

## Village of Carmacks Council

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

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### Agenda 26-08

#### 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, April 21<sup>st</sup>, 2026**

**Zoom Information:** Meeting ID: **899 6857 0020** Passcode: **662543**

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#### Agenda

1. **Call to Order**
2. **Adoption of Agenda** *Motion to Approve*
3. **Adoption of Minutes**
  - 3.1 Regular Meeting of April 7<sup>th</sup>, 2026, *Motion to Approve*
4. **Delegation**

None
5. **Correspondence**
  - 5.1 Joint Letter to Yukon Government from LSCFN and Village of Carmacks
6. **Reports**
  - 6.1 Council Activity Reports
  - 6.2 Mayor's Report
  - 6.3 CAO Report
  - 6.4 Finance Report
  - 6.5 PWGM Report
  - 6.6 Association of Yukon Communities (AYC)
7. **Bylaws**
  - 7.1 327-26 VoC Bylaw Services Constable – Use of Special Force 2026
8. **New and Unfinished Business**
  - 8.1 Flood risk assessment and preparation (*Update – CAO*)
  - 8.2 Upcoming DMAF public engagement (*Update – CAO*)
  - 8.3 Meeting with Minister Laking – May 1<sup>st</sup> (*Council feedback needed*)
  - 8.4 Council Strategic Planning Workshop – May 18<sup>th</sup> (*Council feedback needed*)
  - 8.5 Housing Project (*Council feedback needed*)
9. **Question Period**
10. **In-Camera Session** *(Motion to go in and out of session with recorded times)*
  - Two items for discussion (Admin)
11. **Adjournment**



**MINUTES FROM THE REGULAR MEETING OF THE COUNCIL FOR THE VILLAGE OF CARMACKS ON APRIL 7<sup>th</sup>, 2026, IN THE MUNICIPAL COUNCIL CHAMBERS**

**PRESENT:** Mayor: J. Lachance (Zoom)

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

Staff: CAO B. Rogers, P. Singh

Delegation: H. Belanger

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

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

- 1.1 Deputy Mayor Appointment**

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

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

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

- Council added an item under section 8 Finished and unfinished business as 8.8 – Council Strategic Planning Session.

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

**CARRIED**

- 3. MINUTES:**

- 3.1 From the regular council meeting on March 17<sup>th</sup>, 2026

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

**CARRIED**

- 4. DELEGATION**

- 4.1 RCMP**



**No RCMP delegation was present.**

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

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

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

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

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

#### **5. Correspondence**

**None.**

#### **6. Reports**

##### **6.1 Council Activity Reports**

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

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



## **6.2 Mayor's Report**

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

## **6.3 CAO Report**

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

The CAO also reported:

- a meeting with Emergency Measures Organization (EMO) personnel regarding regional emergency preparedness.
- ongoing discussions with Little Salmon Carmacks First Nation regarding joint emergency planning and flood response.
- participation in an Arctic Infrastructure Fund webinar identifying potential infrastructure funding opportunities.
- discussions with Yukon University regarding a possible wastewater operator training course in Carmacks in fall 2026.
- participation in an LSCFN community safety planning workshop.
- attendance at the Coalition of Yukon Chambers Territorial Policy Convention.

The CAO advised that work is ongoing to improve Village communications, including development of a quarterly newsletter, printed notices, and more consistent community updates.

## **6.6. Association of Yukon Communities Report**

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

## **7. Bylaws**

### **7.1 Bylaw 324-26 Property Tax Bylaw 2026**

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

Council initially tabled the matter for a special meeting but then reconsidered and discussed a reduced compromise approach. Council ultimately agreed to proceed



with the version previously given first and second readings, with amended minimum tax amounts as follows:

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

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

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

**CARRIED**

#### **7.2 Bylaw 325-26 VOC Annual Operating Budget 2026**

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

**CARRIED**

#### **7.3 Bylaw 326-26 VOC Capital Budget 2026**

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

**CARRIED**

#### **7.4 Bylaw 321-25 Landfill Service Rates Bylaw**

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

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

**CARRIED**



## **8. New and Unfinished Business**

### **8.1 CPI Wage Increase 2026**

Council discussed the annual CPI wage increase for Village staff.

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

**CARRIED**

### **8.2 Flood Risk Assessment Update**

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

### **8.3 Village Communication with the Community**

Council discussed the need for improved communication with residents.

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

### **8.4 Yukon Quest Request**

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

### **8.5 Letter of Support – City of Whitehorse**

Council reviewed a request from the **City of Whitehorse FireSmart team** for a letter of support for a **Community Development Fund application** to establish a



shared tool repository for FireSmart activities. Council supported the request and approved issuance of a letter of support.

### **8.6 Upcoming DMAF Engagement**

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

### **8.7 AYC Resolutions**

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

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

### **8.8 Council Strategic Planning Session**

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

## **9. QUESTION PERIOD**

None.

## **10. IN-CAMERA**

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

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



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

## **11. ADJOURNMENT**

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

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

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Deputy Mayor T. Wheeler

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Municipal Clerk Parminder Singh



Little Salmon Carmacks First Nation

Together today for our children tomorrow.

Post Office Box 135, Carmacks, YK, Y0B 1C0  
Phone (867)863-5576 Fax (867)863-5710



## Village of Carmacks

P.O. Box 113  
Carmacks, Yukon, Canada  
Y0B 1C0  
Telephone: (867) 863-6271

April 13, 2026

Honourable Brad Cathers  
Minister of Health and Social Services  
Government of Yukon

Via email: [brad.cathers@yukon.ca](mailto:brad.cathers@yukon.ca)

Honourable Cory Bellmore  
Minister of Community Services  
Government of Yukon

Via email: [cory.bellmore@yukon.ca](mailto:cory.bellmore@yukon.ca)

On behalf of the Little Salmon Carmacks First Nation and the Village of Carmacks we write to you as a Joint Council regarding a major concern the community has identified.

