over contradictory information:

- The property was previously indicated as suitable for residential use.
- The current report recommends it should not be used for residential purposes and discourages reliance on groundwater, suggesting existing community water supplies be used — despite there being none in the area.
- The report also includes caution regarding indoor air quality and water use considerations.

Councillor Wheeler questioned the discrepancy between the groundwater treatment recommendations and current usage on adjacent properties. It was agreed that clarification would be sought from the consultants (SLR).



CAO Chantal noted that a question regarding any reclamation work done on the site has been added to the follow-up list.

25-14-06 M/S Councillors T. Wheeler / D. Hansen motioned to SARU Risk Assessment and Recommendations – Lot 1133 for correspondence and action as appropriate.

CARRIED

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 a quiet period with no municipal business to report. Noted that the recent wedding in the community was lovely and appreciated having such an event in town.

Councillor C. Bellmore attended the pool grand opening but did not stay long. No other municipal business to report currently.

6.2 Mayor J. Lachance Also attended the pool grand opening and had no further updates to report. Noted it has been a relatively quiet period in the community.

6.3 Recreation Report Recreation Director, Chanel Johnnie provided the monthly Recreation Department report for June 2025, which was reviewed by the Council.

- Programs & Events:
 - *Hoops for Life* was a hit with local youth.
 - *Father's Day Hike* and *Canada Day* were well attended and successful.
- Facility Updates:
 - Front door access control is being addressed.
 - Elevator repairs are complete.

Chanel thanked all staff and volunteers for their help with Canada Day.

No questions were raised by Council. Chanel was thanked for her report.

6.4 Finance 1st Quarter Report



The Finance Report was submitted by Annette for Council's review.

No questions or comments were raised by Council during the meeting.

6.5 Arena Report

Jerson, Arena and Facility Operations Manager, provided a report highlighting the following:

Park Maintenance: Ongoing tasks including retaining park features.

Art System Issues: Technical issues with the arena's artificial refrigeration system have been identified and are being followed up on.

Equipment Repairs: General maintenance and repairs are underway.

Curling Rocks: Jerson and George are exploring refinishing options ahead of the upcoming winter season.

Council thanked Jerson for the update.

6.6 CAO Report

CAO Chantal Pelletier provided an update including:

Important Dates:

- Public Engagement on *Business License Bylaw 314-25* open from July 15 to August 15. Comments may be submitted via survey, email, phone, or in person.
- CAO Vacation: August 2 to 24; returning August 25.
- Upcoming Council Meetings: August 5 and August 19.

Project & Operational Updates:

- Carmacks Pool: Adjusted schedule based on attendance stats; grand re-opening held July 21. Thanks, extended to staff, CCBF, and YG.
- Landfill Composting Program: Site prepared; electric fence in progress. Public engagement to occur in August; bin distribution in September with full program launch by October.
- Scale Project: Tender review held week of July 21. Construction expected to begin in August.



- Hooter Revival: Organizer withdrew. VOC is seeking a replacement.
- Property Tax Correction: Letters sent to recover approx. \$1,000 in missed tax from undeveloped lots. No penalties will be applied.
- Landfill Title: Still in progress; Carmacks will be added via legislation amendment.
- Council Wall Map: Nearing completion by Challenger Geomatics.
- Soundproofing Container: Installation scheduled for July 24 in Council Chambers.
- Curling Rocks: Quotes being collected for resurfacing and shipping ahead of winter.
- Lease Agreements: YG leases signed for municipal office and rec center spaces, effective September 1.
- HAF Engagement: Mailouts being prepared to gather feedback on the Development Incentive Policy.
- Pocket Park: Vandalized on July 15 after recent cleanup. Repairs underway.
- Lagoon Project: Ongoing coordination with YG and LSCFN.
- BST Road Work: VOC prep begins July 26, YG resurfacing to follow July 28. A road maintenance plan will be shared with the public.
- Arena Boilers: Still awaiting fan delivery from manufacturer.

6.7 AYC

Councillor Wheeler reported that there were no additional updates or activities from AYC at this time beyond the resolution letters sent to the ministers, which were already addressed earlier in the meeting under Correspondence (Item 5.1).

7. BYLAWS

7.1 Business License Bylaw 314-25 (Public Input)

Council discussed the Business License Bylaw 314-25, which is currently in the public input phase.

CAO Chantal Pelletier clarified that while the original public engagement period was listed as July 15 to August 15, the letter shared with the public indicates an extended deadline to August 27, 2025.

Public input methods include:

- Online survey (available on the Village website)
- Submissions via email, in person, or by mail



- A secure comment lockbox will also be installed at the front entrance to allow anonymous submissions

8. NEW & UNFINISHED BUSINESS

8.1 Interim Acting CAO

Council reviewed the recommendation to appoint an Acting CAO during the CAO's vacation period.

Recommendation:

That Annette Wylimczyk, Finance Officer, be appointed as Acting CAO from August 2 to August 22, 2025, to cover CAO duties during Chantal Pelletier's absence.

25-14-07 M/S Councillors T. Wheeler / D. Hansen motioned to appoint Annette Wylimczyk as Acting CAO for the period of August 2 to August 22, 2025.

CARRIED

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.

25-14-08 M/S Councillor T. Wheeler / D. Hansen motioned to go in-camera at 07:48PM.

An in-camera discussion by Council regarding a labour and land matter.

25-14-09 M/S Councillor D. Hansen / T. Wheeler motioned to go out of in-camera at 08:30 PM.

11. ADJOURNMENT

25-14-10 M/S Councillor T. Wheeler / D. Hansen motioned to adjourn the meeting at 08:30PM.



Mayor J. Lachance adjourned the meeting at 08:30 PM.

Mayor J. Lachance

CAO Chantal Pelletier



**Office of the Minister of Economic Development
PO Box 2703, Whitehorse, Yukon Y1A 2C6**

July 23, 2025

Lauren Hanchar, President, Association of Yukon Communities
#140-2237 2nd Avenue
Whitehorse, YT Y1A 0K7

Dear Lauren Hanchar:

RE: Strengthening Yukon's Municipal Workforce Capacity

Thank you for your letter of June 20, 2025, regarding the growing challenges municipalities face in recruiting and retaining skilled professionals. I appreciate your advocacy on behalf of Yukon communities and the thoughtful resolution brought forward at the 2025 Association of Yukon Communities' (AYC) Annual General Meeting.

The Government of Yukon recognizes that thriving, resilient communities are vital to the territory's success. The capacity of municipalities to deliver essential services depends on a stable and skilled workforce. The concerns you raised reflect broader labour market pressures that require a coordinated response.

