



Grizzly Valley Subdivision Community Engagement

What We Heard Report

Prepared for Yukon Government – Land Development Branch
Prepared by Stantec Whitehorse

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Developed by:



202-107 Main Street, Whitehorse YT Y1A 2C7

GRIZZLY VALLEY REPORT



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1.0 INTRODUCTION

Yukon government undertook an engagement process about the zoning of Rural Residential – Dog Mushing (RRD) lots in the Grizzly Valley Development Area. During the development of this subdivision, there was interest in larger lots that could accommodate commercial dog mushing operations, dog kennels, or bed and breakfast operations with more than four units. These 11 larger RRD lots were included in the original plan and subdivision for the neighbourhood but have not yet been released for sale. The remaining lots in the area are zoned Rural Residential (RR).

Over the past year, Yukon government has received questions, concerns and a petition from several Grizzly Valley property owners about the zoning of these unsold lots. In response to the concerns, Yukon government has met with residents and reached out to stakeholders to clarify the existing regulations, answer questions, examine specific issues, and discuss potential solutions. Stantec was hired to plan the engagement process, gather and summarize input and develop a series of options.

The goals of this project were to:

- Provide the public and stakeholders with information about the current zoning, what is permitted, and how the permitted uses would be regulated;
- Better understand the specific concerns people have about the RRD zoning;
- Plan an engagement process that was open and transparent and based on mutual respect; and
- Develop options for moving forward.

This report is intended to summarize the community and stakeholder input received.



2.0 ENGAGEMENT PROCESS

The Grizzly Valley engagement process took place in September and October 2019 and involved the following steps:

- Distributing an information package to residents;
- Reaching out to stakeholder groups;
- Reaching out to Ta'an Kwäch'än Council and Kwanlin Dün First Nation; and
- Hosting a community open house.

2.1 RESIDENT INFORMATION PACKAGE

Prior to the information meeting, all residents in the area were sent an information package by Yukon government. The purpose of this package was to inform the residents of the upcoming meeting, and provide background information about the project, zoning, and current process. This package was sent out during the week of September 20, 2019 to all residents of the Grizzly Valley subdivision and surrounding areas; a copy of this package is included in Appendix A.

2.2 STAKEHOLDER OUTREACH

To understand the potential interest in these larger lots zoned RRD and to understand the various perspectives, stakeholder groups were contacted. During the week of October 3rd 2019 information packages and an invitation to provide comments were sent to the Tourism Industry Association of Yukon, Wilderness Tourism Association of Yukon, and Yukon Dog Musers Association.

2.3 FIRST NATION OUTREACH

Grizzly Valley is within the Traditional Territory of the Ta'an Kwäch'än Council (TKC) and there are Category A and Category B settlement lands near the subdivision. It is also within the Traditional Territory of the Kwanlin Dün First Nation. On October 3rd staff from YG and Stantec met with TKC. This meeting was an opportunity to provide information to TKC staff about the process and to discuss the issues. Kwanlin Dün staff were contacted and given the opportunity to provide comments.

2.4 COMMUNITY MEETING

The community open house was held at Hootalinqua Fire Hall on October 9, 2019 from 5:30-8pm. The purpose of the meeting was to meet with Grizzly Valley residents, provide information about the current zoning, and allow them the opportunities to share their comments and concerns about the zoning of Grizzly Valley lots Zoned RRD. Approximately 25 people participated by asking questions, completing the questionnaire and discussing the project with neighbours.



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Five display boards were used during the community meeting; these boards have been included in Appendix B.

A paper questionnaire was distributed during the community meeting to gather feedback and a copy of this form has been included in Appendix C. Twelve completed forms were received, either during the meeting or later by email.

2.5 FEEDBACK

Feedback received regarding this project was gathered during the community meeting, through the questionnaire and via e-mail following the event. All feedback was considered equally and has been included in Section 4.0 What We Heard by Themes.



3.0 FEEDBACK SUMMARY

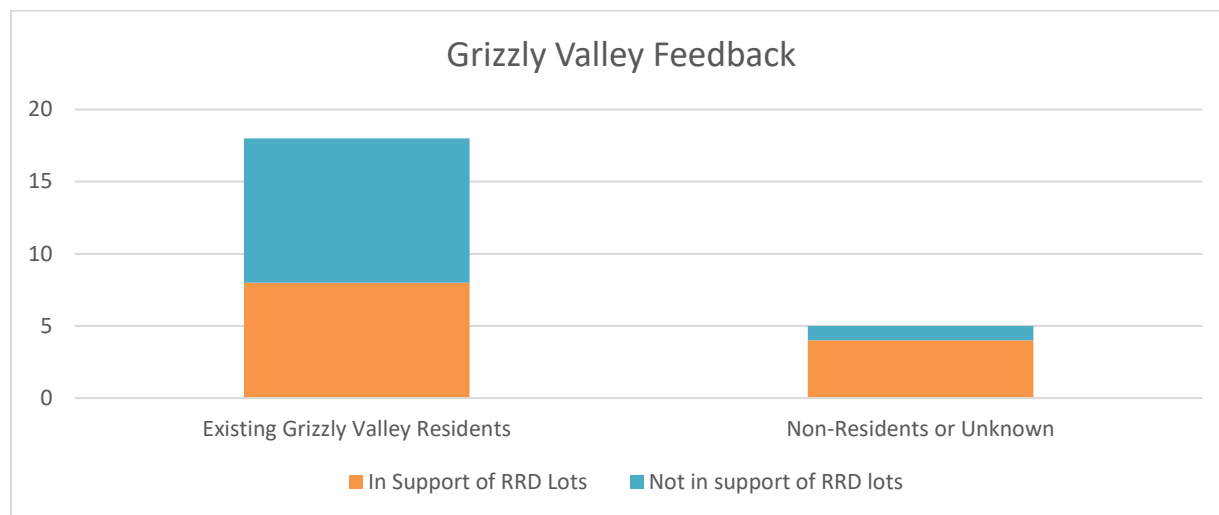
In total, 24 comment submissions were received; 23 from the public and one from TKC. Grizzly Valley subdivision property owners provided 78% of the public comments received. While the engagement process was not designed to cultivate a vote “for or against” the inclusion of RRD zoning in Grizzly Valley; the feedback received did lend itself to be interpreted in that fashion.

- **80%** of public comments and **44%** of Grizzly Valley resident comments supported RRD zoning
- **20%** of public comments and **56%** of Grizzly Valley resident comments were opposed to the RRD zoning

Below is a breakdown of the feedback received, based on an overall stance of those being in support of the inclusion of RRD lots in Grizzly Valley, and those not in support of their inclusion.

	Existing Grizzly Valley Residents	Non-Residents or Unknown	Total
Support of RRD Lots	8	4	12
No support of RRD lots	10	1	11
Total	18	5	23

The chart below shows opinions separated out by if the respondent is an existing Grizzly Valley property owner.



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The following provides a summary of the key issues resulting from the community engagement.

Support for Dog Mushing

Many of respondents expressed overall support for dog mushing and stated its importance to Yukon's culture and economy. It was noted there are limited areas where dog mushers can operate, and these lots should be released as planned. Respondents expressed that dog mushing is a unique tourist draw and part of Yukon's culture and history.

Concerns about Dog Mushing

Concerns expressed were primarily surrounding the quantity of dogs that could potentially move onto the RRD lots and a variety of potential nuisances they may introduce to the community, namely excessive noise. Other concerns stated were related to animal waste, bear attractants, and impacts on wildlife.

While participants understood that the existing RR zoning does not prohibit the number of dogs, or other uses which may generate excessive noise, there was a concern that larger dog mushing operations would cause increased conflict between neighbours.

Existing property owners stated they chose to buy at Grizzly Valley in part because of the peace and quiet and have put much time, money and energy into developing their properties. Some had concerns about the potential future impacts of dog kennels but bought in the neighbourhood because there were limited options for those wanting country residential lots. Existing property owners were also concerned the presence of dog-mushing operations would lower property values.

Trail Development and Planning

Comments were received about the need to plan and develop an appropriate trail network before opening up the RRD lots for sale. Improving and formalizing the local trail network will be valuable both for existing residents and current and potential dog mushers. Trail planning should consider and identify trails for both non-motorized and motorized users. Any trail planning would need to be done collaboratively with the TKC, who have settlement lands nearby and use the area for hunting and trapping and want to limit unauthorized use of their lands.

