



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 31 Bylaw

Bylaw No. 2024-08

1.01 **WHEREAS** section 265 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council may pass bylaws for municipal purposes; and

**WHEREAS** section 289 of the Municipal Act provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

**WHEREAS** section 294 of the Municipal Act provides for amendment of the Zoning Bylaw;

**THEREFORE**, pursuant to the provisions of the Municipal Act of the Yukon, the council of the City of Dawson, in open meeting assembled, **ENACT AS FOLLOWS:**

### PART I - INTERPRETATION

#### 1.00 Short Title

This bylaw may be cited as the **Zoning Bylaw Amendment No. 31 Bylaw**

#### 2.00 Purpose

2.01 The purpose of this bylaw is to provide for:

- (a) A series of text amendments.
- (b) An amendment to the Zoning Bylaw from FP to R3 and P1.



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### 3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretation Act*, RSY 2002, c. 125, shall apply;
- (b) “City” means the City of Dawson; and
- (c) “Council” means the Council of the City of Dawson.

## PART II – APPLICATION

### 4.00 Amendment

4.01 This bylaw amends areas in Dredge Pond II Subdivision from FP - Future Planning to R3 - Country Residential and P1 - Parks & Natural Spaces, as shown in Appendix A of this bylaw.

4.02 Insert the following:

“11.0.3 Special Modifications:

.1 The following applies to all developments in Dredge Pond II Subdivision:

- Buildings shall not be constructed in regions where tailing ponds have been infilled due to anticipated settlement.
- For habitable buildings, the underside of wooden floor systems or top of concrete slab are required to be constructed at or over the 200-year flood elevation plus 1 m of freeboard.
- For habitable manufactured homes, the ground level or top of concrete or asphalt pad on which it is located shall be constructed at or over the 200-year flood elevation plus 1 m of freeboard.”

## PART III – FORCE AND EFFECT

### 5.00 Severability



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5.01 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

### 6.00 Enactment

6.01 This bylaw shall come into force on the day of the passing by Council of the third and final reading.

### 7.00 Bylaw Readings

Readings	Date of Reading
FIRST	March 19, 2024
PUBLIC HEARING	May 7, 2024
SECOND	May 29, 2024
THIRD and FINAL	August 20, 2024

**Original signed by:**

*Alexander Somerville, Chair*  
**Presiding Officer**

*David Henderson, CAO*  
**Chief Administrative Officer**



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### 8.00 Appendix A

Figure 1. Location Map

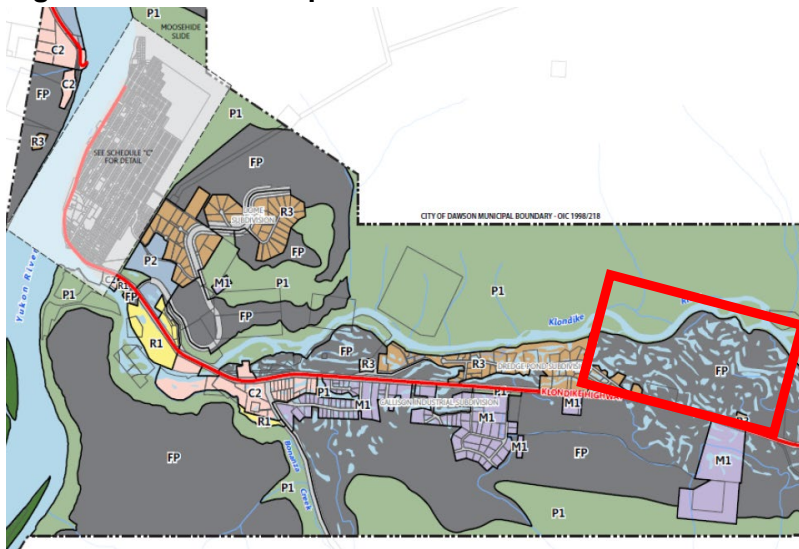


Figure 2. Amended Area

