

**Report to Council  
Village of Haines Junction**

**September 8, 2021**

**RE: RESTART GRANT BYLAW - COMMERCIAL PROPERTY DEFINED**

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**Recommendation:**

That Council approve the Decision Tree Diagram One as the process to be followed when determining Restart Grants; and

That staff use the ratio of the square footage of the business to total area of improvements and the ratio of the square footage of the business to the total area of the property when determining the value of the property tax on which the Restart Grant should be based for those businesses sited on properties which are utilized for more than the business.

**Background**

At the August 11, 2021, Council Meeting Council directed staff to draft a bylaw which would enable the Village to distribute Covid-19 Restart funds to municipal businesses.

Council adopted three resolutions. In digging deeper into the details of how the Bylaw should be drafted it was determined that the second resolution requires some interpretation.

#248-21            It was moved and seconded  
                      **THAT** the Restart Grant Bylaw be drafted to distribute funds to the properties and based on Option No. 2, commercial properties with relief based on a percentage of property taxes, for municipal business licence holders.

**Analysis**

What is Meant by Commercial?

*Yukon Assessment Definition*

The Village levies property tax rates in Haines Junction under the following classifications defined by Yukon Property Assessment and Taxation:

- Residential;
- Non-residential;
- Limited Agriculture; and,
- Agriculture.

The following Bylaw Zoning classifications are coded to the Non-Residential tax rate:

- Commercial;
- Tourist Commercial;
- Industrial (Light and Heavy);
- Public Use Community;
- Institutional; and,
- Commercial Mixed (if the principal use is Commercial, most often properties with this zoning have a residence as the principal use so the taxes are coded to “Residential”).

The figure provided in ‘Option 2 Commercial Properties’ was the aggregate of property taxes charged at the Non-Residential tax rate.

Non-residential has traditionally been considered *Commercial*. However, if the municipality deems *Non-residential* to be the definition of Commercial, business license owners whose property is not defined by Yukon Assessment as Non-Residential would not be eligible to receive the grant.

#### *Zoning Bylaw Definition*

A second option is to base the definition of Commercial on the Municipal Bylaw. The Zoning Bylaw has three types of commercial zoning: Civil Commercial, Tourist Commercial, and Commercial Mixed.

Using this definition would cause the following issues;

1. Businesses not located in these three zones would not be eligible for a grant; and
2. It is conceivable that property not being used for a business could still receive a grant if the property owner held a business license.

#### Home Based Businesses – Partial Use

There are many home-based businesses in Haines Junction, which only use part of the property for the business use.

It is proposed that the property taxes be pro-rated based on the percentage of the property both land and improvement being used by the home-based business.

#### Business Owner is not the Property Owner

There are Haines Junction business owners who do not own the property where their business is located.

It is proposed that the grant be paid to the business owner and not the property owner as it is assumed that the lease payment that the business owner paid included an amount to cover the annual property taxes paid by the property owner.

## Summary of Issues

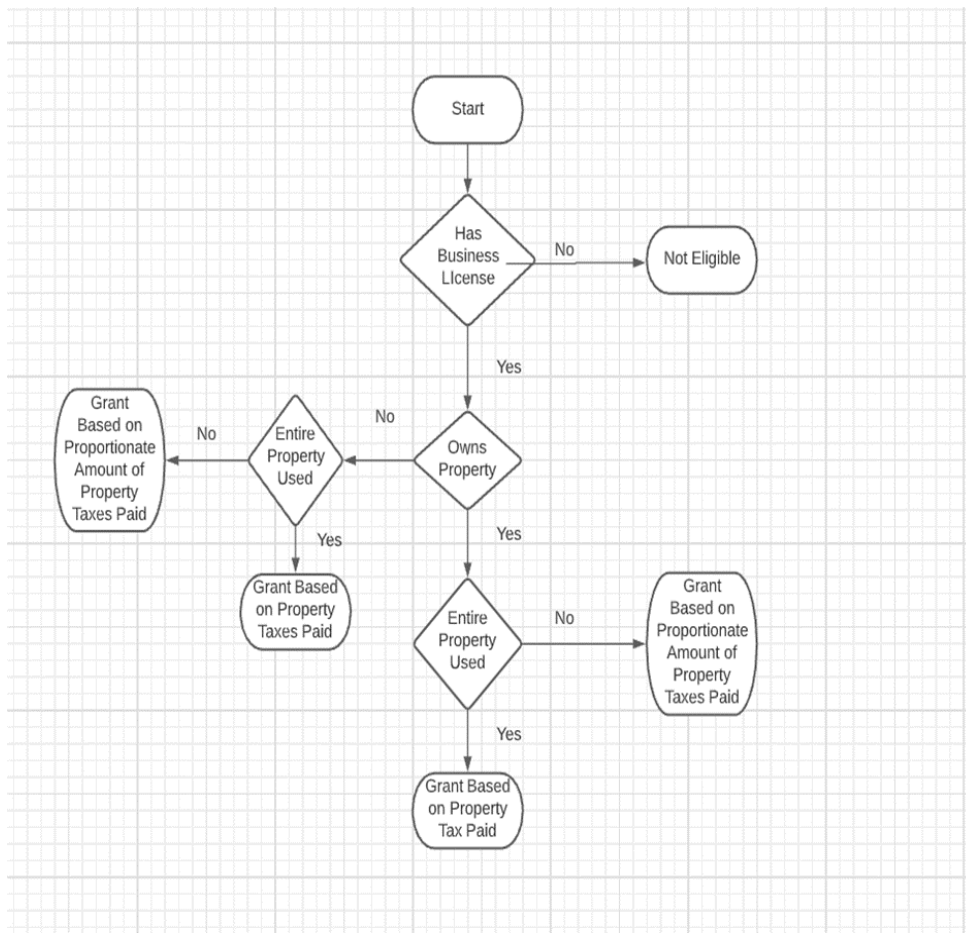
The analysis raises the following issues:

1. How the term *Commercial* should be applied is open to interpretation
2. There are business owners holding business licenses who have home-based businesses located on property that is classified as Residential in both the Zoning Bylaw and by Yukon Assessment.
3. There is property that is not being used for commercial purposes that could receive the grant if either the Zoning Bylaw classifications or Yukon Assessment Non-Residential classification is used.
4. How should the value of the grant be calculated when only a portion of a property is being used for business purposes?

## **Solution**

Diagram One depicts a decision tree that has been designed to resolve the issues identified.

### Diagram 1



**Conclusion:**

Council, by reviewing this report and then by resolution approving the decision tree as the process by which business license holders will be eligible for a Restart Grant and the means of determining the value of the grant will bring clarity to the process of allocating the Restart funds.

Prepared by

Dan Rodin  
Chief Administrative Officer



## CALL FOR PROPOSALS Medium and heavy-duty electric vehicle pilot project

The Government of Yukon's Energy Branch is launching a pilot project to assess the year-round use of medium and/or heavy-duty electric vehicles in the Yukon.

We would like to collaborate with organizations who are interested in using medium or heavy-duty electric vehicles for their operations. Examples of medium and heavy-duty electric vehicle include a 15-seat passenger van, short-haul cube vans, agricultural vehicles, construction vehicles, etc.

Under this pilot project, we will cover up to 80 per cent of the project costs. You will monitor and collect data on the use and performance of the electric vehicle over a one-year period and share the information with us.

All Yukon businesses, non-profit organizations, municipalities or Yukon First Nation governments can apply to participate in this pilot project. If your organization is interested, we would like to hear from you.

### Next steps:

Develop a proposal for acquiring a medium or heavy-duty electric vehicle to use in your organization's operations.

You can use the proposal form (available as a word document) or you can submit your proposal in a narrative format. Your proposal can be up to five pages maximum.

Please include the following information in your proposal:

- type of medium or heavy-duty electric vehicle you want to purchase;
- quote for the vehicle and anticipated delivery timelines;
- how you will use the electric vehicle, include the number of hours (daily or weekly); and
- a monitoring plan outlining how you will track the vehicle's use and performance.

One important criteria for this pilot project is that the medium or heavy-duty electric vehicle must be currently in production and available for purchase.

Under this pilot project, we will gather data collected from all our project partners. We will be seeking out your experiences in using the medium or heavy-duty electric vehicle to meet your transportation needs compared to using a similar gas-engine vehicle. We will develop a final report on the use of medium and heavy-duty electric vehicles in the Yukon.