We are concerned with the lack of investment in the health infrastructure in our community. The Carmacks Health Centre has outlived its useful life for the community and needs to be replaced. The size of the health centre along with the capacity of the surrounding area to accommodate adequate parking spaces have all been identified as concerns for the community. The lack of health infrastructure in the community has left Health and Social services along with our mental wellness hub without appropriate space and scattered throughout the community.

This information has been communicated several times to the Government of Yukon both politically and at our administration levels, but it continues to be unaddressed during the capital planning process.

Continuing to operate using a patchwork of ad hoc office space is not sustainable or effective. It is a band-aid solution that does not address the key issues. The situation requires a long-term commitment in the form of health infrastructure and supports that prioritize the health and well-being of the residents of our community.

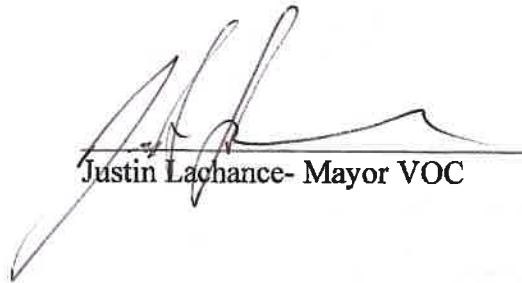
The pressure from mining activity is already being felt by the community; as projects like Casino move closer to becoming a reality it will create significant changes to the local

population and social dynamics. The community does not have the capacity to address its current needs for health and social services so the prospect of additional need for these services is deeply concerning. Adequate planning, resources, and infrastructure are urgently needed to ensure the continued health, wellness, and resilience of the community. A meaningful investment today will prevent significant social and financial costs going forward.

We look forward to your response and welcome an opportunity to meet jointly on this matter.



Russell Blackjack - Chief LSCFN



Justin Lachance - Mayor VOC

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Cc: Honorable Currie Dixon  
Premier/Minister of Finance  
Government of Yukon

Via email: [currie.dixon@yukon.ca](mailto:currie.dixon@yukon.ca)



**Village of Carmacks**

**CAO Report**

**Date: April 17, 2026**

**To: Mayor and Council**

**From: Blake Rogers, Chief Administrative Officer (CAO)**

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### **Important Dates/Events**

- **Council Strategic Planning Workshop:** May 18, 2026
  - **AYC Conference:** May 7-10, 2026 (Watson Lake)
  - **Next Regular Council Meeting:** May 5, 2026
  - **In-person meeting with Minister Laking:** May 1, 2026
  - **In-person DMAF Public Engagement:** April 28, 2026
- 

### **Orientation to CAO role (Ongoing)**

- Familiarization with key projects, files, and systems
  - Correspondence with residents on various topics relating to the community
- 

### **Meetings & Correspondence**

- Correspondence with animal care/control stakeholders
  - Correspondence with Community Affairs & IDB re: DMAF Public Engagement Planning
  - In-person meeting with EMO & LSCFN re: Flood preparation (April 10)
  - Correspondence with YG on Property Management
- 

### **Projects**

- AYC Draft Resolution: "Greater supports needed for animal care/control in Yukon communities": *Submitted*
- Review of LSCFN & VoC Emergency Plans & Recommendations for closer alignment: *Ongoing*
- Enhancing VoC communication tools & structures: *Ongoing*

Village of Carmacks  
P.O. Box 113  
Carmacks, YT Y0B 1C0  
Telephone: (867) 863-6271  
Email: CAO@carmacks.ca



## Village of Carmacks

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

### **Finance and Administration Report – March 2026**

#### **1. Expenditure Summary**

The Expenditure Summary Report for March 2026 is attached for Council's review. Bank reconciliations for the month have been completed.

#### **2. Income Statement**

The Income Statement covering the period from January 1 to March 31, 2026, is attached for Council's review and consideration.

#### **3. Audit**

The interim audit is currently underway. Supporting documentation is being submitted on an ongoing basis, with materials provided almost daily.

#### **4. Youth Developmental Asset Program (YDAP)**

The Village was approved for above program in the amount of \$20,000.00. The first payment will be issued in early April.

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**Should Council require further details or clarification on any of the items outlined above, please do not hesitate to contact Administration.**

Annette Wylimczyk  
Finance Officer

Telephone: (867) 863-6271  
Fax: (867)863-6606  
Email: [info@carmacks.ca](mailto:info@carmacks.ca)

<b>Village of Carmacks</b>					
<b>Income Statement 2026-01-01 to 2026-03-31</b>					
<b>REVENUE</b>			<b>EXPENSE</b>		
<b>Revenue</b>			<b>Expenses</b>		
Tax Revenue - General	-57.00		Indemnities		16,245.10
Total Tax Revenue		-57.00	Salaries Full Time		254,867.24
Interest Income	7,389.78		Salaries Part time		16,071.70
Administration revenue other	2,073.48		Salaries Student		5,598.88
Recreation Revenue	6,087.51		WCB		2,469.42
Concession Revenue	143.81		Travel		2,437.87
Arena Revenue	9,709.50		Per Diem		2,060.00
Public Works Revenue	300.00		Overtime		2,136.54
Recycling Revenue	12,647.38		Standby Pay		780.00
Landfill Revenue	10,355.01		Yearly Travel Bonus		1,500.00
Sewer Revenue	36,576.48		RSP Employer Portion		7,850.43
Business Licence Fees	2,185.30		Group Ins. Employer Portion		9,189.60
Animal Control Fees	25.00		CPP Employer Portion		16,125.10
Permit Fees	50.00		EI Employer Portion		6,377.14
Bylaw Revenue	25.00		Janitorial expense		1,940.53
Building rentals	37,862.55		Office Supplies		1,169.14
Total Other Revenues		125,430.80	Supplies		9,067.38
Grant Revenue - Federal	21,020.00		Training		1,912.65
CCBF Funding	11,333.62		Memberships		9,810.29
Total Grant Revenue		32,353.62	Service, bank, and late charges		1,912.42
Funding - Federal	10,000.00		Advertising		25.45
Funding - YTG	31,456.00		Elections		3,036.88
Funding - Other	11,250.00		Telephone/Internet/Cell		10,449.93
Total Funding		52,706.00	Heating Fuel		106,243.48
<b>Total Revenue</b>		210,433.42	Electricity		117,490.58
			Repairs and Maintenance		38,865.00
<b>TOTAL REVENUE</b>		210,433.42	Testing		11,210.56
			Security		1,575.30
			Insurance		10,324.00
			Professional Fees		86,946.00
			Vehicle Expenses		10,912.22
			Vehicle Fuel		9,653.85
			Licences, Dues and Fees		1,131.87
			Meeting Expenses		1,032.83
			CMHC-HAF Funding		66,000.00
			Street Lights		6,615.37
			Road Maintenance		5,469.41