Planning and Zoning Processes

There were some respondents who brought up the fact that much planning and public engagement went into the original plans for Grizzly Valley and that the subdivision and zoning should be left as is. Some people stated that current property owners in the area knew (or should have known) about the RRD zoning.

Ta'an Kwäch'än Council Concerns

The letter submitted by TKC states several concerns about activities currently taking place or potentially taking place on RR and RRD zoned lots. These concerns include unauthorized trail building, increased



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recreational uses of land, increased access to the backcountry, and unauthorized use of TKC lands. All of these can have negative impacts on wildlife and habitat which could make it more difficult for TKC citizens to hunt and trap in the area.

TKC is not against development on lots within a developed subdivision, however in the absence of a regional land use plan, it is important to ensure that impacts around the periphery of the Grizzly Valley subdivision are carefully considered and managed appropriately.



4.0 TA'AN KWÄCH'ÄN COUNCIL COMMENTS

The TKC submission identified concern over residents' impact on the areas surrounding their homes through activities including use of recreational vehicles, off-road vehicles and dogsleds, and unauthorized trail creation, camping, and wood cutting.

- TKC would prefer to have a Regional Land Use Plan (completed under Chapter 11 of the TKC Final Agreement) in place to guide planning, zoning and land use decisions in this area.
- TKC sees a need to educate the public and Yukon government about the importance of the lands surrounding Grizzly Valley to their citizens. This land has been used by the Ta'an people since time immemorial and is an important area for subsistence hunting and an active trapline concession.
- There are concerns that recreational activities taking place in the area are negatively impacting wildlife populations. With an increase in recreational use of off-road vehicles and dogsleds there are more unauthorized trails being created. This can fragment the habitat, expose previously inaccessible backcountry areas, and pose risks to sensitive ecosystems.
- TKC citizens believe that unauthorized use on their land has led to a decrease in wildlife in the area, meaning that they are no longer able to successfully hunt on these key lands.
- TKC citizens have also reported that there have been confrontations with non-citizens in the area, which underscores the need to continue to educate the public about First Nations land rights both generally and specifically.
- TKC is not against further development of lots within the subdivision but would like to ensure that impacts around the periphery are carefully considered and managed appropriately.
- TKC would like the zoning of their settlement lands in the Grizzly Valley area changed from Hinterland to First Nation Future Planning.



5.0 WHAT WE HEARD BY THEMES

The following is a breakdown of comments received, grouped by theme. In many instances, a single submission touched on several themes; as such, comments were separated into groups of related comments. Written comments have been included verbatim as they were received from participants and are therefore sometimes repetitive and contradictory.

5.1 THEME - IMPORTANCE OF DOG MUSHING

Many respondents expressed support for dog mushing generally seeing it as an important element of Yukon's culture and economy.

Supportive comments

- Dog mushing is a tradition in the Yukon!
- Dog mushers need to live somewhere.
- Dog mushers need somewhere to go.
- Dog mushing provides economic opportunity.
- Dog mushing is a traditional Yukon activity.
- Dog sledding is an important tourist attraction in Yukon; dog sledding is one of the key draws for winter tourism.
- The RRD lots have more restrictions on the number of dogs than the other lots. I don't understand why reversing this zoning is even discussed. This is an opportunity to support tourism in the Yukon.
- I would like to see the designated dog mushing lots remain in the zoning as is! This offers an economic opportunity for this area. Mushing is an important component of tourism in the Yukon. I would like to see this supported.
- I like the idea of a dog musher in the neighbourhood. Mushers cut trails, I like dogs, it's a Yukon tradition. If mushers want to buy the lots, let them.
- Land for establishing dog mushing is becoming scarcer in the Yukon. The original intent of this subdivision was for dog mushing. It was visionary at the time. Supporting culture, sports and lifestyle of the Yukon.
- This is the last area mushers can buy close to town. We are being shoved further and further would of the town area. These lots existed. There is a limit of 30 dogs. Do the residents understand a person buying a residential lot could have 100, 200 dogs on less land?



- The Yukon is a unique place on this earth. It is steeped in history, tradition and its own culture. The two most iconic components of the Yukon's roots are gold and dog mushing. In order to protect and keep these traditions alive, it is the responsibility of the Yukon Government to create and nurture programs and infrastructure to protect these activities. Gold mining and dog mushing play an integral part in the economic well-being of the Yukon. The Territory is on the verge of an economic boom thanks to the mining industry. Dog mushing, and those who participate in the sport need the support and assistance of both the government and the people of the Yukon in order to keep this tradition alive, flourishing and contributing to the economic health of the Yukon in the form of tourism dollars.

The creation of the Grizzly Valley Subdivision is an example of how dog mushing and dog mushers can be assisted in prospering. Rural Residential Dog Mushing lots, in Grizzly Valley, have been zoned as such for some years now. When these were zoned in the Grizzly Valley Subdivision, Yukon finally recognizing a need, which Alaska has acknowledged for years. These lots were to become available through lottery for those wishing to operate sled dog kennels on the lots.

- I live next door to a dog mushing kennel with quite a number of sled dogs. Their presence is neither a nuisance nor disruptive. Quite the contrary, they alert us to predators lurking around our yard.

5.2 THEME - NOISE

The primary concern about dog mushing was the noise associated with the keeping of dogs; however, many comments were received that discussed the reality of there being many sources of noise allowed within both RR and RRD zones, not just dogs.

Supportive comments

- I am not concerned about dog lot noise, and to be honest, more concerned about non-dog musher's dogs who bark ALL day (likely lack of exercise). Bring on the dogs.
- Metal work and mechanical work is allowed but a dog yard would be a problem? What a joke!
- Dog mushing is part of rural living in the Yukon. Same as the use of chainsaws and motorized recreational vehicles and the noise of pigs and roosters. Don't like it? Go live in town!
- If it is the noise the residents are worried about, then perhaps stipulations can be made as to where the dog yards can be put to help alleviate these fears. Do they understand machine shops etc. will also create noise?
- RR Zoning allows for many personal dogs as well as a range of other potentially noisy activities such as motorized recreational vehicles, mechanics shops, farming.



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- A kennel full of dogs does come with a certain amount of noise. It is not the only noisy activity, some light industrial, construction or fabrication type business can also come with a certain noise factor. We believe it is a question of balance, on all sides.

Concerns

- I am concerned about the noise so many dogs might bring, given that I so thoroughly enjoy the quiet this subdivision offers.
- Noise pollution is another concern, most people that buy in the country do so for the peace and quiet, not for the sound of hundreds of barking dogs at all hours of the night. The area has had a recent forest fire and the return vegetation is low density.
- The majority and I of landowners in the subdivision chose to purchase land in this area to enjoy peace and quiet and have distance from any noise disturbances.
- If, in fact, all 11 RRD zoned lots were sold to commercial mushers - that would result in over 300 penned dogs being in the subdivision. Again, back to point 11 page 10 of the Grizzly Valley Development Area Regulations - I don't know how it could logically be argued that such would not create "excessive ... noise." We previously lived in a subdivision where an amateur musher had a small dog team that was grandfathered in. Even though they lived 5 lots away from us - we found the barking very noisy and disruptive. We cannot even imagine the impact of 11 larger commercial teams in our relatively small subdivision.
- We just bought property out in Grizzly Valley in the spring and are preparing to build. We have been looking for the right property for 6 years and are happy to have found the right spot for us and our kids.

The thought of moving out of the city to get peace and quiet in a beautiful setting would be ruined by having the nuisance of dog teams in the subdivision. It would be a huge disappointment as we are moving away from noise pollution, not looking for more. With one dog team, let alone multiple teams, I feel it would largely disrupt the beautiful quiet subdivision ourselves and others seek. We are sacrificing drive time and gas money to be away from city limits. I would hate to see this happen.

We all know when one dog barks, the others follow. And I can see a major problem with chain reactions through there. Nobody needs a constant echoing daily disturbance.

We really hope these lots will be reconsidered to NOT ALLOW dog teams, but just as country residential lots. I feel that there will be many unhappy residents. I don't know one person who wants to live near a dog team.

- Given the relatively recent issue in the Tagish community (regarding the woman who developed a shelter for dogs) - we would like to propose that YG consider amending the Grizzly Valley Development Area Regulations to limit the number of dogs per property and/or include (under the



general provisions part of the regulations - p. 10) animal/dog shelters as non-permitted commercial ventures.

As per point 11 on that page - a case could easily be made that too many dogs on any given lot (either pets or sheltered animals) would likely create excessive noise - negatively impacting the quality of life of other residents in the subdivision.