In support of municipal capacity building, I would also like to highlight that the Government of Yukon made funding for the Community Training Trust Society (CTTS) permanent earlier this year. This long-term investment ensures that municipalities continue to have access to flexible, locally delivered training that supports workforce development and enhances service delivery.

We continue to support municipal asset management training to strengthen municipal infrastructure planning and investment. This work has included FCM funding, accessed in collaboration with the Association of Yukon Communities (AYC). Training has been delivered through the Sustainable Communities Forum where up to three representatives from each municipality and First Nation are funded to come together to learn, share knowledge, and build collaborative approaches.

We have also made significant investments to the Comprehensive Municipal Grant (CMG), which provides core funding to municipalities across the territory. These enhancements reflect our

commitment to ensuring that local governments have the financial stability and flexibility needed to meet their operational and strategic goals.

We agree that addressing these workforce challenges is not solely a municipal issue, but a territorial one. The Government of Yukon is committed to working collaboratively with AYC to ensure that communities have the tools and support they need to attract and retain the people who make our communities livable, safe, and economically vibrant.

We acknowledge the three key areas you have identified for potential collaborations: the Employment Standards Act, the Yukon Nominee Program, and training and professional development for municipal staff. These areas fall under the mandates of the Department of Economic Development and the Department of Community Services.

Officials from both departments are committed to engaging with the Association of Yukon Communities to better understand your perspectives and explore opportunities for collaboration. Relevant branches will reach out to the AYC Executive Director to initiate these discussions.

Thank you again for your leadership and commitment to strengthening Yukon communities. I look forward to continued collaboration as we work together to address these shared priorities.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Pillai". The signature is fluid and cursive, with a large initial "R" and a stylized "Pillai".

Ranj Pillai
Minister of Economic Development



Minister's Office
PO Box 2703, Whitehorse, Yukon

July 23, 2025

Lauren Hanchar
President
Association of Yukon Communities
#140-2237 2nd Avenue
Whitehorse, YT Y1A 0K7

Dear Lauren Hanchar,

Re: Enhancing Interdepartmental Information Sharing to Support Vulnerable Persons

Thank you for your letter regarding the Association of Yukon Communities' recent resolution regarding amending relevant legislation to permit appropriate and secure sharing of information between government departments as it relates to service delivery and improved outcomes for vulnerable individuals.

As a public body and custodian, the Department of Health and Social Services is subject to both *Health Information Privacy and Management Act* (HIPMA) and the *Access to Information and Protection of Privacy Act* (ATIPPA), as well as several other pieces of legislation that consider information management and privacy of all Yukoners receiving care and services through Health and Social Services. These pieces of legislation establish rules that Health and Social Services must follow to collect, use, disclose, secure and manage personal and health information of individuals, and provides clarity and certainty to custodians about the sharing of those records to support patient outcomes.

Appropriate privacy and information management practices continues to be an important pillar of Health and Social Services' provision of trusted and safe health care and social services for Yukoners. The department is committed to working with health and social system partners to improve the quality and timely delivery of these services, while ensuring secure sharing of personal and health information of individuals. When required, we work with appropriate Yukon government departments and ensure that privacy protocols are consistently upheld, and that individuals' information is handled with the utmost care, transparency, and accountability. These efforts are guided by privacy legislation and best practices to protect the rights and dignity of all Yukoners.

Thank you for taking the time to reach out and provide this update on this resolution. We look forward to continuing to work with you, communities, and government departments to support the continued health, safety, and well-being of Yukoners.

Please know the Department of Health and Social Services welcomes the opportunity to hear more from the Association of Yukon Communities about this resolution, as well as specific examples around where vulnerable individuals may be experiencing barriers. The Deputy Minister of Health and Social Services, Matt King, is available to meet with you to discuss this further. He can be reached at Matt.king@yukon.ca

Yours truly,



Tracy-Anne McPhee
Minister of Health and Social Services



Minister's office (CM-6)
PO Box 2703, Whitehorse, Yukon Y1A 2C6

July 23, 2025

Lauren Hanchar
President
Association of Yukon Communities
Email: ayced@ayc-yukon.ca

VIA EMAIL

Re: Support for Standardized Municipal Election Administration

Dear President Hanchar,

Thank you for letter regarding the Association of Yukon Communities' (AYC) resolution on the administration of municipal elections. The Government of Yukon acknowledges the effort required by municipalities to administer elections and remains committed to supporting fair, accessible, and well-managed electoral processes.

As noted in our previous correspondence, the 2021 pilot project between Elections Yukon and the City of Whitehorse, along with their collaboration during the October 2024 municipal election, provided valuable insights. The outcomes of these initiatives will serve as a strong foundation as we consider the future role of Elections Yukon in municipal elections across the territory.

In response to your 2023 resolution to undertake a joint review of the *Municipal Act*, I understand that the Community Affairs branch has discussed with your Executive Director the idea of establishing an informal group to review this matter. I see value in this collaborative approach, given the success of our collaboration on the Comprehensive Municipal Grant (CMG) review and the Ministerial Committee on Solid Waste. The group could research the challenges municipalities face in administering elections and explore how municipal elections are conducted across Canada.

I welcome continued dialogue with the Association of Yukon Communities and seek your agreement to empower this group and seek their advice. Their insight, and that of your member communities, is invaluable as we consider improvements to the legislative and administrative frameworks that support local elections.

Thank you again for your advocacy and leadership.

Sincerely,



Richard Mostyn
Minister of Community Services



Health and Social Services
PO Box 2703, Whitehorse, Yukon Y1A 2C6



July 21, 2025

Attn: Association of Yukon Communities

The Aging in Place Seniors Advisory Committee has expired. This committee played a vital role in the implementation of the Aging in Place Action Plan. With that in mind, I am pleased to invite Association of Yukon Communities to provide recommendations for appointments to the new Ministerial Seniors Advisory Committee.

This committee will similarly consist of:

- First Nations government or government-identified representatives (2)
- Association of Yukon Communities (1)
- Non-governmental Organizations (4-5)
- Senior or Elder member at large (2-3)
- Yukon Government (2)
- Administrative support, Health and Social Services (1)

Please advise me of your organization's recommendations for membership on the Committee no later than 5:00PM Yukon Time on August 8, 2025. Should your organization not wish to recommend a name or names at this time, kindly respond with that direction by email to Stephen.Doyle@yukon.ca or by phone at (867) 332-3074.