			Small Tools & Equipment	303.32	
			Animal Control	44.47	
			Landfill Maintenance	5,048.53	
			Rec Board Grants	3,969.99	
			Funded Programs	8,091.78	
			Events	7,780.68	
			Concession	698.57	
			Freight	173.62	
			<b>Total General &amp; Admin. Expenses</b>	882,615.12	
			<b>TOTAL EXPENSE</b>	882,615.12	
			<b>NET INCOME</b>	-672,181.70	
			<b>Generated On: 2026-04-17</b>		

**AFD Consumption March 2026**

Date	Department	Litres	Amount	GST	Total
2-Mar-26	Rec-centre	3,316.50	\$ 4,983.45	\$ 249.17	\$ 5,232.62
	Landfill	194.80	\$ 292.71	\$ 14.64	\$ 307.35
	PW shop	860.90	\$ 1,293.61	\$ 64.68	\$ 1,358.29
	WWTP	1,032.10	\$ 1,550.86	\$ 77.54	\$ 1,628.40
	Fire Hall	409.20	\$ 614.87	\$ 30.74	\$ 645.61
12-Mar-26	Rec-centre	1,903.80	\$ 3,223.32	\$ 161.17	\$ 3,384.49
	Landfill	316.20	\$ 535.36	\$ 26.77	\$ 562.13
	Diesel - Bulk	829.50	\$ 1,677.66	\$ 83.88	\$ 1,761.54
	PW shop	464.70	\$ 786.78	\$ 39.34	\$ 826.12
	WWTP	696.80	\$ 1,179.75	\$ 58.99	\$ 1,238.74
	Fire Hall	706.20	\$ 1,195.67	\$ 59.78	\$ 1,255.45
	Arena	2,881.80	\$ 4,879.18	\$ 243.96	\$ 5,123.14
26-Mar-26	Rec-centre	2,214.70	\$ 4,194.76	\$ 209.74	\$ 4,404.50
	Landfill	298.80	\$ 566.13	\$ 28.31	\$ 594.44
	Bulk Diesel	522.70	\$ 1,118.32	\$ 117.38	\$ 1,235.70
	PW shop	699.00	\$ 1,323.94	\$ 66.20	\$ 1,390.14
	WWTP	1,087.40	\$ 2,059.59	\$ 102.98	\$ 2,162.57
	Fire Hall	612.90	\$ 1,160.86	\$ 58.04	\$ 1,218.90
	Arena	4,602.20	\$ 8,716.81	\$ 435.84	\$ 9,152.65
Total March		23,650.20	\$ 41,353.63	\$ 2,129.15	\$ 43,482.78

Department Total March 2026	
Rec-centre	\$ 13,021.61
Landfill	\$ 1,463.92
Diesel - Bulk	\$ 2,997.24
PW shop	\$ 3,574.55
WWTP	\$ 5,029.71
Fire Hall	\$ 3,119.96
Arena	\$ 14,275.79



**Village of Carmacks**  
**Public Works GM Report**  
**Date: April. 17, 2026**

**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:** Operating within normal parameters with no reported issues.
  - **Recreation Building:** Open for scheduled activities and continuing normal operations.
- 

#### **Landfill**

- **Operation:** Operation within normal parameters with no reported issues.
- 

#### **Collection System**

- **Status:** Operating within normal parameters with no reported concerns.
- 

#### **Duplex**

- **System Functionality:** Operating within normal parameters with no reported issues.
-



### Equipment

- **Condition:** The equipment (Kubota) that had broken down was fixed in-house.
- 

### Recycling Facility

**Operations:** Sorting, shredding, and baling systems are partly operational. The furnace was repaired.

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### 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 operational concerns at this time.
- 

### Administrative Building

- **Facility Status:** All systems and services are operating as expected
- 

### Public Works Shop

- **Facility Status:** Equipment and processes are normal.
- 

### Streets

- **Status:** We are doing snow/ice clearing and sanding.
- 

- Sincerely,  
Jens Wylimczyk  
Public Works General Manager



# ASSOCIATION OF YUKON COMMUNITIES

## RESOLUTION FORM

RESOLUTION TITLE

### WHEREAS

Yukon communities face ongoing challenges related to animal overpopulation, stray animals, and limited access to veterinary care; and

### WHEREAS

WHEREAS the Yukon Government provides important services, but these are intermittent and insufficient to support consistent, preventative animal care needed by Yukon communities; and

WHEREAS unmanaged animal populations contribute to public safety risks and

### THEREFORE BE IT RESOLVED

that the Association of Yukon Communities urges the Yukon Government to review and strengthen animal control and veterinary service delivery in Yukon communities in collaboration with Yukon municipalities, Yukon First Nations, Yukon NGOs and institutions, and the Yukon veterinary community; and

### BE IT FURTHER RESOLVED

BE IT FURTHER RESOLVED that the Yukon Government work with partners to establish regularly scheduled mobile veterinary clinics providing low-cost or no-cost spay and neuter services, vaccinations, and basic care to Yukon communities; and

SUBMITTING MUNICIPALITY

  
ELECTED OFFICIAL'S SIGNATURE

Apr 10, 2026

DATE OF SIGNATURE

DD/MM/YYYY

**DRAFT**  
**ASSOCIATION OF YUKON COMMUNITIES**  
**BRIEFING NOTE**

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**INTERPRETATION**

The term “Animal” in this resolution refers specifically to dogs and cats

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**ISSUE**

Yukon communities face ongoing challenges with animal overpopulation. This has resulted in risks to public safety and to the welfare of the animals. Community access to consistent, affordable veterinary services would address many existing challenges, but these services are limited. Current Yukon Government supports are valued but insufficient to meet demand or provide effective preventative care.

