



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

## **SPECIAL MEETING MINUTES 25-S05**

### **MINUTES FROM THE SPECIAL MEETING OF THE COUNCIL FOR THE VILLAGE OF CARMACKS ON AUGUST 14<sup>TH</sup>, 2025, IN THE MUNICIPAL COUNCIL CHAMBERS**

**PRESENT:** Mayor: Justin Lachance

Councillors: T. Wheeler, C. Bellmore, D. Mitchell  
Staff: CAO A. Wylimczyk (Acting), P. Singh  
Delegation: Jane Koepke (Zoom)

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

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

25-S05-01     **M/S Councillors C. Bellmore / T. Wheeler motioned that the agenda be accepted as presented.**

**CARRIED**

### **3. ACTION ITEMS**

#### **3.1 Council to Review and Approve Carmacks Housing Development Grant Policy**

Council held a detailed discussion with Jane Koepke regarding the proposed Housing Development Grant Policy. Jane presented the background and intent of the policy, noting the urgent need to stimulate housing construction within Carmacks given high development costs, including private well and septic system requirements.

Jane explained that the grant would be supported by funding from the Canada Mortgage and Housing Corporation's Housing Accelerator Fund and emphasized the program's temporary nature.

Council members raised questions and provided feedback on:



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- The scope of eligibility, particularly around property ownership requirements and First Nation development corporations.
- The structure of the grants, distinguishing between *minor (1–4 units)* and *major (5+ units)* developments.
- The lottery system for allocating grants if demand exceeds available funds.
- The restrictions on short-term rentals, requiring recipients to commit to long-term housing.
- The timelines, including the building permit deadline of December 31, 2025, and construction completion deadline of November 15, 2027.

Jane noted Council's comments and agreed to refine the draft to clarify definitions, adjust terminology (changing "Standard Housing" to "Minor Housing" for clarity), and confirm administrative details around Servicing Grants and repayment conditions.

Outcome:

- Council directed Jane to prepare and circulate a revised draft policy incorporating the discussed changes.
- The updated final draft, will be subsequently provided to Council for review and will be considered for formal adoption at the upcoming Council meeting.

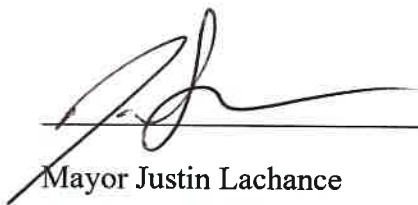
#### 4. QUESTION PERIOD

No questions from the public.

#### 5. ADJOURNMENT

**25-S05-02 M/S Councillor D. Mitchell motioned to adjourn the at 7:45 PM.**

Mayor Justin Lachance adjourned the meeting at 7:45 PM.



Mayor Justin Lachance



Acting CAO A. Wylimczyk

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