
HOTSPRINGS ROAD LOCAL AREA PLAN

Draft Public Meeting Notes

2001?

November 6, 2000 – 8:00pm, Hootalinqua Fire Hall

Attendees: Approximately 35 attendees.
Roy Ness, Val Smith, Dave Loeks, Vibeke Coates, Katie Hayhurst, Lewis McGillvary
Tom Roscoe – Hotsprings Road Plan Steering Committee Members
Tom Becker and John Hopkins – UMA Engineering Ltd.
Jeff O'Farrell – Community Services Branch

Note: This community meeting was preceded by an Open House held at the Hootalinqua Fire Hall which afforded attendees an opportunity to review the third draft of the Hotsprings Road local area plan.

ITEMS:

1. Welcome, Introductions & Call to Order.

Roy called the meeting to order at 8:00p.m, made introductions and offered background on the planning process.

2. Presentation/Update on Hotsprings Road Local Area Planning Process.

- Tom provided an overview of the planning work done to date and noted that the primary purpose of this meeting is to review the third (and final) draft of the Hotsprings Road Local Area Plan and obtain feedback from the community on the content of the plan. Tom noted that the next step is for the Steering Committee to consider comments received and to contemplate possible revisions to draft three prior to the plan's completion.
- It is anticipated that the plan will be completed and ready for submission to the Minister of Community and Transportation Services (for review and hopeful acceptance as an advisory document) after the next meeting of the Steering Committee.

3. Overview of Land Use Designations contained within Draft Two.

- John acknowledged the hard work and leadership of the Steering Committee who served to guide the development of the third draft of the plan.
- John noted that Newsletter #5 (attached) is available and contains an overview of the land use designations detailed within draft three.
- John presented an overview of the content of land use designations contained within draft three of the plan. Following is a table illustrating policy provisions associated with these designations.

Land Use Designations Description Table

Land Use Designation	Purpose	Permitted Land Uses	Special Regulations
Environmental Open Space	To protect and preserve areas of environmental and/or recreational significance.	<ul style="list-style-type: none"> • Recreational trails • Domestic woodcutting • Playground, sport fields, and/or a community park may be considered for land located east of the Takhini Hot Springs and Old John's Slough. 	
Agriculture / Grazing	To allow the development of agricultural land uses and to permit a broad range of complimentary activities.	<ul style="list-style-type: none"> • 2 single-family dwellings • Agricultural uses 	
Rural Residential - Single Family	To accommodate single family residences and accessory uses in a rural environment.	<ul style="list-style-type: none"> • 1 single-family dwelling • Home based business • Agricultural uses • Public buildings such as a school, religious facility, or community centre may be considered, subject to local Development Area Regulations 	<ul style="list-style-type: none"> • 1 secondary dwelling if lot is larger than 6 hectares • Minimum lot size of 3 hectares
Rural Residential - Multi-Family	To accommodate medium density multiple family dwellings in an environment that will preserve a rural lifestyle	<ul style="list-style-type: none"> • Single family dwellings and duplexes • Home based business • Accessory uses such as a home occupation, accessory buildings, and playgrounds 	<ul style="list-style-type: none"> • A maximum overall density of 1 dwelling unit per 0.4 ha (1 acre), up to a maximum of 25 dwelling units • Home based businesses are confined to entirely within dwelling unit • Minimum lot size of 8 hectares
Rural Residential - Mixed Use	To accommodate a mix of single-family housing and commercial operations that cater to tourists	<ul style="list-style-type: none"> • 1-single family dwelling • Commercial operation such as a restaurant, retail sales, or any other related activity 	<ul style="list-style-type: none"> • Commercial operation should not detract from the rural residential nature of the property, and not create undue noise or be unsightly • Minimum lot size of 3 hectares

Land Use Designations Description Table (con't)

Land Use Designation	Purpose	Permitted Land Uses	Special Regulations
Commercial - Retail	To permit a variety of retail and service commercial uses for the local community and visitors to the area.	<ul style="list-style-type: none"> • Convenience store • Service station • Eating establishment • Other related commercial and accessory uses • 2 single family dwellings 	<ul style="list-style-type: none"> • Minimum lot size is 3 hectares
Commercial - Recreation	To accommodate the development of recreational and tourism based commercial facilities.	<ul style="list-style-type: none"> • Tourist accommodations • Game farms • Travel guiding • Other related commercial and accessory uses • 2 single family dwellings 	<ul style="list-style-type: none"> • Minimum lot size is 10 hectares
Commercial - Mixed Use/Tourist Accommodation	To allow a mix of commercial activities that cater to tourists for recreation and accommodation purposes, along with residential uses	<ul style="list-style-type: none"> • Tourist accommodations • Travel guiding • Other related commercial and accessory uses • 2 single family dwellings 	<ul style="list-style-type: none"> • Landowners of properties may be able to transfer their residential development potential to a single lot, provided that no more than 8 dwelling units are on one single lot.
Industrial - Limited	To allow the extraction of sand and gravel, and the transfer of waste and/or recyclable materials.	<ul style="list-style-type: none"> • Sand & gravel extraction • Waste transfer station • Recycling facilities 	
ALL LAND USE DESIGNATIONS		<ul style="list-style-type: none"> • Public utilities 	<ul style="list-style-type: none"> • A construction-free zone of at least 30-metres should be maintained for all year-round rivers, streams, lakes, and wetlands, except for access and viewing trails (new construction only).