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**BACKGROUND**

The Yukon Government has provided animal protection services and limited veterinary outreach through the Department of Environment, including periodic visiting clinics and enforcement under the Animal Protection and Control Act.

In many rural and remote communities, these services are intermittent and not delivered on a predictable schedule. Access to spay and neuter services remains limited and often cost-prohibitive. Communities therefore rely on a patchwork of territorial, municipal, First Nations, and volunteer efforts that are not consistently funded or coordinated. There is also limited territory-wide data available to assess outcomes, service gaps, or long-term trends.

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**ANALYSIS / DISCUSSION**

Animal control and animal care are interconnected and critical to community wellbeing. Unmanaged animal populations contribute to wildlife conflicts, animal welfare issues, and public safety concerns, while increasing costs related to enforcement, emergency response, and community resources. These reactive costs often exceed the cost of preventative care.

Investment in accessible spay and neuter services is a cost-effective measure that reduces long-term expenditures and improves safety outcomes. Predictable service delivery (e.g., regular mobile clinics) would improve participation and provide measurable return on investment.

Animals are also an important part of Yukon life, contributing to companionship, culture, and wellbeing. Supporting humane and responsible animal care reflects community values.

Improved coordination across the Yukon Government departments and with municipalities and First Nations could enhance service delivery. Clarifying roles and responsibilities—particularly for domestic animal control—would help ensure communities have consistent support aligned with their needs.

Finally, better data collection and reporting are needed to evaluate current programs, identify service gaps, and measure outcomes over time.

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**RECOMMENDATION**

That the Association of Yukon Communities request that the Yukon Government enhance and better coordinate animal control and veterinary services, with a focus on preventative care, clear roles and responsibilities, and improved data to support cost-effective decision-making.

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**SUBMITTING COMMUNITY**

Village of Carmacks

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**RESOLUTION TITLE**

Enhancing Cost-Effective Animal Control and Veterinary Services in Yukon Communities

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**WHEREAS**

Yukon communities face ongoing challenges related to animal overpopulation, stray animals, and limited access to veterinary care; and  
WHEREAS the Yukon Government provides important services, but these are intermittent and insufficient to support consistent, preventative animal care; and  
WHEREAS unmanaged animal populations contribute to public safety risks and increased costs for enforcement, emergency response, and community resources; and  
WHEREAS preventative measures, including accessible spay and neuter services, are a cost-effective investment that reduces long-term expenditures and improves community safety; and  
WHEREAS animals contribute to the social, cultural, and emotional wellbeing of Yukon communities, and residents value humane and responsible animal care; and  
WHEREAS improved coordination and clearer roles and responsibilities across Yukon Government departments, along with stronger collaboration with municipalities and First Nations, would support more effective service delivery; and  
WHEREAS there is currently limited data available to assess the effectiveness of animal control and veterinary services, identify gaps, and measure outcomes across Yukon communities.

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**THEREFORE BE IT RESOLVED**

that the Association of Yukon Communities urges the Yukon Government to review and strengthen animal control and veterinary service delivery in Yukon communities in collaboration with Yukon municipalities, Yukon First Nations, Yukon NGOs and institutions, and the Yukon veterinary community; and  
BE IT FURTHER RESOLVED that the Yukon Government work with partners to establish regularly scheduled mobile veterinary clinics providing low-cost or no-cost spay and neuter services, vaccinations, and basic care to Yukon communities; and  
BE IT FURTHER RESOLVED that the Yukon Government clarify roles and responsibilities across departments related to animal control and protection to better align services with community needs; and

**BE IT FURTHER RESOLVED** that the Yukon Government provide the necessary resources for the Yukon Animal Protection and Control Act to be effectively implemented; and  
**BE IT FURTHER RESOLVED** that the Yukon Government prioritize preventative, predictable service delivery models that reduce long-term costs and improve public safety outcomes; and  
**BE IT FURTHER RESOLVED** that the Yukon Government improve data collection, tracking, and reporting on animal control and veterinary services, including consideration of a regular public reporting framework to measure outcomes and inform future policy decisions.

Schedule 1

Village Use of Force Policy

Bylaw Services Constable – Use of Force Policy

Policy # \_\_\_\_\_

Approval Date: \_\_\_\_\_

Applies to: Bylaw Services Constable

1. The purpose of this policy is to:

- Define when and how the Bylaw Services Constable may use force in the lawful execution of their duties.
- Ensure actions are consistent with the Criminal Code, Summary Convictions Act, territorial legislation, and Village policies.

2. Definitions

- Intermediate Weapons: Tools or devices used to control, restrain, or subdue an individual in a non-lethal manner. Examples include:
  - OC (Oleoresin Capsicum) spray
  - Expandable or fixed baton
  - Approved restraint devices (handcuffs or soft restraints)
- Use of Force: The application of physical means to gain compliance, prevent harm, or enforce the law. Force must always be reasonable, necessary, and proportionate.
- Lethal Force: Any action that is intended or reasonably likely to cause death or grievous bodily harm.
- Peace Officer: A Bylaw Services Constable designated under Bylaw 308-24

3. Guiding Principles

- Legality: All use of force must comply with federal, territorial and municipal law.
- Necessity: Force may only be used when other lawful measures are insufficient.
- Proportionality: Force must match the threat level or resistance encountered.
- Accountability: All incidents involving force or weapon use must be reported and reviewed.
- Training: Only officers trained and certified in the use of an intermediate weapon may carry or deploy it.

4. Authorized Use of Force

- The Bylaw Services Constable may employ use of force options that are consistent with approved training and the use of force must remain reasonable, proportionate, necessary and consistent with law.

- Nothing in this policy restricts or removes the legal protections available to a Peace Officer under Section 25 of the Criminal Code of Canada, which justifies the use of necessary force when acting on reasonable grounds in the execution of lawful duties.