Once I hear back from you, I will set up a phone call to discuss this opportunity in more detail and answer any questions you might have.

Kind regards,

Stephen Doyle
Director, Social Supports
Health and Social Services



TO: MAYOR AND COUNCIL

FROM: CHANTAL PELLETIER, CAO

SUBJECT: CAO REPORT AUGUST 5, 2025

Important Dates/Event

Regular Council Meetings

August 19, 2025

Project Updates

Carmacks Pool	The pool lifeguards are both running in the summer games and then going back to school. Therefore the last day of opening will be August 17 th . Mathias is trying to find another lifeguard to come work so that we might be able to open longer.
Landfill composting program	Landfill area is being prepared and the tend is or has been built. The electric fence will be placed. At the end of August there will be a public engagement for residents to pick up their composting bins
Scale Project	Tender has been awarded. Work to commence later August/early September. PW will be clearing some brush for Atco electric to come do work for the electrical upgrade, transformer box.
Hooter Revival	No volunteer has come forward at this time.

Property Tax – missed amounts	Annette will be able to provide an update on this.
Municipal Building Roof Replacement	PW and Acting CAO will provide council with quotes to move forward with roof repairs in August.
HAF	Public engagement materials have been sent out and we are now collecting information. The updated policy will be presented for approval on August 19th
Public works building retrofit	PW and YG project managers are now working on design phase.
Lagoon	YG project managers working with LSCFN on lagoon issues. No progress to date.
Civic Addressing	Chantal has been updating all the civic addresses on the list and has received LSCFN's input and will add the bylaw to the agenda for September.
Arena boilers	Budget Plumbing is still waiting for a new fan to arrive so that they can come install it and get the boilers back online
Recreation Summer Programs	Chanel is looking into more programming for August to keep the kids busy. She will provide an update.



Monthly Report to Council

Recreation Updates

Monthly Report to Council: July 2025

Prepared by: Chanel Johnnie

1. Canada Day Event Recap

Canada Day was a great success again this year. We had a big turnout, with lots of families and kids coming out to enjoy the day.

The giant cake looked great, we had no leftover pieces for once, which was great to see. The hot weather helped bring people out and the overall energy throughout the day was positive. Big thanks to all volunteers.

2. Summer Camp Highlights

Our summer camp has continued through July with great participation and lots of fun activities.

Some key highlights this month:

- Trip to the Yukon Wildlife Preserve – The kids had a blast. There were lots of laughs, especially with them asking if we were going to “shoot the moose to take home.”
- Tie-Dye Activities – A favourite. The kids enjoyed making and showing off their custom designs.
- Pool Visits – We’ve been visiting the pool regularly. A lot of our younger kids are still learning to swim, but they’re improving more each time we go.

3. Photo Contest

We’ve launched a monthly photo contest for the community.

- Our June winner has been announced.
- For July, we had to extend the deadline due to no initial submissions, but we’re still hoping to select a winner soon and will continue promoting it.

4. Tournament Update

We had planned a Pickleball Tournament, but unfortunately, no one signed up.

Instead, we pivoted and hosted a Volleyball Tournament down at Merv Tew.

- Turnout was low, but the people who did show up made the most of it and had a great time.
- It ended up being a fun, laid-back event with good energy despite the smaller group.

5. Facility Update – Water System



Monthly Report to Council

We experienced a water system issue this month after a battery failure caused the pump to stop running automatically. It's currently running in manual (hand) mode, and we've already ordered a new battery. Once that's installed, we're hopeful the issue will be resolved.

6. Security System Update

We are still without access to our cameras, security system, and 24-hour access system.

Despite contacting Total North and Spectrum Security multiple times over the past few months, the issue remains unresolved.

- Total North has told us they can't do anything further until Spectrum arrives.
- Spectrum has said they will come fix it, but we are still waiting.
- We have followed up again, including contacting the Lead Service Technician and the President of the company.

This has been ongoing for several months and continues to be a major concern.

7. Summer Camp Feedback Clarification

We've received some feedback recently about the summer camp ending "too early."

To clarify:

- The camp schedule was posted in May, and no concerns were raised at that time.
- We offered 7 weeks of programming this summer.

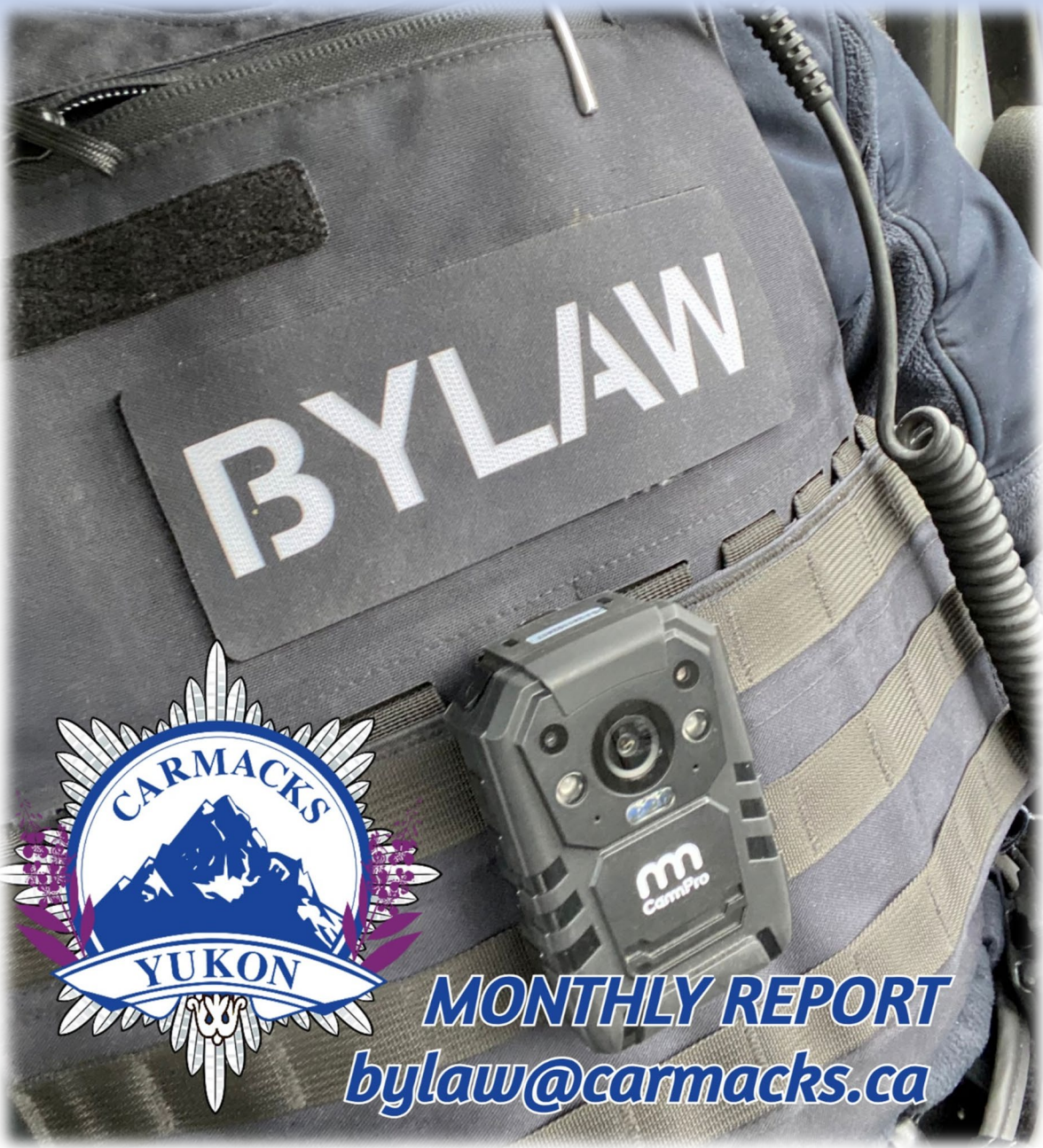
We are now shifting focus to:

- Preparing for our annual Softball Tournament, which takes up significant staff time.
- Accommodating staff vacations, which were booked well in advance based on the original summer plan.
- I (Recreation Director) will also be taking time off during this period.
- In addition, I will be sending 1–2 staff to a Youth Worker Retreat to network with other communities and gain valuable training.

Even if we wanted to extend the camp, we do not have the staff capacity to do so without compromising the quality of programming or other commitments.

8. General Notes

It's been a full and active month. Between events, camp programming, facility challenges, and preparation for what's ahead, the team continues to work hard and adapt. We're proud of the work that's been done and are getting ready for a busy August.



Telephone: (867) 385-1519
Email: bylaw@carmacks.ca



MUNICIPAL BYLAW ENFORCEMENT

Bylaw Constable's Report Monthly Report

July 2025

Summary of Activities

Occurrences	July 2025	Year to Date 2025	Details
Dogs at Large	5	23	Dogs Caught on River Dr.
Aggressive Dog Complaints	1	4	Received one aggressive dog complaint on LCSFN settlement land
Traffic Violations(Parking, Unsecured Loads)	2	31	Tractor semi-trailers parked on roadway and restricted parking zones
Assist RCMP	1	4	Assisted RCMP with intoxicated persons
Public Encounters	15	43	Assisting Tourists and members of the public with directions, Public encounters during Community Safety Patrols.

Telephone: (867) 385-1519
Email: bylaw@carmacks.ca

Occurrences	July 2025	Year to Date 2025	Details
Open Space Infractions	3	12	Littering of Alcoholic beverages after-hours in Parks and boardwalk, Drinking in Opens Spaces

Highlights

- Assisted RCMP Patrolling the Village, acting as a liaison between Village and RCMP.
- Provided transportation to individuals under the influence to prevent potential impaired driving incidents.
- Addressed open-space public drinking concerns through presence and engagement.
- Supported event security and maintained a visible, uniformed presence during after-hours to deter disorderly conduct and support community safety.

Any questions please email me at;

bylaw@carmacks.ca



Village of Carmacks

Public Works General Manager Report

Date: July.31.2025

To: Chief Administrative Officer, Mayor, and Council

From: Jens Wylimczyk, Public Works General Manager

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. We will be connecting the cattle guard.
-

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.
 - All old Lights are replaced with Led Lights
-

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:** We are preparing for upcoming road repairs aimed at enhancing local infrastructure and safety
 - **The BST work is done on River Drive, Prospector Road and Klaza**
-

Additional Information

- Sincerely,
Jens Wylimczyk
Public Works General Manager



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

Village of Carmacks

Visitors Information Centre

Monthly Report – July 2025

Prepared by: Jeremy Byers VIC Coordinator

Date: July 30, 2025

1. Visitor Statistics

- Total Visitors Recorded: 255
- Average Daily Visitors: Approx. 8.2/day
- Peak Days: July 1–3 (Canada Day long weekend) and July 20–21

2. Merchandise Sales

- Total Sales Revenue: \$233.35
- Top Selling Items:
 - Local postcards
 - Small souvenirs (pens, keychains)
 - Local artisan jewelry
 - Clothing



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

3. Visitor Feedback

Most Common Complaint:

- Location and Visibility
 - Visitors frequently expressed difficulty locating the Visitors Centre.
 - Several reported relying on GPS which often misguides or overlooks the VIC entirely.
 - Lack of highway signage and physical wayfinding signage within the village was also cited.

Additional Notes:

- Many tourists appreciated the friendliness of the community and local scenery once they arrived.
 - A handful of visitors requested updated brochures/maps and a stronger online presence for Carmacks tourism.
-



Village of Carmacks

P.O.Box 113

Carmacks, YT Y0B 1C0

Carmacks Volunteer Fire Department Monthly Report

Reporting Period: July 2025

Prepared by: Acting Fire Chief Dennis Mitchell

1. Fire Incidents and Emergency Responses

A. Structure Fire – July 3, 2025

- **Time of Dispatch:** 5:04 PM
- **Location:** 5 Tage Cho Road
- **Incident Type:** Garage fire (Delta One)
- **Details:** CVFD responded to a residential garage fire involving a canvas tarp that had ignited while hanging from the structure. The fire was reportedly caused by the use of a cutting torch. Upon arrival, firefighters found that the homeowner had already taken initial action to suppress the flames using a fire extinguisher. CVFD personnel confirmed the fire was fully extinguished and proceeded to conduct a precautionary inspection of the building to ensure there were no remaining hazards.
- **Personnel Involved:**
 - Justin Lachance (1/2 hr.)
 - Jens Wylimczyk (1/2 hr.)
 - Keith Sheldon (1/2 hr.)
- **Return to Service:** 5:40 PM

B. Structure Fire – July 22, 2025

- **Time of Dispatch:** 1:00 AM
- **Location:** Carmacks Hotel / Recreation Center
- **Details:**

Fire call out by Delta one odor/ gas smell at the Carmacks Hotel, Fire department responded and conducted a thorough inspection, including visibility and emergency checks. No fire activity was observed. The scene was deemed secure.