As I understand it - the relevant Tagish residents were successful in making the legal case that the aforementioned women's dogs negatively impacted the quality of life of the rest of the residents - thus establishing case law for such cases.

- I have lived in the neighbourhood for about 5 years and have watched it grow and develop.

The concerns I have with the rural residential dog lots are noise concerns. Many of the lots are at a higher elevation and the sound carries very easily across large distances. There are not that many trees and many of the trees that are there are small, and that may contribute to the sound carrying. There are already complaints within the neighbourhood with residential dog barking.

- Encouraging dog mushing business is incompatible with enjoyment or residential living. Noise from barking dogs (>10) currently disrupts the peace of the rural environment 5 times a day.
- Commercial dog mushing teams (with up to 330 dogs if no zoning changes are made) will create immense noise disturbances in the Grizzly Valley neighbourhood. While some dog teams only create noise disturbances during feeding time, other dog teams create immense noise for long periods of time throughout the day and night. With many dog teams in close proximity, there is high risk that dog teams trigger each other and potentially cause a noise 24/7 noise disturbance.
- We find it more than disappointing, that up to 11 commercial dog mushing teams may live close to our retirement home. We fear that about 330 dogs make unimaginable noises throughout the day and night – for us, it would be impossible to live there or to offer Bed & Breakfast accommodation.

5.3 THEME - DOG CONCERNS GENERALLY

There were also some concerns voiced about dogs in general.

Concerns

- Currently, dog owners in the subdivision allow their dogs to roam freely. They bark and have sometimes nipped at me. I have no reason to believe that a land use that encourage large amounts of dogs will lead to more respectful treatment of neighbours who don't want to be barked at, nipped or harassed by incessant whining and yelping anytime of the day.
- This is a quiet family community which includes small children, I am concerned about the possibility of the dogs luring more wolves into the area.



- I also have a concern with wildlife, particularly bears. We have had a number of bears (mostly grizzly in the neighbourhood) and dogs, particularly large amounts of dog food are attractants.
- I am concerned about the stress on farm animals due to the barking.
- The inclusion in the commercial accessory uses for the RRD zoned lots of "dog kennels or dog pens for up to 30 dogs" presumes that such is not allowed in the RR zoned lots. But - there is no regulation that limits the number of dogs in the RR lots for non-commercial reasons. This seems like a grave oversight. So, for example, an amateur dog musher could have a dog yard in one of the RR zoned lots. Correct?
- I am concerned over the environmental impact dog waste of over three hundred dogs will have on surface and ground water. Pet waste does not just decompose it adds harmful bacteria to the soil and water in the surrounding area and is a potential source of pollution.
- Has there been an environmental study on what the effects of bacteria from that much dog waste does to the water and soil in the area? I have read that 3 days of dog waste from 100 dogs can contribute enough bacteria, nitrogen and phosphorous to close 20 miles of a bay watershed to swimming and fishing (US environmental Protection Agency). Also, that same bacteria get into the air we breathe. If all of this is true, in what way would having these lots designated RRD in an RR community make sense?

5.4 THEME - CONFLICT BETWEEN NEIGHBOURS

The secondary concern regarding dog mushing was the potential for conflict between neighbours caused by strife generated by dog-related nuisances.

Concerns

- I would like to acknowledge that I understand that there is a need for various zoning types within the Whitehorse area for community development.
- I am not opposed to dog mushing. My concerns are due to the mixed community that may be created at Grizzly Valley and the incongruencies with the various members of that communities' priorities and lifestyle values.
- I am concerned that a mixed community is not well suited for the current community - the majority of current community members signed a petition to get the 11-dog mushing lots rezoned.
- The main concern of the dog mushing lots is the effect it will have on the peace and quiet that the current community offers - one of the main reasons that many move out of town and purchase large lots is to enjoy the quiet.
- There are countless examples of tension, strife, bitterness etc. associated with non-dog mushing landowners living amongst the dog mushing community. One need only look at the recent tension that occurred in Tagish where residents of the community spent countless time and energy and



money to rid themselves of the bothersome noise and disturbance caused by having a mixed community of people with large amounts of dogs and those without. This obvious precedent and lessons learned need not be repeated.

- The idea of a "mixed community " with mushers and non mushers has been proven not to work well at all and should therefore be avoided.

I am not opposed to dog mushing but believe that the dog mushing people should live with other dog mushers. I do not wish to spend my valuable time and energy opposing and fighting the zoning of Grizzly Valley or dog mushers causing disturbances in my neighborhood.

- I strongly believe that the government needs to open dog mushing lots but that these lots should be in a separate subdivision so that lifestyles and values are similar within each community. I am urging the government to rezone the 11 dog mushing lots and work on opening land in an area that would be specifically designed for dog mushers.
- With increasing reports in the news of the controversy of this sport, where is the driving force coming from to set up a situation of potential conflicts and litigation situations between neighbors as well as the Territorial Government?
- I support dog mushing, but I don't think that the uses are compatible beside residential homes. I think that there will be a lot of complaints in the neighbourhood. We already have some nearby mushers running dogs on the main subdivision road in the winter and it makes it quite dangerous. I also wonder as more children are being raised in the neighbourhood if that may cause an issue with all the dogs (in terms of safety).

5.5 THEME - TRAILS

A benefit many respondents cited regarding the inclusion of dog mushing in Grizzly Valley was the development of a trail network that could be used by the entire community. As a critical amenity to maintaining the health of sled dogs, and positive relationships with neighbours, it was noted that the planning and construction of this trail should be undertaken as soon as possible.

Supportive comments

- Dog mushers didn't really have many places to buy and would encourage trail building and maintenance which would improve everybody's experience in the area; however, would like to be sure that they are multi-use trails for everyone to enjoy.
- Would love to see some mushers move into the neighbourhood. It would be a great benefit to the community to build and maintain trails.
- Dog mushers would develop a local trail network that could be used by all.
- A trail committee should be formed.



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- Bring a trail committee on board along with the RRD lots.
- Multi-use trails should be planned, developed and maintained for all those who live in this area
- Provide funding for trails in the Green Belt zone would be awesome.
- The RRD zoning was a key factor in me choosing to buy in this subdivision. I want access to the trails and community the RRD lots would bring. I run 2 to 4 dogs recreationally (pets) and can't maintain a trail system alone. Would bring good trail planning opportunities.
- As dog mushers, our experience has shown that good neighbour relations, and access to reliable & approved trails are two critical factors. We cross through numerous private properties to get to trails - this access is carefully, respectfully negotiated on an ongoing basis with those private landowners.

One of our biggest ambitions however is to be able to access the Dawson Overland Trail from our area and travel to Braeburn and beyond with our team.

Knowing the new Grizzly Valley area and having spent numerous hours in and around it our concern is the total lack of access to any form of decent longer trail network. Even a smaller recreational dog team requires a minimum of 10 miles of trails to properly exercise their dogs. Without organized trails those folks with dog teams would literally have nowhere to go.

As such our suggestion would be, as step 1 to consult with stakeholders and First Nations, and at least survey out a potential trail network. The 'new' Grizzly Valley cannot be linked with some of the limited trails of 'old' Grizzly Valley to the south as there is a waterway running between the 2 areas, as well as an approved Land Use (sod farm extension). The new Grizzly Valley is also bordered by a wildlife corridor on the south, which again makes linking of trail system impossible.

A new trail network could be established from 'new' Grizzly Valley straight out west and could very easily link up with the Dawson Trail. At that point dog teams would have access to unlimited length of public used trails. This jaunt out to the west can very easily seen when you look at the area known as "Grizzly Valley Development Area Regulation Boundary" see picture insert. The dark line on the far left is the north/south Dawson Overland Trail. This rectangle already lies in the Development Boundary so trail establishment should be easy. BUT, if not properly controlled it may happen on an ad-hoc informal basis with potential harm to the area's fragile environment. Once surveyed trail development could be done by a Non-Profit or association utilizing CDF Tier 2 or 3 funding.

Concerns

- My bigger concern is conflict on any trails that might be made, with myself personally, out walking, or with wildlife. I understand dog mushing trails are known to negatively impact wildlife in the area.



- With no existing dog trails the mushers will be on the road which being a loop is full of blind spots and corners. Additionally, the potential for sled owners pushing in new and, in some area's illegal trails, potentially causing road erosion and new predator animal corridors into the neighborhood. The neighborhood is sandwiched between mountains and a highway.
- The submission from Ta'an Kwäch'än Council also includes concerns about trails.

