



Village of Haines Junction
Planning Board Meeting
June 23, 2021
Item 9c. of Council Agenda
via Zoom

In order to comply with territorial regulations to reduce the risk of COVID-19 virus transmission, Council Chambers is closed to the public, who are invited to attend through Zoom web or teleconferencing (Meeting ID 867 634 7100). Please visit the Village website (www.hainesjunctionyukon.com) or call the Village Office (634-7100) for instructions.

AGENDA

1. **Call to Order**
2. **Acknowledgement of Champagne and Aishihik First Nations Traditional Territory**
3. **Adoption of Agenda**
4. **Declaration of Pecuniary Interest**
5. **New Business**
 - a. RTC re Yurts
6. **Adjournment**

*The Village of Haines Junction respectfully acknowledges that we are situated on the
Traditional Territory of the Champagne and Aishihik First Nations.*

Remote Attendance at Council Meetings

In order to comply with territorial regulations to reduce the risk of virus transmission, the public is invited to attend Council Meetings remotely through Zoom. Access is available either via internet or via phone (see instructions below). Please note that participants will be automatically muted and the video function will not be enabled. Council Chambers will not be open to the public. If you are unable to access a phone or the internet, please contact the Village to discuss arranging remote access.

Access Instructions for Regular Council Meetings:

Meeting ID is: 867 634 7100

COMPUTER *(Participants do not need an account but will need to download the Zoom app when prompted.)*

To join through the computer, use this link: <https://us02web.zoom.us/j/8676347100>

PHONE

Participants may join by phone by dialing any of these numbers and entering the meeting ID

+1 778 907 2071 Canada +1 438 809 7799 Canada +1 587 328 1099 Canada

+1 647 374 4685 Canada +1 647 558 0588 Canada +1 204 272 7920 Canada

MOBILE

+12042727920,,8676347100# Canada

+14388097799,,8676347100# Canada



**Report to Planning Board
Village of Haines Junction
Open Meeting
June 23, 2021**

RE: YURTS

Recommendation:

The Planning Board by preparing a recommendation to Council on the suitability of Yurts as Single Family Dwellings will provide guidance to Council when they deliberate on the issue.

Background

The Village has received two requests on whether a Yurt would be approved as a Principal Dwelling Unit.

Council was notified of the issue and at the May 26, 2021, meeting, Council discussed a report regarding the use of yurts as a Principal Residence. Staff was requested to compile additional information.

Staff contacted the following:

- Our legal counsel
- Our Zoning Bylaw consultant
- Our Yukon Building Inspector
- The Yukon Municipal Chief Administrative Officers

Findings

Legal Counsel

Legal Counsel has not encountered the question in their practice.

Zoning Consultant

Our Zoning Bylaw Consultant advised that British Columbia, Ontario, and Alberta have their own building codes.

The Consultant has advised us that according to her Ontario colleagues, in Ontario, Yurts cannot be considered as the principal building as a Yurt is not considered a building. Instead, it is considered a tent.

Staff also contacted the City of Edmonton. The individual contacted indicated that while he was unaware of the issue arising in Edmonton, he believed that a Yurt would likely not be considered a permanent structure and therefore would not be granted principal residence status.

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Yukon Building Inspector

In Canada, most jurisdictions follow the National Building Code

Our Yukon Building Inspector has advised that if the yurt met the requirements of the National Building code, then the yurt would be approved by the Building Inspector.

Similarity to Mobile Homes

Yurts like mobile homes are intended to be moveable. And like mobile homes, Yurts are also not built to the same construction standards as traditional housing construction techniques. Yurts like mobile homes are therefore relatively inexpensive when compared to a traditional residence.

Due to these attributes of mobility and cost, mobile homes are seen as being of lesser quality than a traditionally constructed home. They are therefore relegated to their own property zones as it is anticipated that their presence adjacent traditionally constructed homes would negatively impact the value of the adjacent property. It is likely that an inexpensive and relatively temporary structure such as a yurt would have the same effect on the value of an adjacent property as that of mobile homes.

Property Owner Invitation:

Both property owners were notified by emailed letter (Appendix “A”) that Council would be meeting as a Planning Board during the June 23, 2021, Council Meeting.

The property owners were invited to submit additional information that supported their request. They were also invited to attend the meeting via Zoom so that they could speak to and answer questions from the Planning Board.

As of the time of writing this report:

- One property owner has withdrawn their request; and,
- The other property owner has not submitted any document nor indicated that they would attend the meeting.

Conclusion:

Council by sitting as a Planning Board and then making a recommendation to Council on the issue of Yurts as a Principal Dwelling Unit will further the process of the municipality bringing resolution to this issue.

Prepared by

Dan Rodin,
Chief Administrative Officer

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Appendix "A"



June 11, 2021

Solstice Toews
Email: yukonsol@gmail.com

Dear Solstice Toews

RE: YURTS AS PRINCIPAL RESIDENCE

Recently you made an enquiry as to whether a yurt would be acceptable as the principal residence on land that is zoned single family residential.

The Development Officer presented your request to Council at the May 28, 2021, Council Meeting and advised that in his opinion a yurt would detract from the character or appearance of the general development in the area and should be denied. The officer then advised Council that they could meet as a Planning Board and decide whether a yurt would be an acceptable principal residence. Council requested that the officer provide more information.

At the June 9, 2021, Council Meeting the Development Officer provided Council with a verbal report on the use of yurts in the Yukon and in other Canadian jurisdictions. Council was also advised that the individuals who had made the enquiries about yurts had been asked to provide more information. One had responded that it would be on a raised platform while the other offered to provide examples of yurts being built as permanent buildings.

Council has agreed to meet as a Planning Board during the June 23, 2021, Council Meeting. Council would like you to attend the meeting. Additionally, Council would like you provide any written information that you wish them to consider. To be considered the written information will need to be submitted to the Village Office prior noon on June 18, 2021, so that it may be included in the Council Agenda Package.

Due to Covid 19, Council and the public attend Council Meetings using the Zoom software. You can obtain the required information need to attend at the Village web site. The link is:
<http://www.hainesjunctionyukon.com/index.php/village-council/council/council-meeting-zoom-instructions>

Please contact me if you have any questions or concerns.

Yours truly

Dan Rodin
Chief Administrative Officer