4. Questions and Comments on Draft Three

“Voting” on the minimum lot size for rural residential properties

- Judy Fortin raised the matter of objections by some residents to a reduction in the minimum lot size for rural residential properties from 6ha to 3ha. She suggested that a vote be held on this topic.
- Roy noted the practical difficulties (determining eligibility, enumeration, etc.) associated with holding such a vote. He also expressed concern regarding the effect a vote would have on the public planning process at this stage of the plan’s development.
- Val indicated that the plan is about a lot more than one issue and suggested that it would therefore be inappropriate to hold such a vote.
- Jeff re-iterated Roy’s comments about the practical limitations of holding a vote on this topic and explained that there is no legislative framework in the Yukon to conduct such votes. He noted that while mechanisms exist in the Yukon for electing MLA’s, municipal councils, and school councils through voting – there are no similar provisions for voting on land use plans.
- Judy referenced a past survey (circa 1996) on the matter of minimum lot sizes for the rural residential zone.
- Jeff noted that a general survey addressing a variety of topics (including minimum lot sizes) for the planning area occurred in December/January 2000/2001. He further explained that the emphasis of local area planning at the community level is not on creating winners and losers (as occurs in votes/surveys designed specifically around a single issue), but rather, local area planning is about identifying issues, exchanging perspectives on such issues, and then attempting to come to consensus on issues by making compromises.
- It was noted that the compromise on the matter of a reduction in the minimum lot size for the rural residential zone to 3ha is contingent upon the proviso that only one dwelling would be permitted on lots less than 6ha, thus mitigating the concern about increased density.
- Guenther Mueller noted the extent of opportunities for public participation in the planning process.

Content of the Plan

- Mark Evans-Ehrlich suggested that the lot sizes reflected on page 8 may not be accurate.
- Mark also asked whether the management of the Tree Farm would become a responsibility of the YTG after Devolution.
- Mark inquired as to why Protected Open Space, referenced in Principle No.2, is not reflected on the Land Use Designation map.
- In closing, Mark raised the issue of uncertainty regarding unsettled land claims in the planning area. It is noted that land selections, which are now confidential, could have an impact on the area.

Access to the Takhini River

- Bill Klaasen thanked the Steering Committee for their hard work on the plan. He also noted the importance of public access corridors to the Takhini River – specifically in relation to accommodating irrigation structures to those farms which are not immediately adjacent to the River.
- Debbie Last referenced policy 2.8 of the Plan which suggests that adjacent land owners should be consulted in matters related to access to the Takhini River.

Thanks to the Steering Committee

- Guenther Mueller thanked the Steering Committee for their hard work in the development of this plan.

Demand for Residential Development

- Judy Fortin questioned the extent of demand for rural residential property and referenced the fact that the City of Whitehorse Official Community Plan does not reflect extensive future opportunity for Country Residential development.
- Val explained that considerable demand exists for rural residential property outside of the municipal limits of Whitehorse. She also suggested that demand does exist for country residential lots within City limits.
- Dave Loeks explained that any local area plan must accommodate future development and that “no-growth” plans will not be accepted by YTG.

Next Steps

- Mr. Smith asked what the next steps in the planning process are.
- Jeff responded by saying that the deadline for public comments on Draft III is November 30, 2001 and that all written comments will be considered alongside comments from this meeting and considered by the Steering Committee. Final changes will then be made to the plan and the Steering Committee will submit the plan to the Minister of Community and Transportation Services for review and hopeful acceptance at such time as the Committee believes the plan is complete.

Expansion of Takhini Hotsprings Limited

- Bente Sorenson indicated the belief that p.48 of the Plan conveys a greater degree of support for the proposed THSL expansion than that which actually exists in the community

Interim Protected Lands

- With respect to the recent Ta'an Kwa'chan land claim ratification vote, Dave Loeks inquired whether land claim final selections mirror interim protected lands.
- Jeff noted that final land selections reflect a quantum (pre-determined for each Yukon First Nation) but that interim protected lands generally reflect the extent of land finalized in a treaty.

The meeting was adjourned at 9:20pm.