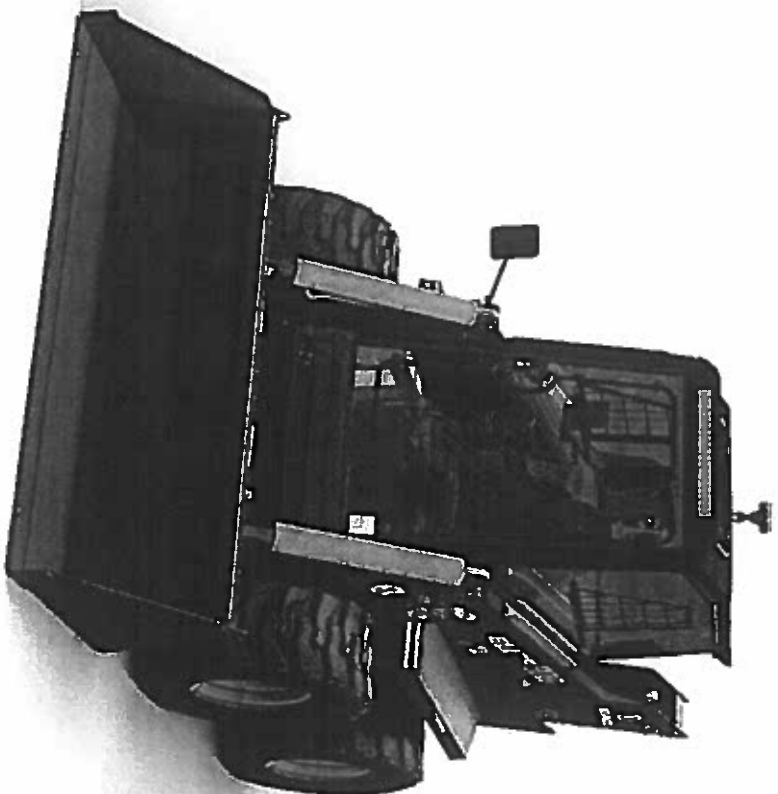
Email your submission to the attention of Andre Gagne at [energy@yukon.ca](mailto:energy@yukon.ca). Add "medium and heavy duty EV" in the subject line.

**The deadline to submit proposals is Friday, September 17, 2021.**

**Elise900**

# **Skid steer loader redesigned**

Imagine a skid steer loader with the power and capabilities of world-class loaders, but with only one difference – zero environmental impact.



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 Mechanical  
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 carlee@evolutionmechanical.ca  
 GST/HST Registration No.: R823728449



# Estimate

## ADDRESS

Municipality of Haines Junction  
 P.O. Box 5339  
 Haines Junction YT Y0B 1L0

ESTIMATE # SE 113  
 DATE 07-09-2021

DATE	ACTIVITY	QTY	RATE	TAX	AMOUNT
	<b>Equipment</b> Kovaco Elise 900	1	73,228.20	GST	73,228.20
	<b>Attachment</b> Extended battery set 400 Ah w/out charger and battery management	1	10,898.05	GST	10,898.05
	<b>Attachment</b> E09014 ZIVAN SG3 230/96V 25A 1-Phase Charger (recommended)	1	4,127.65	GST	4,127.65
	<b>Attachment</b> Heavy duty mobile phone with one operator licence	1	533.20	GST	<del>533.20</del>
	<b>Attachment</b> Left / Right Parking Camera	1	362.70	GST	<del>362.70</del>
	<b>Attachment</b> Air Conditioning (external)	1	6,054.30	GST	<del>6,054.30</del>
	<b>Attachment</b> Open Door Sensor	1	120.90	GST	120.90
	<b>Attachment</b> STAR 96V/60A 3-Phases Charger for extended battery	1	1,762.35	GST	1,762.35
	<b>Attachment</b> Basic bucket 1830mm	1	1,348.50	GST	✓ 1,348.50
	<b>Attachment</b> Snow blower 1800 mm width, mechanical deflector slewing, mechanical angle setting	1	5,975.25	GST	✓ 5,975.25
	<b>Attachment</b> Spreader, capacity 400 l, front	1	4,789.50	GST	<del>4,789.50</del>
	<b>Attachment</b> Brushcutter, width 1830 mm	1	6,742.50	GST	✓ 6,742.50
	<b>Attachment</b>	1	8,091.00	GST	8,091.00

DATE	ACTIVITY	QTY	RATE	TAX	AMOUNT
	Angle brush, width 2150 mm, steel brush Ø800 mm, hydraulic adjustable, watering pot 200 l				
	<b>Attachment</b> backhoe with the 400mm blade	1	13,345.50	GST	<del>13,345.50</del>
	<b>Attachment</b> dozer blade, hydraulic adjustable with HARDOX edge, width 2000 mm	1	2,573.00	GST	2,573.00

114866,

A 30% deposit is required to place an order.

SUBTOTAL

~~139,952.60~~

GST @ 5%

6,997.66

Please note that with some attachments there are a variety of different options.

TOTAL

**CAD 146,950.26**

**TAX SUMMARY**

RATE	TAX	NET
GST @ 5%	6,997.66	139,952.60

Accepted By

Accepted Date