#### 5. Training and Certification

- Officers must complete certified training programs for all use of force or defensive tactics. This program shall be approved by Council.
- Annual recertification and refresher training are mandatory.
- Training Records will be maintained by the CAO.

#### 6. Reporting and Documentation

- Any use of non-lethal force must be documented in writing to the CAO as soon as practicable.
- Any use of lethal force shall be reported immediately to the CAO and the RCMP and the officer shall be placed on administrative leave pending, review, with support services offered.
- An Incident Report shall be submitted, and must include
  - Date, time, and location of the incident
  - Parties involved
  - Reason force was used
  - Type and level of force applied
  - Outcome of the incident

- Reports will be reviewed by the CAO or designate and retained for municipal records.
- The Village shall ensure that an incident involving lethal force is subject to external investigation in accordance with applicable law.

#### 7. Oversight and Review

- The CAO shall ensure compliance with this policy
- All incidents involving force or weapons will be reviewed for:
  - Compliance with law and policy
  - Appropriateness of force applied
  - Recommendation for training or procedural adjustments, if necessary.

#### 8. Policy Enforcement

- Failure to comply with policy may result in disciplinary action, up to and including dismissal.
- This policy complements all other Village bylaws and territorial or federal legislation.

#### 9. Policy Review

- This policy will be reviewed at least every two years or sooner if legislative or operational changes occur.

Approval:

Mayor \_\_\_\_\_

CAO \_\_\_\_\_

Village of Carmacks

Bylaw No. \_\_\_\_\_ - 26

A Bylaw to designate Bylaw Services Constables as Peace Officers and to regulate the Use of Force.

Whereas Council of the Village of Carmacks has authority under the Municipal Act to establish designated municipal officer positions and set terms, duties and powers;

And Whereas Council wishes to clarify the status of persons appointed to Bylaw enforcement roles and to create rules governing the training and use of force by those persons;

Now Therefore the Municipal Council of the Village of Carmacks enacts as follows:

1. Title

This Bylaw may be cited as the “Bylaw Services Constable – Peace Officer and Use of Force Bylaw.”

2. Purpose

The purpose of this Bylaw is to:

- a) formally designate persons appointed as Bylaw Services Constables as peace officers for the purposes described in this Bylaw;
- b) authorize, subject to controls, the carriage and operational use of approved use-of-force tools by trained Bylaw Services Constables; and
- c) establish training, oversight, reporting, and review requirements to ensure lawful, reasonable, necessary, and proportionate use of force, consistent with the Criminal Code.

3. Definitions

In this Bylaw:

- “Bylaw Services Constable” means a person appointed by Council (or by the CAO if so authorized by Council) to carry out enforcement of municipal bylaws and who holds the title set out in the Bylaw Enforcement Appointment bylaw.
- “Peace Officer” means, for the purpose of this bylaw and insofar as permitted by law, a Bylaw Services Constable sworn or designated as such and performing duties authorized by Council under municipal authority. (This designation is limited to powers within the legislative competence of Council.)
- “Intermediate Weapon” means a non-lethal weapon (e.g. baton, oleoresin capsicum (OC) spray, restraints) that is included in the Village’s approved list (Appendix A) and is subject to training and use restrictions. The Village shall maintain an Approved Intermediate Weapons List (Appendix A)
- “Use of Force” and “reasonable force” have meanings in the Criminal Code. Nothing in this bylaw expands or narrows rights or obligations under the Criminal Code.

4. Appointment and Oath

4.1 Council may, by resolution or by separate appointment instrument, appoint people to the position of Bylaw Services Constable. The CAO may be authorized by resolution to effect appointments, suspensions and term-of-employment matters as permitted by the Municipal Act.

4.2 All Bylaw Services Constables designated as Peace Officers under this Bylaw must take the formal oath of office in a ceremony attended by the mayor or designate, and the oath must be recorded in the municipal records. The oath is attached as Appendix B.

#### 5. Peace Officer Powers – Limitations

5.1 When acting within the lawful scope of their appointment, Bylaw Services Constables designated as Peace Officers may exercise:

- a) powers reasonable and necessary for the enforcement of municipal Bylaws enacted by Council;
- b) powers expressly delegated by Council by bylaw; and
- c) the limited powers set out in this Bylaw related to use of force.

5.2 Nothing in the Bylaw authorizes a Bylaw Services Constable to exercise powers beyond the municipality's legislative competence, to perform duties that are exclusively the responsibility of federal or territorial police, or to act in a matter contrary to federal or territorial law.

#### 6. Approved Intermediate Weapons

6.1 The Village shall maintain an Approved Intermediate Weapons List (Appendix A). Only items listed in Appendix A may be carried or used by Bylaw Services Constables. Appendix A may be amended by Council resolution on the recommendation of the CAO in consultation with RCMP/territorial authorities and legal counsel.

6.2 No Bylaw Services Constable may carry, display, or use any weapon unless they have:

- a) completed the Village-approved training and certification program for that weapon; and
- b) are acting pursuant to the Village's Use of Force Policy (Schedule 1) and this Bylaw.

#### 7. Training, Equipment and Maintenance

7.1 The CAO shall ensure that any Bylaw Services Constable authorized to carry an intermediate weapon receives certification from an accredited trainer recognized by the Village.

7.2 The Village will keep written records of training, weapon issuance, and maintenance logs.

7.3 Weapons and equipment shall be stored, maintained, and disposed of in accordance with the manufacturer's instructions and Village policy.

#### 8. Use of Force Rules and Reporting

8.1 Bylaw Services Constables may only use that force which is necessary, reasonable, and proportionate in the circumstances, consistent with the Criminal Code and applicable territorial standards. Nothing in this Bylaw authorizes unlawful force.

8.2 Any discharge or employment of an intermediate weapon (including pointing, drawing, or deployment as defined in Schedule 1) shall be documented and reported.

8.3 The CAO will ensure there is an independent administrative review of every incident involving the use of intermediate weapons; criminal investigations remain the responsibility of the RCMP.