 - A second alarm was received at approximately 1:30 a.m. at the Carmacks Recreation Centre. Members carried out a full building check; no visible signs of

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Village of Carmacks

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Carmacks, YT Y0B 1C0

fire or emergency were detected. The scene was deemed safe, and the department returned to service at 2:07 a.m.

- **Personnel Involved:** Dennis Mitchell, Kayah, Jens, Keith (1 Hour)
- **Time Out:** 2:07 AM

2. Fire Practices and Training

July 3, 2025 – Evening Practice

- **Time:** 7:00 PM
- **Focus:**
 - Review of call-out procedures
 - Use of pagers and radios
 - Filling SCBA tanks
 - Operation of compressors
- **Attendees:** Dennis, Trent, Hunter, Kaya, Keith, Jens

July 8, 2025 – Practice Session

- **Time:** 6:00 PM
- **Location:** Detachment yard
- **Activity:**

Fire truck maintenance, including breaking down and refilling trucks with water.
Preparation for transfer to Whitehorse.
- **Attendees:** Trent, Kaya, Keith, Jens

July 16, 2025 – Fire Practice

- **Time:** 7:00 PM
- **Focus:**
 - Delta One readiness
 - Radio protocol
 - Equipment checks (hoses, SCBA, chain saw)
 - Ladder and visibility safety training
- **Attendees:** Dennis M., Kaya L., Brian M., Keith S., Jens W.
- **Gear Check:** Hunter B., Trent B.

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July 17, 2025 – Administrative Follow-Up

- **Time:** 10:30 AM
- The tow company arrived as scheduled, and CVFD personnel successfully assisted with loading Pumper One onto the tractor trailer for transport to Whitehorse. The unit is being sent for mechanical repairs, which will be carried out by Inland Kenworth. Sincere thanks to everyone involved in coordinating and executing the transfer. Your efforts are greatly appreciated.
- **Attending Members:** Dennis Mitchell, Jens Wylimczyk.

3. Public Engagement and Events

Canada Day Parade – July 1, 2025

- **CVFD Participation:**
 - Three vehicles, including the pumper
 - Five members attended
 - Handed out candy to the children and helped direct traffic for parade safety
- **Volunteers:** Dennis, Hunter, Keith, Jens, Justin Lachance as Canadian Ranger

General Observations and Notes

- Strong attendance and consistent participation in training.
- Continued focus on equipment readiness and emergency preparedness.
- Community visibility and involvement during public events remain high.
- Team coordination and quick response times observed in all incident logs.

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Elevator Yukon

TO: Mayor and Council

FROM: Jordan Stackhouse, Elevator Yukon

DATE: July 29, 2025

SUBJECT: DRAFT AYC Policy Positions Council Feedback

PURPOSE: The purpose of this policy review report is to ensure strategic coherence from the national level (FCM), through the territorial level (AYC), to Yukon municipalities. These draft positions are intended to strengthen AYC's advocacy efforts by articulating shared priorities and policy recommendations that are grounded in local realities. By reviewing and commenting on these documents, Yukon Municipal Councils can ensure their needs and perspectives are reflected in the final versions, and help guide AYC's engagement with territorial and federal governments.

BACKGROUND: The Association of Yukon Communities (AYC) has developed a set of draft policy positions for 2025–26 that reflect key priorities and challenges facing Yukon municipalities. These policy areas include:

1. Affordable Housing & Lot Development
2. Community Safety
3. Municipal Financial Sustainability
4. Municipal Infrastructure Investment
5. Emergency Preparedness

The development of these policies aligns with the FCM 2025 Federal Election Strategy, which emphasizes the role of local governments in building a prosperous and resilient Canada. FCM's campaign prioritizes housing, infrastructure, climate resilience, financial sustainability, public safety, and ending homelessness—all themes reflected in the AYC drafts.

AYC POLICY DEVELOPMENT GOALS

The goals of this policy exercise include::

1. Align Yukon municipal policy positions with national FCM advocacy priorities
2. Ensure draft policies reflect the diverse needs of Yukon communities

3. Strengthen collective advocacy for sustainable funding and service delivery.
4. Clarify local implementation considerations to inform future planning and investment

REQUEST FOR RESPONSE FROM YUKON MUNICIPALITIES

AYC is seeking Council feedback on each draft policy by **August 30th, 2025**. Feedback may be submitted through your CAO or directly to AYC. This input will be used to refine the policy positions and ensure they reflect a unified voice across Yukon municipalities ahead of federal and territorial advocacy efforts.

Feedback should focus on:

1. Relevance and practicality of the proposed recommendations
2. Alignment with local priorities and experiences
3. Opportunities for collaboration or innovation
4. Any gaps or additions needed

NEXT STEPS: Once Council has provided input and shaped our approach to this policy development exercise, AYC's Election Readiness Committee will review the feedback and amend the policies for adoption.

- Council Review Period: July–August 2025
- Submission of Feedback: By August 30, 2025
- Policy Finalization: Fall 2025
- Advocacy and Implementation: Integrated into AYC strategies for 2025–26

SUBMITTED BY:

Jordan Stackhouse



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ENCL: AYC Draft Policy Positions



Municipal Infrastructure Investment

Policy Position of Association of Yukon Communities (2025-26)

Municipal Infrastructure Investment *Association of Yukon Communities – For
Discussion, April 2025*

1. Background

Infrastructure investment is central to economic resilience, public health, and community well-being. Across Canada, municipalities are grappling with aging infrastructure, inflationary cost pressures, and the increasing impacts of climate change. For northern and remote communities, including those in the Yukon, these challenges are magnified by geographic isolation, permafrost degradation, short construction seasons, and limited access to specialized trades.

The Federation of Canadian Municipalities (FCM) 2025 Federal Election Strategy calls for long-term, predictable funding to renew core infrastructure, particularly in rural and northern communities. It stresses that municipalities are foundational to economic growth and require targeted federal support to maintain the infrastructure that underpins housing, mobility, business, and safety.

2. Yukon and Northern Context

Yukon municipalities face a unique set of infrastructure challenges:

- High construction and transportation costs due to geographic remoteness and reliance on imported materials;
- Infrastructure degradation caused by permafrost thaw and extreme weather events;
- Limited fiscal and administrative capacity to deliver and manage capital-intensive projects;
- Underdeveloped broadband and telecommunications infrastructure;
- Supply chain disruptions and rising material costs exacerbated by trade tensions with the United States; and

These challenges underscore the need for investment tools that are adapted to northern conditions. Without strategic and sustained investment, Yukon municipalities risk falling further behind, limiting their ability to support population growth, deliver housing, and respond to climate emergencies.