5.6 THEME - PROCESS

Supportive comments

- Grizzly Valley was developed with dog mushers in mind. And this was public knowledge! Maybe they haven't done their research before buying, if they are not happy about it.
- We were aware of zoning when we bought and have no problem with it.
- There was significant consultation when Grizzly Valley was being developed and the lots should be released with the RRD zoning as originally planned.
- Just very curious what would push a decision to change the original plan. Is the issue commercial use or number of dogs. It seems outside of city limits you can have a large number of dogs regardless.
- Why is this discussion even happening? There was a lot of consultation when Grizzly Valley was proposed and developed. Having these lots was an outcome and a need for them was identified. Why is it taking so long to release these lots?
- The dog mushing aspect has remained clear over the years since the first meeting about this subdivision.
- Of course, I would not choose to build my home in a rural setting only one lot away from a number of dog mushing lots. But there were no other parcels of land for sale at that time, so I chose to buy, knowing it would be unlikely there would be many dog kennels that could afford to buy and develop such an expensive piece of land, especially where there are no established trails for them to use.
- Last year it was brought to my attention that some of the current lot owners in Grizzly Valley have decided they do not want these RRD lots made available to the people they were intended for, specifically, dog mushers. They would like to have these lots rezoned to stop mushers from setting up kennels in them.

I do not feel these people have the right to even consider having the zoning of these lots changed. It has been quite evident, since 2008, that raising sled dog teams is what these lots were intended for. If the present lot owners had looked at the zoning map found in Schedule 2 of the Grizzly Valley Development Area Regulation of 1998/131 (which I shall assume they did to be sure what the zoning was on the parcel they wished to purchase) it is quite clear on the map



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which areas are RRD (Rural Residential Dog Mushing) designated. The added chart of Amendments also shows this was done in 2008.

The earliest a lot was assigned to anyone was 2015; well after the amendment was made. It was very clear to anyone that these lots were there and what they were zoned for. If the purchaser did not take the time to review the map and zoning of the area in which the lot they were purchasing was located, then others should not suffer for their negligence.

The government has seen fit to hold onto these RRD lots and there is still no clear indication when they will be released for lottery. This is an injustice to those who are, and have been, waiting patiently for this process to begin.

The RR lot owners cannot claim they were not aware of the zoning when they embarked on their purchase of a lot. It was made clear on the map previously mentioned and on pages 11,12 and 13 of the Area Development Act for Grizzly Valley 21998/131-Section 1 Amended 2016/17 by O.I.C.

On page 11 it lists Permitted Accessory Uses, Residential/Commercial Mixed Use Zone- Dog Kennels and Animal Breeding Facility.

Page 12 further lists RRD as Rural Residential Dog Mushing as a zone.

Page 13 also shows consideration in the Area Development Act O.I.C. 1996/135, for location of dog kennels with respect to property lines.

Given all the evidence, I feel that any property owners presently in Grizzly Valley Subdivision, were or should have made themselves fully aware of what the zoning was for the properties adjacent to and near the lots they have purchased.

- I purchased my lot after many days of walking the lots and reviewing the plan for the subdivision. At the time, my preference was a different lot, but I decided against it considering that I expected a significant amount of noise from the lots designated for Dog Mushing. The view of Laberge and the mountains in the distance is incredible and I see it regularly on my way into Whitehorse, though not from my own lot.

I remember reading an email (more than a year ago now I think) from a new owner of one of these Laberge facing lots, who was quite upset because he hadn't been aware of the Dog Mushing lots in advance of his purchase. This seems astonishing to me, as the plan for the subdivision has been available for years and was certainly a major component in my own decision.

Perhaps it seems odd, but I was discouraged to hear that changes to the plan are afoot; particularly as it is my impression that this has come about largely because of the vocal complaints of this owner. I have a lot on the West side of the development and have built a home there but would have preferred a lot on the East side, had the plan been different than it is - which now seems in the cards.



Rather than just complaining about the matter, I have a potential idea that I'd like to suggest:

If the lots currently labelled as Dog Mushing are going to be changed to some other designation, or subdivided (or both), perhaps the existing residents of the other Grizzly Valley lots could be given first place in purchasing one of these at the fair rate, ahead of the public. We have a vested interest and played by the rules as they were established at the time. If some of us would like to be involved as owners in one of the new lots, we can take it upon ourselves to sell our existing homes on the open market with the facts known to everyone and at a fair market price - a benefit that seems to me was not available to the early buyers of the previous lots (if the plan is now to be changed). This would be a way to equalize the matter for those concerned, where there could otherwise be perceived inequity in benefits applied by a new zoning plan.

- When mushers have been made to wait so long to be able to participate in a lottery for these RRD lots it would be discriminatory for the government to make any changes to the present zoning now and in direct opposition to fostering the sport and the significant role dog mushing plays in generating tourist dollars and revenue to spin-off industries which mushers rely on.
- As a concerned Yukon citizen, I implore you to take any and all steps necessary for these RRD lots to remain zoned as RRD lots as they were originally intended. I also request that you take action to protect what is in the best interest of all Yukoners, a healthy, vibrant dog mushing community and industry.
- My concern lies with the potential of these lots being eliminated and transferred to residential lots. I have a concern about the petition sent around to get rid of the lots. As we have learned, people signed who were only renters or multiple family members not actually living on the property. The people who bought there should have known.
- Release the lots please.
- I am a resident of downtown Whitehorse looking for large lots where I can keep 6-8 dogs – not looking for commercial opportunities – just enough space to keep this number and have some distance from neighbours. I have been watching this area south of Whitehorse for development with the idea that there would be 8-9 hectares in size.

Concerns

- Thank you for hearing the concerns of current community members who are the key stakeholders and therefore directly affected in this community development project. Also, I have requested that a second meeting be held in late October or early November as there are several people that will not be able to attend the first meeting.
- A second meeting should be held for those who could not attend this one.
- Maybe set time periods to re-evaluate zoning. I get that situations change, but I don't want to be having this discussion every year.



GRIZZLY VALLEY REPORT

- I would like a clean time frame for any changes. I don't want this to drag on for a year.
- We ask that careful consideration be given to the needs of the few (commercial mushers) to the quality of life of the many (residents who, for the most part, chose to buy expensive rural residential lots in order to have a quiet and peaceful life).
- If there is a large demand for RRD lots then why not open a subdivision just zoned for that?
- What weight is put on opinions of those individuals or special interest groups who do not currently own or pay taxes on a property in Grizzly Valley?
- What are the next steps towards removing this land use designation?
- By removing the dog mushing land use zone, this would signal to would-be dog mushing enthusiasts that the community not supportive of this land use, and in opposition to groups of noisy dogs living in the subdivision.
- Reconfigure land initially identified as RRD to create smaller, rural residential (RR) zoned lots. RR lots are smaller in size - this helps to reduce the overall development footprint while:
 - Making more lots available to future buyers at a more affordable price. The selling price of lots is based on a development-cost-recovery approach. While additional planning and survey costs will be incurred to reconfigure lots, the overall cost increase should be relatively insignificant. Especially in relation to the larger number of lots created, additional costs can easily be absorbed into pricing of smaller lots without affecting affordability. Also, existing survey lines along the rear and side lot lines some of the surveyed lots may not need to be changed, which would help to contain survey cost increases.

Smaller, more affordable lots appeal to a larger market segment of potential buyers than higher-priced lots. By increasing the number of available lots government has an opportunity to meet demand and increase the number of residents to live in the subdivision.

 - Increasing property tax revenue. Smaller, more affordable lots are expected to be sold & developed more quickly and potentially allow for a greater overall value of taxable infrastructure (i.e. more residences, and possibly more expensive residences as the cost for land purchase is lower and owners can invest more into infrastructure). This increased long-term revenue makes maintenance and repair of subdivision infrastructure more economically feasible; and
 - Creating an opportunity to rethink lot placement and sizing. Strategic positioning of new, smaller RR lots in specified areas will be a significant step towards honouring the initial intent of wildlife corridors.



5.7 THEME - PROPERTY VALUES

Several residents expressed the view that increased commercial dog kennels could lead to a decrease in property values.