9. Oversight, Review and Public Transparency

9.1 Council shall receive quarterly reports summarizing training, deployments, weapon maintenance, and any incidents involving use of intermediate weapons (redacting personal identifying information as required by privacy law).

9.2 Council shall review this Bylaw and associated policies at least once every two (2) years.

10. Qualifications, Suspension and Removal

10.1 The CAO may suspend the authorization to carry an intermediate weapon from any Bylaw Services Constable pending investigation, re-training or for cause.

10.2 Council may revoke appointment of a Bylaw Services Constable in accordance with Municipal Act procedures and employment rules.

11. Liability, Insurance and Legal Compliance

11.1 The CAO shall ensure the Village maintains adequate coverage for all authorized activities, including the carriage and use of intermediate weapons.

11.2 Nothing in the Bylaw limits personal liability, criminal liability, or civil liability if a Bylaw Services Constable acts unlawfully.

12. Offences and Penalties

12.1 Any person who contravenes a provision of this Bylaw is guilty of an offence and liable on summary conviction to a fine.

13. Severability

If any provisions of this Bylaw is held invalid by a court the remainder of this Bylaw remains in force.

14. Effective Date

This Bylaw comes into force on the date of final adoption of Council.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Mayor: \_\_\_\_\_

CAO \_\_\_\_\_

## Appendix A

### Approved Intermediate Weapons

Oleoresin Capsicum Spray

Expandable or fixed baton

Handcuffs or soft restraints

Appendix B

Oath of Appointment

Peace Officer and Bylaw Services Constable

I, \_\_\_\_\_, of the Village of Carmacks in the Yukon Territory,  
make oath and say:

That I will well and truly serve our Sovereign King in the office of Peace Officer and Bylaw Services Constable for the Village of Carmacks without favour or affection, malice or ill will;

That I will, to the best of my power, cause the peace to be kept and preserved; and

That while I continue to hold the said office of Peace Officer and Bylaw Services Constable I will, to the best of my skill and knowledge, discharge all the duties and responsibilities thereof faithfully and according to law.

So Help Me God

\_\_\_\_\_

Sworn before me at the Village of Carmacks in the Yukon Territory this \_\_\_\_\_  
day of \_\_\_\_\_, 2025

\_\_\_\_\_

A Notary Public in and for the Yukon Territory



## Village of Carmacks

P.O. Box 113

Carmacks, YT Y0B 1C0

### Village of Carmacks Housing Development Grant Policy

**Purpose:** The Village of Carmacks recognizes the need to increase housing stock through the development of all types of housing. Carmacks housing needs assessments and community engagements have identified the high construction costs in our remote northern community as the most significant barrier to new home building. These high costs are exacerbated by the need for private wells due to the lack of a piped water system in the community, and for lots outside the main townsite – the need to install a private sewage disposal system.

To accelerate housing development and meet the needs of our community, the Village is introducing a temporary grant funding program to assist local residents and enterprises with offsetting the high cost of developing new homes within the municipal boundary.

#### Definitions:

- **Development Grant:** financial assistance provided by the Village to support property owners in the construction of any form of housing.
- **Lottery:** a randomized selection process used to allocate Development Grant funds among eligible applicants who have met the necessary application criteria.
- **Major Housing Development:** means any development of 5 or more homes on one property.
- **Minor Housing Development:** a development of a single-detached dwelling, a secondary suite, or “missing-middle” housing (2-4 homes in one building with shared walls) that does not exceed 4 homes on one property.
- **Village:** means the Village of Carmacks.

**1.0 Policy Statement:** The Development Grant program aims to incentivize property owners to build all forms of housing in Carmacks by providing financial assistance for eligible development projects. The goal of this policy is to accelerate housing development while increasing housing diversity within the Village. This policy outlines the criteria, incentives, and guidelines for accessing this grant funding. This program is temporary and funded by grants received by the Village from the Canada Mortgage and Housing Corporation’s *Housing Accelerator Fund* program.

## **2.0 Development Grants:**

### **2.1 Minor Housing Development**

The Village recognizes that each property and owner are unique and may encounter their own particular cost barriers. The Village will be flexible to needs and no restrictions will be placed on the specific eligible expenses.

Eligible property owners may receive a Base Development Grant of up to \$40,000 per dwelling unit, for the construction of any form of housing. An additional Bonus Grant of up to \$7,500 per dwelling unit may be awarded for projects that receive a building permit from the Government of Yukon by December 31, 2025.

In addition, a Servicing Grant amount of up to \$10,000 (each) may be available to help cover the costs of installing one septic system and/or one well.

Factoring in the Base Grant amount plus Bonus and Servicing grants, the maximum combined Minor Housing Development Grant amounts are as follows: \$67,500 for one dwelling unit; \$115,000 for two dwelling units; \$162,500 for three dwelling units; and \$210,000 for four dwelling units.

### **2.2 Major Housing Development**

The Village recognizes that major housing developments face high barriers and complexity, and the best form of incentive assistance cannot easily be known in advance or standardized. The Village will be flexible to needs and negotiate an incentive package that accelerates housing development while maximizing the limited budget of this program.

Eligible property owners may receive a Base Development Grant value of up to \$30,000 per dwelling unit, to a maximum of \$270,000 per property, in the form of any, or all, of:

- Property tax abatement grant for up to 100% of the increase in annual property taxes ascribed to the new housing development, for up to 10 years;
- Development fees abatement grant for municipal fees and charges associated with Official Community Plan (OCP) and Zoning Bylaw amendments, development permits, and connection to sewer, drainage, roads or any other municipal services;
- Direct financial grant assistance with pre-development soft costs to prepare a site for housing, such as geotechnical, environmental, civil works and other engineering and architectural services; and
- Solid waste collection fees abatement grant for municipal fees associated with demolition to prepare a site for housing.

A Bonus Grant of up to \$7,500 per dwelling unit may be awarded for projects that receive a building permit from the Government of Yukon by December 31, 2025. These additional grants may be included under the total Development Grant amount, depending on available funding. There is no Servicing Grant under this grant stream.