3. Policy Position

The Association of Yukon Communities supports the establishment of a Northern Infrastructure Investment Framework as part of a broader National Prosperity Partnership. This framework should provide long-term, predictable funding tailored to the realities of northern and remote communities. Infrastructure investment must be climate-resilient, responsive to the priorities of Yukon communities, and, where possible, delivered in partnership with First Nations governments. It also must reflect

the Yukon Government's critical role in facilitating, co-funding, and advocating for municipal infrastructure priorities at the federal level.

4. Recommendations

AYC calls on the federal and territorial governments to:

1. Increase direct, predictable transfers to Yukon municipalities through an enhanced Canada Community-Building Fund (CCBF), with indexing mechanisms to reflect northern cost realities.
2. Establish a dedicated Northern and Remote Infrastructure Fund with eligibility criteria adapted for small, capacity-constrained municipalities and Indigenous governments.
3. Support broadband and cellular infrastructure expansion in underserved Yukon communities, including access to high-speed internet as a core component of essential infrastructure.
4. Prioritize infrastructure adaptation to northern climate change impacts, with funding for permafrost-resilient design, energy efficiency, and green infrastructure.
5. Streamline access to infrastructure programs, reducing administrative and reporting burdens on small local governments.
6. Collaborate with municipalities to:
 - Co-fund municipal infrastructure where feasible, especially where projects align with territorial objectives such as housing, clean energy, tourism.
 - Jointly advocate to the federal government for increased flexibility and funding for Northern and Indigenous communities.
 - Strengthen municipal planning and engineering capacity through shared technical assistance programs.

5. Strategic Considerations

1. **Aging infrastructure:** Many Yukon municipalities are operating water, sewer, and road systems that are well beyond their intended lifespan.
2. **Trade-related inflation:** U.S. tariffs and trade instability are driving up the cost of imported construction materials and delaying delivery timelines.

3. **Labour and capacity shortages:** Municipalities are facing critical workforce shortages that limit their ability to deliver large-scale capital projects.
4. **Local and Indigenous benefit:** Where possible, infrastructure investments should prioritize local procurement, employment, and partnerships with First Nations governments to advance reconciliation and shared prosperity.

6. Implementation

**This section is just initial ideas at this time. It will very likely change once AYC has input from its membership.*

To ensure the effective delivery of enhanced infrastructure funding in Yukon municipalities, AYC recommends:

- Developing a regional implementation task force with representation from municipal governments, the Yukon Government, and First Nations to oversee project planning and funding coordination.
- Providing flexible funding models that account for seasonality, high capital costs, and municipal staff capacity, including multi-year funding agreements.
- Investing in capacity-building initiatives, including engineering and project management support, asset management support, and capital planning training.
- Consider establishing a Northern Infrastructure Secretariat within the territorial government to coordinate federal-territorial-municipal infrastructure initiatives and act as a central resource hub.



Municipal Financial Sustainability

Policy Position of Association of Yukon Communities (2025-26)

Municipal Financial Sustainability. *Association of Yukon Communities – For
Discussion, April 2025*

1. Background

Municipal governments are the frontline providers of essential services including water, waste management, transportation, recreation, land use planning, and emergency response. Yet, the fiscal tools available to them remain limited, outdated, and ill-suited to the growing demands placed on local governments.

Yukon municipalities face unique fiscal challenges stemming from their small tax bases, geographic remoteness, rising operational costs, and limited revenue-raising authority. The primary sources of municipal revenue are property taxes, user fees, and intergovernmental transfers, but those alone are not sufficient to address infrastructure deficits, climate resilience, and service delivery expectations.

The Federation of Canadian Municipalities (FCM) has called for a Municipal Growth Framework and reforms to ensure municipalities have predictable and flexible funding to meet growing infrastructure, housing, and climate responsibilities. In the Yukon, financial sustainability is not only a local issue but a territorial and national one, impacting the long-term viability of communities.

2. Yukon and Northern Context

Financial sustainability challenges in the Yukon are compounded by:

- High per capita costs for delivering basic services due to low population density and remote geography;
- Increasing reliance on senior government transfers, often project-based and unpredictable;
- Limited staffing capacity to manage complex grant applications, financial reporting, and asset management;
- A narrow property tax base that does not reflect regional economic activity, such as resource extraction or tourism; and
- Pressure to maintain infrastructure and services without the scale advantages available to larger jurisdictions.

These factors create a structural imbalance between municipal responsibilities and available revenue tools.

3. Policy Position

The Association of Yukon Communities advocates for a renewed municipal fiscal framework co-developed with the Yukon and federal governments. This framework should provide long-term, stable, and flexible funding while enabling municipalities to plan for growth, maintain infrastructure, and deliver quality public services.

Financial sustainability should also include capacity-building initiatives and modernized legislative tools to allow municipalities to respond to local and regional opportunities.

4. Recommendations

AYC calls on the federal and territorial governments to:

1. **Consider a Yukon-specific Municipal Growth Framework**, aligning with the current Comprehensive Municipal Grant mechanism and also with FCM's national recommendations, to ensure sustainable and equitable funding mechanisms for communities of all sizes.
2. **Increase the Comprehensive Municipal Grant** to reflect the true costs of delivering services in Yukon Communities.
3. **Expand the scope and flexibility of the Canada Community-Building Fund**, including broader eligibility and multi-year operational support.
4. **Create a Municipal Capacity Fund** to support financial planning, asset management, grant administration, and training for elected officials and municipal staff.
5. **Work with the Yukon Government to explore new revenue tools**, such as local tourism levies, service fees for commercial and industrial activity, or revenue-sharing models for natural resource developments.
6. **Simplify and harmonize reporting requirements** across federal and territorial grant programs to reduce administrative burdens and support smaller municipalities.
7. **Consider a tri-government Fiscal Working Group** including representatives from AYC, the Yukon Government, and Indigenous governments to oversee financial sustainability planning and legislative modernization.

5. Strategic Considerations

- **Aging infrastructure and service demands:** Fiscal pressures will increase without stable revenue to maintain aging capital assets and meet growing service demands.
- **Limited economies of scale:** Most Yukon municipalities operate without the scale or density to achieve cost-efficiencies common in southern jurisdictions.
- **Inflation and trade-related cost increases:** Tariffs and supply chain instability further strain already-tight municipal budgets.
- **Administrative complexity:** Reporting and compliance requirements are often disproportionate to the scale and capacity of small municipalities.
- **Equity in revenue generation:** Current frameworks do not account for regional economic contributions (e.g., mining) that may occur outside of municipal tax boundaries.

