

**TOWN OF WATSON LAKE**  
**BYLAW 2025-05**

A BYLAW TO ESTABLISH A BUILDING COMMITMENT RESTRICTION TO SET  
CONDITIONS TO REGULATE THE DEVELOPMENT OF LAND, BUILDINGS AND  
STRUCTURES IN THE MUNICIPALITY

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WHEREAS section 326 (1) of the *Municipal Act*, RSY 2022, provides that a Council may pass bylaws providing for the entering into development agreements; and,

WHEREAS section 326 (2) of the *Municipal Act*, RSY 2022, provides that any development agreement may include any terms and conditions considered necessary by Council to carry out the intent of the development agreement; and,

WHEREAS 326 (3) of the *Municipal Act*, RSY 2022, provides that Council may require any development agreement be registered in the land titles office, and any agreement as registered shall have the force and effect of a restrictive covenant running with the land;

NOW THEREFORE the Council of the Municipality of the Town of Watson Lake in open meeting duly assembled, HEREBY ENACTS AS FOLLOWS:

**1.0 SHORT TITLE**

1.01 This Bylaw may be cited as the “Building Commitment Restriction Bylaw”.

**2.0 INTERPRETATION**

2.01 In this Bylaw, unless context otherwise requires, the following terms shall have the meanings indicated:

“Building Commitment” means a legal development agreement between the developer and Yukon Government or Town of Watson Lake setting out their respective rights, obligations, and commitments in respect to a property purchase.

“Clad to Weather” means a building is sealed to the elements such as wind, rain or snow.

“Property Zones” means property zones as outlined in the Town of Watson Lake Zoning Bylaw.

**3.0 GENERAL REGULATION**

3.01 Unless otherwise exempted under the Town of Watson Lake Zoning Bylaw, no person who has entered into a Building Commitment with the Yukon Government shall initiate any development in the Town unless authorized by a valid and subsisting Development Permit.

3.02 Building Commitment Restrictions for property zones within the Town of Watson Lake are as follows:

(a) R1 – Residential, Single and Two Units must have the building clad to weather within five (5) years of a Building Commitment issuance

- (b) RC – Residential, Country must have the building clad to weather within five (5) years of a Building Commitment issuance
- (c) RM – Residential, Multi-Unit must have the building clad to weather within five (5) years of a Building Commitment issuance
- (d) RR – Residential, Rural must have the building clad to weather within five (5) years of a Building Commitment issuance
- (e) RMH – Residential, Mobile Home must have the building clad to weather within two (2) years of a Building Commitment issuance
- (f) CD – Commercial, Downtown must have the building clad to weather or approved development within two (2) years of a Building Commitment issuance
- (g) CM – Commercial, Mixed Use must have the building clad to weather or approved development within two (2) years of a Building Commitment issuance
- (h) M1 – Industrial, Light must have the building clad to weather or approved development within two (2) years of a Building Commitment issuance
- (i) M2 – Industrial, General must have the building clad to weather or approved development within two (2) years of a Building Commitment issuance

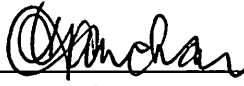
#### **4.0 COMING INTO FORCE**

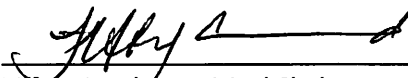
4.01 This bylaw shall come into full force and effect upon the final passing thereof.

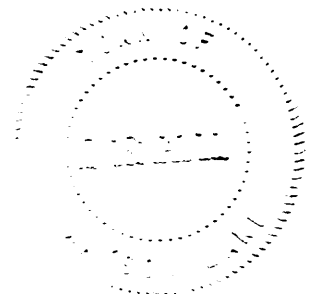
READ A FIRST TIME this 20<sup>th</sup> day of May, 2025

READ A SECOND TIME this 17<sup>th</sup> day of June, 2025

READ A THIRD TIME and ADOPTED this 17<sup>th</sup> day of June, 2025

  
\_\_\_\_\_  
Lauren Hanchar - Mayor

  
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Tiffany Lund - Municipal Clerk



1. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

As a result of the above, the following hypotheses were formulated:

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**THE UNIVERSITY OF CHICAGO**