Concerns

- As it relates to the zoning of those 11 lots - we personally believe that the area's overall property values would hold better with mainly Rural Residential lots. Perhaps a hybrid would be to mix that up and maybe allow say 3 or 4 musher designated lots, and the rest RR. The RR could even be reduced to be smaller lots and have more available. In the case of RRD musher lots we would support the 3 lots closest to the North Klondike, as being most appropriate. Those would also have less neighbours and noise control next to a highway is easier. Should anyone want to run a kennel operation it would be easier access.
- Loss of property value is a huge concern. No one wants to live within 20 meters (the kennels and any development can be within 10 meters of a property line) of 30 plus dogs. This will make the resale of any homes in the area a concern.
- The other concern is that of the effect the dog mushing lots will have on property values. There is a known decline in property value when disturbances such as dog mushing exist in a neighborhood.
- The idea of a mixed community is also a property de-valuation with respect to property investment and future re-sale value of property.
- Noise will negatively affect property resale values and discourage future buyers. For example, a former dog team owner told me that she would be interested in buying a lot in the Grizzly Valley subdivision but the RRD zoning has stopped her interest in the subdivision.
- We expect that the value of the whole property would be drastically reduced – perhaps by as much as 50%, as nobody would want to live or spend time in such a noisy area.

5.8 MISCELLANEOUS COMMENTS

Rural Residential Zoning

Supportive comments

- We are happy with the zoning.
- No concerns, provides for many uses, including as many personal use dogs as a lot owner can keep healthy. Money is the only limit on the number of dogs that can be kept.
- Any number of dogs are allowed on RR lots as it is; commercial operations do not necessarily mean dog problems.



Concerns

- Only concern in minimum house size; 600 sq ft. It does not seem to encourage small affordable, environmentally conscious homes. People should not need to meet a minimum square footage requirement to get title, especially if they are using as a year-round home.

Wildlife

Concerns

- Subdivision design incorporates significant and expensive investments (i.e. wildlife tunnels) to reduce development effects on wildlife movements through the subdivision.

The subdivision was designed to allow for wildlife movements through dedicated corridors within the Greenbelt (GB) zone of the subdivision. Two wildlife tunnels were built to facilitate these wildlife movements and reduce the overall development impact. As lot pricing is based on cost recovery, lot owners paid (or in the case of lots not yet sold - will pay) for the additional cost of this infrastructure*.

*Note: I remember from research conducted prior to lot purchase that tunnel construction for wildlife corridors increased the overall development cost of the subdivision significantly. As lot pricing is based on a cost-recovery approach, the cost of tunnel construction (I recall amounts larger than \$1 million) resulted in higher lot prices. When I purchased land in Grizzly Valley, Yukon Government staff verbally confirmed that the market value of the lot was reported to be about \$14,000 lower than the selling price. I was willing to pay more than market value because the higher price represented costs associated with making the subdivision more environmentally sustainable.

It is important to ensure the continued, long-term benefits associated with these design features. This ensures fairness and honours the investments made by existing owners. If RRD lots are not rezoned and remain in their current configuration, there is significant potential that wildlife will be deterred from using the wildlife corridor. This would undermine the sustainable design features of the subdivision that are paid for by owners.

- Create a new "Wildlife Corridor Zone" (WCR) to honour the investments and planning efforts that were required to build wildlife tunnels. To ensure continued, long-term protection of the wildlife corridor, I suggest that a "Wildlife Corridor Zone" zone (WCR) is created and applied to relevant areas.

Another important factor to consider is the spillover effects of permitted activities beyond subdivision boundaries. In absence of a Land Use Plan, additional care must be taken to ensure that local area plans and zoning regulations (such as the Grizzly Valley zoning regulations) are comprehensive and are developed with an awareness that subdivision activities will spill over into the surrounding hinterland.



Commercial dog mushing will result in a significant demand to access and/or develop trails near the subdivision - also extending into the hinterland. With no control mechanism in place to control this type of trail development (i.e. trails up to 1.5 meters in width), the potential expansion of trails into remote areas will create additional pressures on wildlife populations and, as a result, counteract the vision of a sustainable subdivision.

Note: According to the Assessable Activities, Exceptions and Executive Committee Projects Regulations (SOR/2005-379) the following activity is a specific exemption from assessments under the Yukon Environmental and Socio-economic Assessment Act: On Crown land or settlement fond, levelling, grading, clearing, cutting or snow ploughing of (a) a trail that is 1.5 m or less in width.

Subdivision

Supportive comments

- No, unless subdivision is on the table? We don't need the full 10 acres we have, so could share.

Concerns

- I hope in the future the lots will not be subdividable. I like the low density living.
- I do like the fact that subdividing is not allowed, even on the RRD lots.

General Neighbourhood Comments

- Also supportive of having a cell tower in the area as there is already some spaces and infrastructure in place, decreasing the numbers of roads through wild spaces for access.
- Putting in carpool parking at the bottom would be fantastic.
- Needs a community centre/ park/ central area.

Zoning Suggestions

- There are very few areas with lots that are larger enough and with enough separation from neighbours to be suitable for dog mushing.
- I can see maybe 11 lots being a bit much so maybe consult with dog mushers and pick best lots to meet in the middle?
- Can reduce the number of RRD but keep some.
- We suggest that you consider limiting the number of RRD lots to no more than 2 and that careful thought be given to location of these lots to mitigate their impact on the



subdivision as a whole (for example, giving them the lots at the bottom north end of Ursa Way).

- I know dog mushers also need a place to exist. Because I just can't imagine there will be 11 mushers that could afford these parcels of land, if indeed it's decided to go ahead with the original plan, I would suggest opening the lots that are closer to the highway first, since they are farther removed from the residences. If there really is that much demand for those lots and the first few do sell, then it could be considered again if it's wise to open all 11 for dog mushing.
- There are way too many lots zoned RRD in the community. This is not a model that is in any other community for a reason. The way the plans are currently, leave the potential for issues to occur in the future.

If there is a demand for RRD lots the government should provide land opportunities in less densely populated areas and away from family centric communities.

Why would there not be surveyed lots available to dog mushers right off the main highway? Away from water and farmers so, noise and access to that type of business is not disruptive to a closed loop RR community. Why is the government entertaining plans that leave the possibility of another Tagish dog issue? The community is between a mountain and a road which makes it not an ideal place to have 11 dog mushing lots.



6.0 CONCLUSIONS

There was feedback received both for and against the RRD zoning. This means that no matter how Yukon government decides to move forward, there will be participants of the engagement process who will not be satisfied with the outcomes.

There is uncertainty around the impacts that commercial dog kennels might have on existing residents. Some people provided negative feedback about dogs based on their experience with local pets or existing dog mushing operations, or their understanding of problematic commercial dog operations in other places. On the other hand, some people have few or no concerns about commercial dog mushing operations moving into the neighbourhood and expected this as part of the future of Grizzly Valley.

Several existing Grizzly Valley residents expressed concerns about impacts on dogs based on the assumption that there could be over 300 dogs in the subdivision. There is no way of estimating the number of dogs that could be in the Grizzly Valley area in the future. First, there are no limits on the number of dogs that residents can have for personal use. Second, it is extremely unlikely that every RRD lot will be purchased by a dog musher.

It is difficult to know what the impact of additional dogs or commercial dog mushing operations would be in Grizzly Valley. Dog behavior varies between dogs, owners, and dog mushing operations. Impacts related to noise are subjective and will depend on factors such as acoustics, wind direction and how the kennel is managed.

Any decisions about amending the zoning or the subdivision layout in Grizzly Valley should be made after carefully considering the feedback from participants in this process and an understanding of what is best for not only the existing Grizzly Valley residents, but for Yukoners in general.



APPENDIX A

Resident Information Package





September 19, 2019

Dear Grizzly Valley Property Owner,

Reference: Grizzly Valley – Zoning Meeting

Yukon government (YG) will be holding an information session to discuss the land use zoning in Grizzly Valley. The meeting will be held on:

Wednesday, October 9th, 2019 – 5:30 to 8 pm

Hootalinqua Fire Hall – North Klondike Highway (near Takhini Hotsprings Road)

Purpose of the Session

The purpose of this session is to meet with existing property owners to discuss the zoning of the Rural Residential – Dog Mushing lots in the Grizzly Valley Development Area and provide clarification about the overall planning process. Over the past several months, residents have had questions and expressed concerns about the zoning of the unsold lots in the subdivision. We have heard your concerns and during this session we will clarify the goals of the regulations, answer questions, examine specific issues, and discuss potential solutions.

Format of the Session

The information session will be in a drop-in/open house format. Planning and engagement specialists from Stantec Consulting Ltd. have been hired to help with this project and will lead the session. We will also be seeking input from other stakeholders and the affected First Nations. Representatives from the YG Community Services and Energy, Mines, and Resources departments will be in attendance to answer questions about possible future uses, zoning, regulations, land disposition and approval processes.