6. Implementation

**This section is just initial ideas at this time. It will very likely change once AYC has input from its membership.*

To support effective implementation of a renewed fiscal framework, AYC recommends:

- **Launching a Yukon Municipal Finance Review** in partnership with the Yukon Government to identify revenue gaps and legislative reform opportunities.
- **Piloting flexible funding agreements** for smaller communities to streamline reporting and improve cash flow.
- **Developing shared services agreements** to reduce overhead and expand access to finance, HR, project management, and procurement expertise.
- **Providing targeted training and mentorship programs** to support financial literacy, grant writing, and long-term capital planning.



Emergency Preparedness & Planning

Policy Position of Association of Yukon Communities (2025-26)

Emergency Preparedness & Planning. *Association of Yukon Communities – For
Discussion, April 2025*

1. Background

Communities across Canada are facing more frequent and severe emergencies, from wildfires and floods to pandemics and infrastructure failures, driven in large part by climate change and aging systems. For local governments, especially in the Yukon, the ability to prepare for and respond to emergencies is a core component of community resilience and public safety.

The Federation of Canadian Municipalities (FCM) has called for expanded investment in disaster mitigation, better coordination of emergency management systems, and increased local capacity to respond to climate-related hazards. In the Yukon, these challenges are acute: communities are remote, emergency response systems are limited, and climate risks are intensifying.

2. Yukon and Northern Context

Emergency preparedness in Yukon is shaped by:

- Increased frequency and intensity of wildfires, floods, and permafrost-related infrastructure damage;
- Limited access to emergency services, especially in remote or fly-in communities;
- Gaps in communication infrastructure and backup power systems;
- Limited municipal capacity for emergency planning, training, and coordination; and
- A need for culturally safe and community-informed emergency approaches, especially in Indigenous communities.

Many municipalities rely heavily on volunteers, and few have the full-time staff, funding, or technical tools needed for comprehensive emergency preparedness.

3. Policy Position

The Association of Yukon Communities supports Resilient Communities that prioritise proactive planning, community-based risk reduction, intergovernmental coordination, and sustained investments in preparedness infrastructure. Yukon municipalities must be fully resourced and empowered to lead local emergency planning efforts in partnership with the Yukon and federal governments.

4. Recommendations

AYC calls on the federal and territorial governments to:

1. Create a Northern Emergency Preparedness Fund to support local risk assessments, emergency planning, volunteer coordination, and equipment purchases.
2. Continue strengthening collaboration between the Yukon Emergency Measures Organization (EMO) and municipalities, including regional planning initiatives, joint training exercises, and shared response protocols.
3. Expand investments in wildfire mitigation, flood prevention, and climate adaptation infrastructure, with clear pathways for municipal access.
4. Develop mobile and community-based emergency response assets, including rapid-deployment communications, backup energy systems, and mobile shelters.
5. Provide technical assistance and training for municipal officials and staff on emergency planning, climate hazard assessment, and incident command systems.
6. Support culturally appropriate emergency education and engagement, particularly in Indigenous and multilingual communities.

5. Strategic Considerations

1. Escalating climate risks: Wildfires and floods are increasing in frequency and severity, requiring a shift from reactive to preventative approaches.
2. Infrastructure interdependencies: Failures in energy, water, or communications systems can rapidly cascade into multi-system emergencies.
3. Volunteer dependency: Many Yukon municipalities depend on volunteers for emergency response, yet lack the resources to recruit, train, and retain them effectively.
4. Jurisdictional complexity: Clear roles and responsibilities between municipal, territorial, federal, and Indigenous partners are essential for effective response.

6. Ideas for Implementation

*This section is just initial ideas at this time. It will very likely change once AYC has input from its membership.

To improve emergency preparedness in Yukon municipalities, AYC recommends:

- Establishing regional emergency planning collaboratives to pool expertise, resources, and coordination mechanisms.
- Piloting a Municipal Resilience Grant Program to support community-driven emergency initiatives tailored to local risks.
- Developing an Emergency Planning Toolkit with templates, guidelines, and best practices for small northern municipalities.
- Supporting an annual Yukon Emergency Preparedness Summit to share knowledge, strengthen partnerships, and enhance readiness across communities.



Community Safety

Policy Position of Association of Yukon Communities (2025-26)

Community Safety. *Association of Yukon Communities – For Discussion, April 2025*

1. Background

Safe communities are foundational to economic vitality, public health, and civic trust. Across Canada, municipalities are facing rising concerns related to repeat offending, drug and alcohol-related harm, homelessness, and mental health crises. While policing is a critical component of community safety, upstream solutions including mental health care, housing, youth engagement, and social support are equally important.

In the Yukon, communities are experiencing a complex and evolving set of safety concerns that require coordinated and integrated responses. Many municipalities lack the resources or jurisdictional tools to respond adequately, while the burden of managing public safety increasingly falls on local governments and front-line service providers.

The Federation of Canadian Municipalities (FCM) has emphasized the need for strengthened bail reform, better RCMP service levels, and investments in community-based mental health and substance use care.

2. Yukon and Northern Context

Community safety challenges in Yukon include:

- Gaps in mental health and substance use services, particularly in smaller or remote communities;
- Concerns over RCMP staffing levels, service availability, and response times;
- Limited options for diversion and alternative justice programs tailored to northern realities;
- Increasing incidents related to public intoxication, property crime, and interpersonal violence; and
- Overlap between homelessness, addictions, and justice system involvement

3. Policy Position

The Association of Yukon Communities supports community-based approaches to safety, grounded in prevention, harm reduction, restorative justice, and culturally informed practices. This approach must be resourced through multi-level government partnerships and tailored to the realities of rural, remote, and Indigenous communities. Local governments must be empowered with funding, data, and jurisdictional clarity to co-lead community safety strategies alongside territorial, federal and First Nation partners.

4. Recommendations

AYC calls on the federal and territorial governments to:

1. **Enhance RCMP resourcing and service continuity** in Yukon communities, including addressing staffing shortages and increasing local involvement in public safety planning.
2. **Invest in community-based mental health and substance use programs**, including mobile crisis response teams and wraparound services.
3. **Fund the development of integrated community safety plans**, led by local governments and developed in partnership with First Nations and frontline agencies.
4. **Support the creation of diversion and alternative justice programs**, including Indigenous-led and restorative justice initiatives.
5. **Develop a Northern Public Safety Fund** to pilot new models of service delivery in areas such as youth outreach, violence prevention, and culturally relevant crisis response.
6. **Advance data-sharing agreements** to improve coordination between policing, health, housing, and social services while respecting privacy and community governance.