The Village may choose to negotiate preferential access to a limited number of new rental homes included in a major housing development for the purpose of Village staff housing.

### **3.0 Eligibility Criteria:**

- 3.1 The property must be located within the municipal boundary of the Village of Carmacks.
- 3.2 Applicants must own the property on which a housing development is to be constructed. An applicant entered into an Agreement for Sale with Government of Yukon or another party for a vacant lot may also be eligible for the Development Grant.
- 3.3 The property and proposed development(s) must comply with the Village's Official Community Plan, Zoning Bylaw and the Building Code as applied by Government of Yukon. Applications must also comply with the Village's policies and other bylaws.
- 3.4 The applicant must have no overdue payables to the Village including property taxes.
- 3.5 Governments, and their agencies, will not be eligible for a Development Grant under this policy, excepting thereout First Nation development corporations.
- 3.6 A development which received a building permit from the Government of Yukon after January 9, 2024 and which has not received an occupancy permit by the date of application is eligible. However, these retroactive applications will be given secondary funding priority after new developments for the Base Grant and are not eligible for the Servicing Grant.

### **4.0 Application and Selection Process:**

#### **Minor Housing Development**

- 4.1 Applications for a Minor Housing Development Grant will be accepted during specific intake periods. The Village will advise property owners of each intake, including the funding available, and strive to provide at least thirty (30) days' notice prior to the deadline for applications.
- 4.2 Applications can be obtained from the Village of Carmacks by email at [cao@carmacks.ca](mailto:cao@carmacks.ca), in person at the Village office located at 143 River Drive, or on the Village website at [www.carmacks.ca](http://www.carmacks.ca).
- 4.3 Completed application forms are to be returned to the Village of Carmacks in person, by email [cao@carmacks.ca](mailto:cao@carmacks.ca), or by regular mail. Questions about the application can be directed to the Development Officer, [cao@carmacks.ca](mailto:cao@carmacks.ca) or as otherwise instructed in the intake notification.
- 4.4 An application for a Minor Housing Development Grant is considered complete when the following documents and requirements have been met:
  - A completed and signed Development Grant application form;
  - A Development Permit issued by the Village of Carmacks; and
  - Other supporting documents and information as requested in the Development Grant application.
- 4.5 Applications for a Minor Housing Development Grant will be reviewed and approved by the Development Officer. Upon approval the applicant will be notified and forwarded a copy of the application and approval conditions.
- 4.6 If there are more approved applications than available funding, a Development Grant lottery will be held by the Development Officer. Lotteries will take place on the date indicated during the call-out for applications.

4.7 The lotteries will establish an order of priority for funding and be held in the following order:

- 1) Base Grant amounts for new developments;
- 2) Base Grant amounts for retroactive developments;
- 3) Servicing Grants (first request per Base Grant application); and,
- 4) Servicing Grants (second request per Base Grant application).

4.8 The Village will attempt to notify all applicants of the outcome of their application within 2 business days of the lottery. Successful applicants will have 10 business days to notify the Village in writing (email or letter) of their intention to accept the grant. If the funds are declined or the acceptance notification time has elapsed without communication from the applicant, the Village may then offer the grant to the next applicant on the list.

4.9 If the amount requested through approved applications does not exceed the funding amount allocated to an intake period, applications for the Base and Servicing grants may be submitted and approved afterwards on a first-come, first-serve basis, up until the start of the next intake period. Prospective applicants should enquire with the Village to ensure that remaining funds have not been reallocated to the Major Housing Development stream.

4.10 Any approved but unfunded applications for the Base and Servicing grants will be assigned priority consideration in any future intakes that the Village may administer. Unfunded Servicing Grant applications will receive priority before new applications for the Servicing Grant, but after new applications for the Base Grant, and follow the order set out in 6.7.

4.11 An individual or organization who owns multiple properties may submit separate applications for Minor Housing Developments on each one. If there are more approved applications than available funding, the applicant will be asked to choose which application should be included in the lottery. The other application will be assigned priority consideration in any future application intakes.

#### **Major Housing Development**

4.12 The Village will consider applications for a Major Housing Development Grant at any time that funds for this program remain available.

4.13 Property owners may reach out to the Village by email at [cao@carmacks.ca](mailto:cao@carmacks.ca), or in person at the Village office located at 143 River Drive, to initiate a discussion about their projects and project needs. The date of this initial outreach will be considered the starting date of the application. The Village also reserves the right to initiate outreach with prospective applicants; in this case, the date of a first meeting will be considered the starting date of the application.

4.14 An application for a Major Housing Development Grant will be considered approved when Council has reviewed and passed a resolution to accept the terms of a draft agreement between the Village and applicant.

4.15 The Village may be in discussions with multiple Major Housing Development Grant applicants at one time. The distribution of available funding between applicants will factor in:

- The number and type of proposed dwelling units and alignment with *Housing Accelerator Fund* housing targets;
- Likelihood of applicant success; and,
- The starting date of the application and time and effort invested in an application.

- 4.16 Once the terms of a draft agreement for a Major Housing Development Grant have been approved by a Council resolution, the funding committed to that applicant may not be diverted to another applicant, unless the final agreement is ultimately not signed by one or both Parties.
- 4.17 Any unfunded applications will be assigned priority consideration if new funding becomes available.