During the event, residents will have the opportunity to identify their values and potential concerns, which will feed into potential solutions, with the overall goal of generating equitable and meaningful options to address the community's concerns.

To prepare for the information session, a background information package is attached to this letter for your reference.

Next Steps

Following the session, Stantec will compile all input gathered and any feedback received by telephone or email from residents, stakeholders and the affected First Nations. This feedback will be recorded in a What We Heard report and used to develop potential solutions that will be submitted to YG. Each solution or alternative proposed by Stantec will be described for its impact on the overall Grizzly Valley development concept, as well as current and future residents, and include information about any additional work required to support its selection.

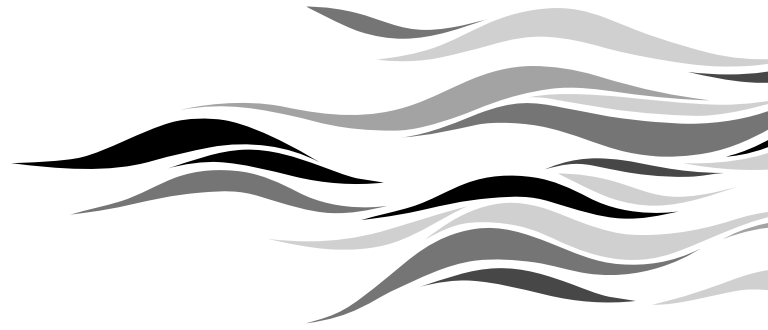
YG will review all potential solutions and decide on a path forward. Additional planning work may be required such as an amendment to the *Grizzly Valley Development Area Regulations*, lot reconfiguration, or the completion of other studies.

If you have any questions or you cannot attend the session but would like to provide comments, please contact the Stantec Consulting Ltd. engagement lead for this project, Zoë Morrison at zoe.morrison@stantec.com or 867-332-3286.

Please submit all comments, inquiries, or concerns by October 23rd, 2019

Sincerely,

Kaori Torigai
Sr. Project Manager
Community Services | Land Development



GRIZZLY VALLEY ZONING INFORMATIONAL PACKAGE

Background Information

In 2006, the Yukon government began work on the design of the new Grizzly Valley residential subdivision. As part of this work, public meetings were held to review the proposed concept plan with those interested. Following these meetings, and engagement with First Nations, the Grizzly Valley concept plan and proposed zoning was approved. The approved concept plan included 50, 7-12 acre lots zoned as Rural Residential; and 11 lots zoned as Rural Residential – Dog Mushing, sized at approximately 21 acres. As described in the proposed zoning, the larger Rural Residential – Dog Mushing lots were designed to allow for dog mushing, and accommodate a range of other commercial operations.

In 2011, 30 Rural Residential lots in Grizzly Valley were released through a public lottery. In 2018, an additional 20 Rural Residential lots were released through a second public lottery. As lots were released, information about the overall vision, concept plan, and zoning for Grizzly Valley was available to purchasers.

The 11 lots designated as Rural Residential – Dog Mushing, located in the north and east portions of the Grizzly Valley, have not yet been released for sale.

Concept Plan

The overall concept plan for Grizzly Valley is shown in Figure 1.

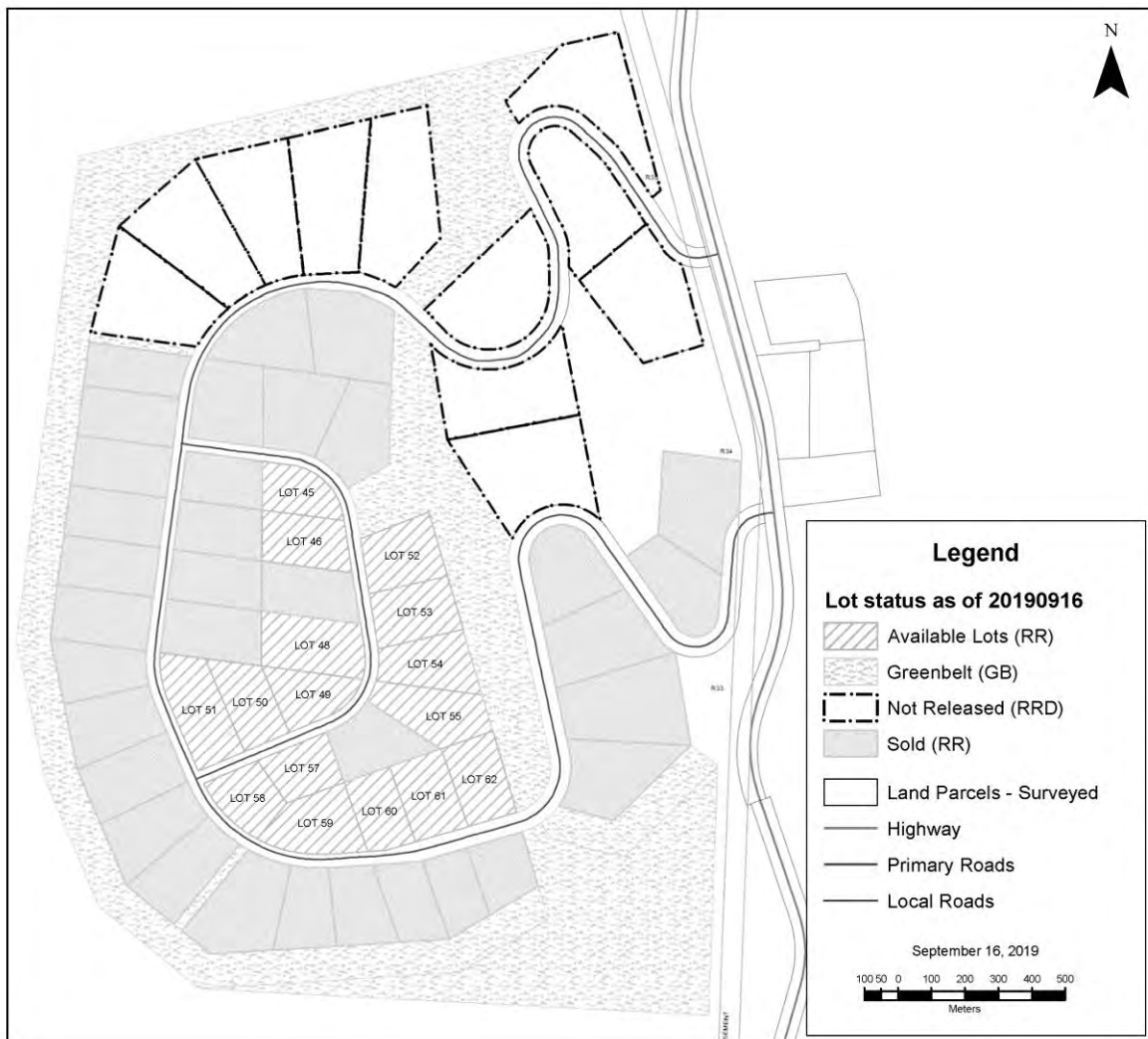
About the Grizzly Valley Zoning

Area Development Regulations (or zoning regulations) are intended to provide for orderly development, separate areas of incompatible land use, and ensure certainty about the type of development residents will see in the future. These regulations include information about the allowed land uses, minimum lot size, setbacks, and other development rules for each area.

During the public engagement process held during the design of Grizzly Valley in 2008, residents in the area expressed a desire for the new development to include larger lots that would be suitable for commercial dog mushing operations. In response to that feedback, the concept plan and associated zoning included an area zoned Rural Residential – Dog Mushing.

The zoning regulations for this area were then adopted in 2008 which described the Rural Residential – Dog Mushing zone as larger lots that can accommodate residences, along with dog mushing operations or a range of other commercial operations.

Figure 1: Grizzly Valley Subdivision



Types of Uses

Zoning sets out allowed uses in three categories: **Principal** uses, **Accessory** uses, and **Discretionary** uses.

Principal Uses	This is the primary purpose for which the building or lot is being used. In both the Rural Residential and Rural Residential - Dog Mushing zones, the principal use is one single family home.
Accessory Uses	These uses are incidental and subordinate to the main use or building. In both the Rural Residential and Rural Residential - Dog Mushing zones, a range of Accessory uses are allowed, but only once a house has been built and people are living on the lot.
Discretionary Uses	This is a use of land or a building for which a development permit may be issued by the Development Officer following a public consultation process.

Summary of Rural Residential (RR) Zoning

The tables below outline the uses and regulations of the Rural Residential zone.