5. Strategic Considerations

1. **Cost escalation in justice and policing:** Municipalities are being asked to absorb more responsibility for safety without corresponding funding or authority.
2. **Rural-urban service gaps:** Smaller communities face disproportionately high barriers to access specialized services, despite experiencing complex safety concerns.
3. **Need for upstream investments:** Without housing, mental health care, and youth engagement, enforcement-based approaches alone will not deliver long-term safety.
4. **Trust and reconciliation:** Strengthening public safety in Yukon must go hand-in-hand with repairing trust with First Nations in our institutions.

6. Ideas for Implementation

*This section is just initial ideas at this time. It will very likely change once AYC has input from its membership.

To strengthen local capacity for community safety, AYC recommends:

- **Establishing Community Safety Hubs** in regional centres, offering coordinated access to mental health, housing, justice, and youth services.
- **Providing multi-year funding agreements** for local governments and non-profits delivering community safety programming.
- **Training and supporting community safety officers or liaisons** to assist with non-criminal public safety issues.
- **Facilitating peer-to-peer learning** between Yukon communities on best practices in violence prevention, restorative justice, and community wellness.



Affordable Housing & Lot Development

Policy Position of Association of Yukon Communities (2025-26)

Affordable Housing and Lot Development. *Association of Yukon Communities – For Discussion, April 2025*

1. Background

Access to affordable housing and serviced land is a foundational requirement for healthy, inclusive, and economically resilient communities. Across Canada, housing affordability has emerged as one of the most pressing national challenges. In the North, and particularly in Yukon, this crisis is intensified by a chronic shortage of developable lots, high construction and servicing costs, and a constrained housing supply that lags behind population growth.

The Federation of Canadian Municipalities (FCM) 2025 Federal Election Strategy calls for urgent federal action to enable local governments to fast-track housing and expand non-market housing options. However, the tools required to do this, particularly the provision of serviced land, often lie outside municipal control in Yukon, requiring stronger intergovernmental coordination and intervention.

2. Yukon and Northern Context

Community housing issues in Yukon are defined by:

- A limited supply of fully serviced residential, commercial, and industrial lots;
- Long timelines and complex processes for land development approvals;
- High construction costs and limited local capacity in the building trades;
- Inadequate non-market and supportive housing options for vulnerable populations; and
- Over reliance on senior government programs that may not reflect local market conditions or community needs.

For smaller Yukon communities, housing challenges are also often compounded by limited financial and administrative capacity and fragmentation of efforts between municipal, territorial, and Indigenous governments.

3. Policy Position

The Association of Yukon Communities supports a Housing and Land Development Partnership that aligns federal and territorial investment with local housing priorities. This partnership must address not only construction, but also the upstream bottleneck of lot development and the need for long-term planning capacity within municipalities.

4. Recommendations

AYC calls on the federal and territorial governments to:

1. **Expand federal and territorial investment in lot development**, building on the successful Housing Accelerator Fund (HAF) initiatives, including site preparation, subdivision planning, road access, and utility servicing, especially in rural and remote communities.
2. **Establish a Northern Housing Infrastructure Fund**, with flexible eligibility criteria that include pre-development costs and capacity supports for small municipalities and Indigenous governments.
3. **Accelerate land development timelines** through improved intergovernmental coordination with First Nations, regulatory streamlining, and faster territorial land release processes.
4. **Support the creation and expansion of non-market housing through the Yukon Housing Corporation**, including cooperative, transitional, supportive, and culturally appropriate housing projects.
5. **Integrate housing funding with infrastructure programs**, recognizing that housing readiness depends on roads, water, sewer, and internet connectivity.
6. **Enable long-term land use and housing planning** through regional planning, intergovernmental cooperation, technical assistance, and funding for housing needs assessments.

5. Strategic Considerations

1. **Labour and construction costs**: Building in the North remains significantly more expensive than in southern Canada, with longer timelines and limited contractor availability.
2. **Climate adaptation and energy efficiency**: New housing and subdivisions must be built to withstand permafrost degradation and extreme weather, while minimizing energy costs.
3. **Population growth and service pressure**: Lack of housing constrains workforce attraction, regional economic development, and community well-being.
4. **Land tenure and governance complexity**: In many communities, overlapping roles between municipal, territorial, and Indigenous governments create uncertainty in land development processes.

6. Ideas for Implementation

*This section is just initial ideas at this time. It will very likely change once AYC has input from its membership.

To enable faster and more coordinated housing and land development, AYC recommends:

- Creating intergovernmental Housing and Land Tables to coordinate planning and investment across Yukon Government, municipalities, and Indigenous governments.
- Piloting turnkey lot development initiatives in smaller communities, bundled with capacity-building and infrastructure support.
- Establishing a Yukon Housing Innovation Fund to support modular, prefabricated, and alternative construction approaches suitable for northern climates.
- Developing a toolkit for municipal housing policy, including zoning reforms, incentive programs, and sample bylaws to reduce barriers to housing development.

Council Feedback Template – AYC Draft Policy Positions (2025–26)

Deadline for Submission: August 30, 2025

Prepared for: Village of Carmacks Council

Submitted to: AYC via Jordan Stackhouse (Elevator Yukon)

Councillor Name: _____

Date of Review: _____

◆ 1. Affordable Housing & Lot Development

Do you agree with the proposed recommendations?

☐ Yes ☐ No ☐ Partially

Comments / Local Priorities / Suggestions:

◆ 2. Community Safety

Do you agree with the proposed recommendations?

☐ Yes ☐ No ☐ Partially

Comments / Local Priorities / Suggestions:

◆ 3. Municipal Financial Sustainability

Do you agree with the proposed recommendations?

☐ Yes ☐ No ☐ Partially

Comments / Local Priorities / Suggestions:

◆ **4. Municipal Infrastructure Investment**

Do you agree with the proposed recommendations?

☐ Yes ☐ No ☐ Partially

Comments / Local Priorities / Suggestions:

◆ **5. Emergency Preparedness & Planning**

Do you agree with the proposed recommendations?

☐ Yes ☐ No ☐ Partially

Comments / Local Priorities / Suggestions:



General Feedback or Other Considerations

(Optional)