## **5.0 Administration of Grants:**

- 5.1 The Village and successful applicants will enter into a Development Grant agreement outlining the terms of funding.
- 5.2 Servicing Grants are considered a repayable grant up until the point that the Base Grant has been disbursed. The Village reserves the right to seek some form of security for these grants.
- 5.3 The Development Grant will cover up to 100% of actual, eligible costs, to the maximum amount prescribed for each grant stream.
- 5.4 Labour costs for work completed by the homeowner are not eligible for reimbursement, nor are costs incurred prior to the date of signing of the Development Grant agreement between the Village and applicant.
- 5.5 The Development Grant may not be used for the renovation of an existing home, nor for landscaping or other improvements not directly related to the creation of a new home(s).
- 5.6 Minor Housing Development Base Grant funds will be disbursed in two installments: 85% of the grant once the building is clad to weather, and the remaining 15% once construction has been completed and an occupancy permit has been issued to confirm compliance with governing codes and legislation. For projects that received a Servicing Grant, proof of relevant servicing work completed will also be required for the first installment to be disbursed.
- 5.7 To receive the first disbursement of funds for a Minor Housing Development Grant, the applicant must provide a cost breakdown, photographs, and permit an inspection to confirm that the building is clad to weather, unless an exception is provided pursuant to section 5.6.
- 5.8 To receive the last disbursement of funds for a Minor Housing Development Grant, the applicant must provide a final cost breakdown, photographs, and an occupancy permit from the Government of Yukon.
- 5.9 Bonus Development Grant funds will be disbursed upon submission of a copy of a building permit from the Government of Yukon dated on or prior to December 31, 2025.
- 5.10 Servicing Grant funds will be disbursed upon submission of a building permit from the Government of Yukon.
- 5.11 The schedule and conditions for disbursement of funds for a Major Housing Development Grant will be negotiated as required to provide an effective incentive package and included in the agreement between the Village and applicant.
- 5.12 All Development Grant cheques will be made payable to the applicant.

## **6.0 Other Requirements:**

- 6.1 Any dwelling units receiving a Development Grant may not be used for short term rentals (i.e., 30 consecutive days or less) for a period of three years after the date of final inspection reports.

- 6.2 If a development or building permit is revoked, cancelled, voided, or amended before final occupancy such that the eligibility criteria are no longer met, the Development Grant will be considered invalid and any grant monies received by the applicant must be repaid to the Village. A new application may be submitted in such cases.
- 6.3 Any construction for which a Minor Development Grant is provided for must be completed by November 15, 2027. Developments only partially completed prior to the deadline may be eligible for prorated funding.
- 6.4 The terms of the Development Grant agreement will be reviewed on an annual basis. Should no action be taken by the applicant towards fulfilling the agreement (i.e., no development activity), the Village of Carmacks reserves the right to revoke the agreement with written notice.
- 6.5 Receiving a Development Grant under this policy does not preclude an applicant from applying for and receiving different grants, subsidies or loans provided by the Village or other organizations.

**7.0 Funding Allocations**

- 7.1 The funding available for Minor Housing Development Grants during each intake may fluctuate, depending on *Housing Accelerator Fund* program support.
- 7.2 The funding available for Major Housing Development Grants may fluctuate at any given time, depending on *Housing Accelerator Fund* program support.
- 7.3 The Village will determine total funding to implement this policy in Summer 2025 and Spring 2026 and announce total funding available as part of its intake notification.
- 7.4 The Village reserves the right to reallocate uncommitted funds between the two grant streams depending on the volume and nature of applicant responses. In doing so, it will strive to maximize the number of dwelling units built and offer incentives to as many approved applicants as possible.

**Enactment:**

This policy is effective immediately upon adoption by the Village of Carmacks Council.

**Approval:**

This policy was approved by the Village of Carmacks Council on August 19, 2025.

**Signatures:**

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Justin Lachance – Mayor

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Chantal Pelletier – Chief Administrative Officer

## **Addendum One**

Further to the success of the initial intake of the Development Grant program in 2025, and as anticipated by section 7.3, the Village intends to offer a second intake for the program in Spring 2026.

The timetable is short for permitting and completing construction by the deadline required under the funding received by the Village from the Canada Mortgage and Housing Corporation's *Housing Accelerator Fund* program. Recognizing this, the Village intends to offer additional assistance to manufactured home developments that can typically be completed in shorter timeframes.

This addendum amends the policy per the following only for applications received during the Spring 2026 intake and any applications after it:

### **2.1 Minor Housing Development**

Eligible property owners may receive a Base Development Grant of up to \$40,000 per dwelling unit, for the construction of any form of housing. The Base Development Grant may be increased up to a total of \$50,000 for a home that receives a building permit under CSA Z240 or CSA A277 certification standards.

An additional Bonus Grant of up to \$7,500 per dwelling unit may be awarded for projects that receive a building permit from the Government of Yukon by September 30, 2026.

In addition, a Servicing Grant amount of up to \$10,000 (each) may be available to help cover the costs of installing one septic system and/or one well.

Factoring in the Base Grant amount plus Bonus and Servicing grants, the maximum combined Minor Housing Development Grant amounts are as follows: \$77,500 for one dwelling unit; \$135,000 for two dwelling units; \$192,500 for three dwelling units; and \$250,000 for four dwelling units.

### **2.2 Major Housing Development**

A Bonus Grant of up to \$7,500 per dwelling unit may be awarded for projects that receive a building permit from the Government of Yukon by December 31, 2026.

### **3.0 Eligibility Criteria:**

3.7 A development which received a building permit from the Government of Yukon after January 1, 2026 and which has not received an occupancy permit by the date of application is eligible. However, these retroactive applications will be given secondary funding priority after new developments for the Base Grant and are not eligible for the Servicing Grant.

### **4.0 Application and Selection Process**

4.7 The lotteries will establish an order of priority for funding and be held in the following order:

- 1) Base Grant amounts for new developments;
- 2) Base Grant amounts for retroactive developments;
- 3) Servicing Grants (first request per Base Grant application); and,
- 4) Servicing Grants (second request per Base Grant application).

### **5.0 Administration of Grants**

5.9 Bonus Development Grant funds will be disbursed upon submission of a copy of a building permit from the Government of Yukon dated on or prior to the applicable dates above.

**6.0 Other Requirements**

6.3 Any construction for which a 2026 Minor Development Grant is provided for must be completed by October 31, 2027. Developments only partially completed prior to the deadline may be eligible for prorated funding.

**Enactment:**

This policy addendum is effective immediately upon adoption by the Village of Carmacks Council.

**Approval:**

This policy was approved by the Village of Carmacks Council on April 21, 2026.

**Signatures:**

\_\_\_\_\_  
Justin Lachance – Mayor

\_\_\_\_\_  
Blake Rogers – Chief Administrative Officer