Rural Residential (RR)	
Purpose	To accommodate single family residences and limited accessory commercial uses in a rural environment.
Principal use	<ul style="list-style-type: none"> One single family dwelling
Accessory uses	<ul style="list-style-type: none"> One accessory dwelling unit including: <ul style="list-style-type: none"> One single detached dwelling unit; or One dwelling unit contained within the principal dwelling on lot Accessory Commercial Ventures: <ul style="list-style-type: none"> Bed and breakfast lodging of up to 4 units Professional offices Childcare facilities Metals, welding, and woodworking shops Automotive and equipment repair shops Minor agricultural pursuits Home occupations Personal service establishments Equipment construction and building contracting Accessory buildings
Discretionary uses	<ul style="list-style-type: none"> Public parks and playgrounds Bed and breakfast lodging of more than 4 units
Minimum lot size	<ul style="list-style-type: none"> 3 hectares (7.5 acres)
Setbacks	<ul style="list-style-type: none"> Buildings shall be at least 10 metres from the lot lines
Site coverage	<ul style="list-style-type: none"> Accessory commercial uses shall not exceed 50% coverage of the total lot
Special provisions	<ul style="list-style-type: none"> Subdivision of lots into more than one lot is not permitted in this zone Accessory commercial ventures shall comply with provisions of Section 10 of the Area Development Act

Summary of Rural Residential – Dog Mushing (RRD) Zoning

The tables below outline the uses and regulations of the Rural Residential – Dog Mushing zone.

Rural Residential – Dog Mushing (RRD)	
Purpose	To accommodate single family residences and dog mushing operations.
Principal use	<ul style="list-style-type: none"> One single family dwelling.
Accessory uses	<ul style="list-style-type: none"> One accessory dwelling unit including: <ul style="list-style-type: none"> One single detached dwelling unit; or One dwelling unit contained within the principal dwelling on lot Accessory Commercial Ventures: <ul style="list-style-type: none"> Bed and breakfast lodging Professional offices Childcare facilities Metals, welding, and woodworking shops Automotive and equipment repair shops Minor agricultural pursuits Home occupations Personal service establishments Equipment construction and building contracting Accessory buildings Dog kennels or dog pens for up to 30 dogs and dog mushing trails
Discretionary uses	<ul style="list-style-type: none"> Dog kennels or dog pens for over 30 dogs Bed and breakfast lodging of more than 4 units, which may be located outside the principal dwelling
Minimum lot size	<ul style="list-style-type: none"> 8 hectares (20 acres)
Setbacks	<ul style="list-style-type: none"> Buildings, dog pens and dog kennels must be at least 10 metres from the lots lines Dog kennels and dog houses shall not be located within 30 metres of any lot line adjacent to a road
Site coverage	<ul style="list-style-type: none"> Accessory commercial uses shall not exceed 50% coverage of the total lot
Special provisions	<ul style="list-style-type: none"> Subdivision of lots into more than one lot is not permitted in this zone Accessory commercial ventures shall comply with provisions of Section 10 of the Area Development Act

Comparison of Rural Residential (RR) and Rural Residential – Dog Mushing (RRD) Zones

The Rural Residential and the Rural Residential – Dog Mushing zones are very similar; the table below highlights the differences between the two zones.

	Rural Residential (RR)	Rural Residential – Dog Mushing (RRD)
Minimum Lot Size	<ul style="list-style-type: none"> 3 hectares (7.5 acres) 	<ul style="list-style-type: none"> 8 hectares (20 acres)
Accessory uses	<ul style="list-style-type: none"> Accessory commercial ventures <ul style="list-style-type: none"> – Bed and Breakfast lodging 	<ul style="list-style-type: none"> Accessory commercial ventures <ul style="list-style-type: none"> – Bed and Breakfast lodging up to 4 units – Dog kennels or dog pens for up to 30 dogs and dog mushing trails
Discretionary uses	<ul style="list-style-type: none"> Public parks and playgrounds Bed and breakfast lodging of more than 4 units 	<ul style="list-style-type: none"> Bed and breakfast lodging of more than 4 units, which may be located outside the principal dwelling Dog kennels or dog pens for over 30 dogs

APPENDIX B

Community Meeting Boards

Background Timeline

2006

Work began on Grizzly Valley, a new residential subdivision.

Engagement with First Nations and public meetings were held to review the proposed concept plan with those interested.

The Grizzly Valley concept plan and proposed zoning was approved, including:

- 50 Rural Residential lots (7-12 acres in size)
- 11 Rural Residential – Dog Mushing lots (approx. 21 acres in size)

As described in the proposed zoning, the larger Rural Residential – Dog Mushing lots were designed to allow for dog mushing, and accommodate a range of other commercial operations.

2011

First lot release:

- 30 Rural Residential lots released through a public lottery.

As lots were released, information about the overall vision, concept plan, and zoning for Grizzly Valley was available to purchasers.

2018

Second lot release:

- 20 Rural Residential lots released through a second public lottery.

As lots were released, information about the overall vision, concept plan, and zoning for Grizzly Valley was available to purchasers.

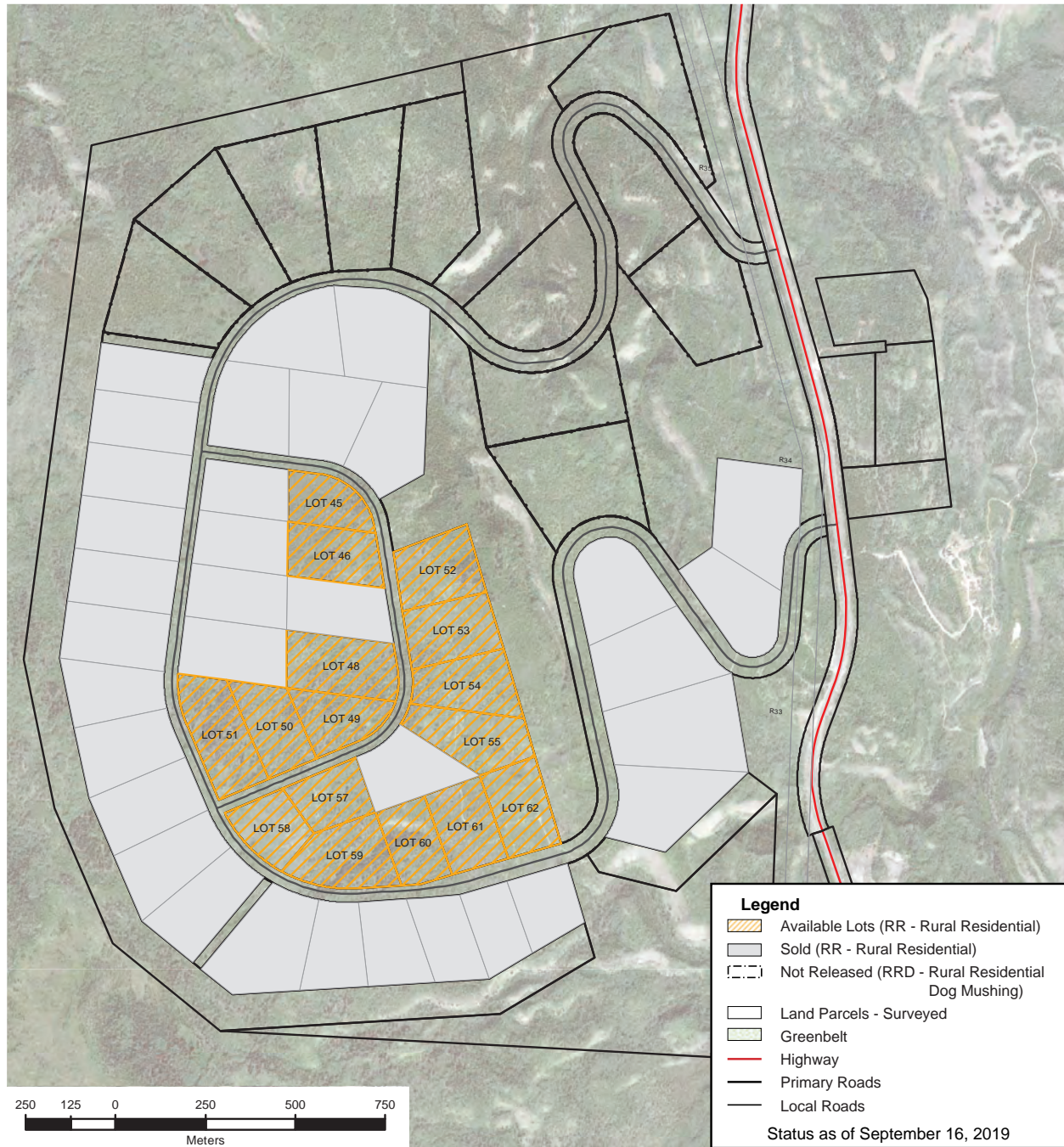
2019

The 11 lots designated as Rural Residential – Dog Mushing, located in the north and east portions of the Grizzly Valley, have not yet been released for sale.

Grizzly Valley Information Session



Concept Plan



About the Grizzly Valley Zoning

Purpose

Area Development Regulations are intended to:

- provide for orderly development,
- separate areas of incompatible land use, and
- ensure certainty about the type of development residents will see in the future.

These regulations include information about the allowed land uses, minimum lot size, setbacks, and other development rules for each area.

Types of Uses

Zoning sets out allowed uses in three categories: Principal uses, Accessory uses, and Discretionary uses.

Principal Uses	This is the primary purpose for which the building or lot is being used. In both the Rural Residential and Rural Residential - Dog Mushing zones, the principal use is one single family home.
Accessory Uses	These uses are incidental and subordinate to the main use or building. In both the Rural Residential and Rural Residential - Dog Mushing zones, a range of Accessory uses are allowed, but only once a house has been built and people are living on the lot.
Discretionary Uses	This is a use of land or a building for which a development permit may be issued by the Development Officer following a public consultation process.

History of the Rural Residential Dog Mushing Zone

During the public engagement process held during the design of Grizzly Valley in 2008, residents in the area expressed a desire for the new development to include larger lots that would be suitable for commercial dog mushing operations. In response to that feedback, the concept plan and associated zoning included an area zoned Rural Residential – Dog Mushing.

The zoning regulations for this area were then adopted in 2008 which described the Rural Residential – Dog Mushing zone as larger lots that can accommodate residences, along with dog mushing operations or a range of other commercial operations.



Summary of Zoning

RRD - Rural Residential - Dog Mushing

Purpose	To accommodate single family residences and dog mushing operations
Principal use	One single family dwelling
Accessory use	<ul style="list-style-type: none"> • One accessory dwelling unit including: <ul style="list-style-type: none"> • One single detached dwelling unit; or • One dwelling unit contained within the principal dwelling on lot • Accessory Commercial Ventures: <ul style="list-style-type: none"> • Bed and breakfast lodging • Professional offices • Childcare facilities • Metals, welding, and woodworking shops • Automotive and equipment repair shops • Minor agricultural pursuits • Home occupations • Personal service establishments • Equipment construction and building contracting • Accessory buildings • Dog kennels or dog pens for up to 30 dogs and dog mushing trails
Discretionary use	<ul style="list-style-type: none"> • Dog kennels or dog pens for over 30 dogs • Bed and breakfast lodging of more than 4 units, which may be located outside the principal dwelling
Minimum lot size	<ul style="list-style-type: none"> • 8 hectares (20 acres)
Setbacks	<ul style="list-style-type: none"> • Buildings, dog pens and dog kennels must be at least 10 metres from the lots lines • Dog kennels and dog houses shall not be located within 30 metres of any lot line adjacent to a road
Site coverage	<ul style="list-style-type: none"> • Accessory commercial uses shall not exceed 50% coverage of the total lot
Special provisions	<ul style="list-style-type: none"> • Subdivision of lots into more than one lot is not permitted in this zone • Accessory commercial ventures shall comply with provisions of Section 10 of the Area Development Act



Summary of Zoning

RR - Rural Residential

Purpose	To accommodate single family residences and limited accessory commercial uses in a rural environment.
Principal use	One single family dwelling
Accessory use	<ul style="list-style-type: none"> • One accessory dwelling unit including: <ul style="list-style-type: none"> • One single detached dwelling unit; or • One dwelling unit contained within the principal dwelling on lot • Accessory Commercial Ventures: <ul style="list-style-type: none"> • Bed and breakfast lodging • Professional offices • Childcare facilities • Metals, welding, and woodworking shops • Automotive and equipment repair shops • Minor agricultural pursuits • Home occupations • Personal service establishments • Equipment construction and building contracting • Accessory buildings
Discretionary use	<ul style="list-style-type: none"> • Public parks and playgrounds • Bed and breakfast lodging of more than 4 units
Minimum lot size	<ul style="list-style-type: none"> • 3 hectares (7.5 acres)
Setbacks	<ul style="list-style-type: none"> • Buildings shall be at least 10 metres from the lot lines
Site coverage	<ul style="list-style-type: none"> • Accessory commercial uses shall not exceed 50% coverage of the total lot
Special provisions	<ul style="list-style-type: none"> • Subdivision of lots into more than one lot is not permitted in this zone • Accessory commercial ventures shall comply with provisions of Section 10 of the Area Development Act



Comparison of Rural Residential and Rural Residential Dog Mushing - Differences Only

RR - Rural Residential	
Minimum lot size	<ul style="list-style-type: none"> • 3 hectares (7.5 acres)
Accessory use	<ul style="list-style-type: none"> • Accessory commercial ventures <ul style="list-style-type: none"> • Bed and breakfast lodging
Discretionary use	<ul style="list-style-type: none"> • Public parks and playgrounds • Bed and breakfast lodging of more than 4 units

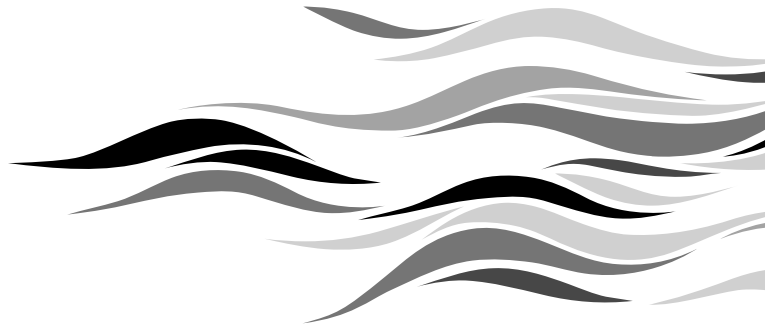
RRD - Rural Residential Dog Mushing	
	<ul style="list-style-type: none"> • 8 hectares (20 acres)
	<ul style="list-style-type: none"> • Accessory commercial ventures <ul style="list-style-type: none"> • Bed and breakfast lodging up to 4 units • Dog kennels or dog pens for up to 30 dogs and dog mushing trails
	<ul style="list-style-type: none"> • Bed and breakfast lodging of more than 4 units, which may be located outside the principal dwelling • Dog kennels or dog pens for over 30 dogs



APPENDIX C

Feedback Form





GRIZZLY VALLEY INFORMATION SESSION

Thank you for taking the time to attend this session, learn more about the Grizzly Valley development, and better understand the land use zoning process.

Next steps

As outlined in the introductory letter sent out prior to this session, Stantec Consulting will compile all input and feedback gathered throughout the engagement process to prepare a What We Heard report. The comments, concerns, and values shared will be used to develop potential solutions for Grizzly Valley that will be submitted to Yukon government.

Yukon government will review the What We Heard report and all potential solutions to decide on a path forward. Additional planning work may be required such as an amendment to the *Grizzly Valley Development Area Regulations*, lot reconfiguration, or the completion of other studies.

We want to hear from you!

Please provide your comments and feedback on the form below. To determine which solutions may best suit the community, it is important for us to understand your values; please provide as much detail and clarity as possible.

1. Are you a current resident of Grizzly Valley?

☐

Yes

☐

No

2. Do you have any comments or concerns about the RR – Rural Residential land use zone?

3. Do you have any comments or concerns about the RRD – Rural Residential Dog Mushing land use zone?

4. Do you have any comments or concerns about the existing Grizzly Valley concept plan?

5. Having spoken with representatives from Yukon government this evening, do you have any outstanding questions you would like to have answered?

Thank you for providing us with your valuable feedback. Please leave this form with a facilitator or return via hand delivery, mail, or email by no later than October 18, 2019 to:

Zoë Morrison, Senior Planner
Stantec Consulting Ltd.
202 – 107 Main Street, Whitehorse YT Y1A 2A7
867 633 2400 ext. 127 | zoe.morrison@stantec.com

Optional:

If you would like to discuss your feedback with a Project Team representative, please provide a method of contact below.

Name: _____ Contact method: _____