

Golden Horn

Local Area Plan

Prepared by:

UMA Engineering Ltd.
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
Tel: (604) 438-5311
Fax: (604) 438-5587

With

Gartner Lee Limited

December 1999, revised May 2004
2940-022-00-01

uma





Office of the Minister
Box 2703, Whitehorse, Yukon Y1A 2C6

November 30, 2004

Golden Horn Local Area Plan Steering Committee
Golden Horn, Yukon.

Dear Committee Members:

Re: Golden Horn Local Area Plan

I would like to take this opportunity to inform you that on behalf of the Yukon government, I have accepted the Golden Horn Local Area Plan as an advisory document.

I congratulate the Planning committee and the Community on the development of this guiding document for your community. The Golden Horn Local Area Plan reflects the character of your community and presents a vision for the future of Golden Horn.

My department and those other Yukon government departments with land management responsibilities will use the plan as a guide for land use within the planning area. In accepting the plan, I note that the plan is subject to any existing or future Yukon Government legislation, regulations or policies and also that zoning regulations will need to be updated in order to implement the land use policies of the plan.

At this time I also wish to pass on my appreciation of the hard work done by the committee and the many volunteer hours that are encompassed in the development of the plan. Without this work this plan would not have been possible. The planning committee's dedication to this initiative demonstrates your strong commitment to the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Hart", with a long horizontal line extending to the right.

Glenn Hart
Minister
Community Services



THIRD PARTY DISCLAIMER

This Golden Horn Local Area Plan for the Government of Yukon has been prepared by UMA Engineering Ltd. ("UMA") for the benefit of the client to whom it is addressed. The information and data contained herein represent UMA's best professional judgement in light of the knowledge and information available to UMA at the time of preparation. Except as required by law, this Golden Horn Local Area Plan and the information and data contained herein are to be treated as confidential and may be used and relied upon only by the client, its officers and employees. UMA denies any liability whatsoever to other parties who may obtain access to this Golden Horn Local Area Plan for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this Local Area Plan.

GOVERNMENT OF YUKON

GOLDEN HORN LOCAL AREA PLAN

Table of Contents

| | Page No. |
|--|----------|
| 1. INTRODUCTION | 1 |
| 1.1 PURPOSE OF PLAN..... | 1 |
| 1.2 HOW THE PLAN WAS PREPARED | 1 |
| 1.3 HOW THE DOCUMENT IS ORGANIZED | 2 |
| 1.4 COMMUNITY CONSULTATION | 2 |
| 2. AREA CHARACTERISTICS | 3 |
| 2.1 POPULATION..... | 3 |
| 2.2 CURRENT LAND USE..... | 3 |
| 2.3 GOLDEN HORN PHYSICAL ENVIRONMENT | 8 |
| 2.4 CURRENT LAND USE REGULATIONS..... | 13 |
| 3. LAND TENURE | 14 |
| 3.1 FORMS OF OWNERSHIP | 14 |
| 3.2 AGRICULTURAL HOLDINGS | 14 |
| 3.3 AGRICULTURAL POLICY | 15 |
| 3.4 YTG RESERVES | 16 |
| 3.5 FIRST NATION LAND CLAIMS..... | 16 |
| 3.6 MINERAL CLAIMS | 19 |
| 3.7 TRAP LINES | 20 |
| 3.8 WOOD CUTTING PERMITS | 20 |
| 4. LAND CAPABILITY | 23 |
| 4.1 GEOLOGICAL BACKGROUND..... | 23 |
| 4.2 SOIL MAP UNITS | 24 |
| 4.3 CONSTRAINT MAPPING..... | 25 |
| 4.4 AGGREGATE CAPABILITY | 29 |
| 4.5 AGRICULTURAL CAPABILITY..... | 29 |
| 5. PLANNING OBJECTIVES | 35 |
| 5.1 THE FUTURE OF GOLDEN HORN | 35 |
| 5.2 PHASING IN OF PLAN RECOMMENDATIONS | 36 |
| 6. GOLDEN HORN LAND MANAGEMENT POLICIES | 37 |
| 6.1 ENVIRONMENTAL RESOURCE..... | 37 |
| 6.2 RIVER SETBACK AREA | 39 |
| 6.3 RURAL AGRICULTURAL..... | 41 |
| 6.4 RURAL RESIDENTIAL | 43 |
| 6.5 AGGREGATES, SERVICE INDUSTRIAL, AND MINING | 47 |
| 6.6 COMMERCIAL..... | 47 |
| 6.7 PUBLIC USE | 48 |
| 6.8 TRAILS AND INFRASTRUCTURE SERVICES | 49 |
| 6.9 LAND MANAGEMENT PLAN..... | 52 |

GOVERNMENT OF YUKON
GOLDEN HORN LOCAL AREA PLAN

Table of Contents

| | Page No. |
|---|---|
| LIST OF MAPS, TABLE AND SCHEDULE | |
| Map 1 | Current Land Use..... 5 |
| Map 2 | Key Wildlife Areas 11 |
| Map 3 | Land Tenure Map 17 |
| Map 4 | Mineral Resources Map..... 21 |
| Map 5 | Land Use Capability 27 |
| Map 6 | Aggregate Potential 31 |
| Map 7 | Agricultural Potential..... 33 |
| Table 1 | Map Unit Coding (Letter Abbreviations) 24 |
| Schedule A | Land Management Plan 53 |

1. INTRODUCTION

1.1 PURPOSE OF PLAN

The intent of the Golden Horn Local Area Plan is to offer guidance to long term land use in the area, reflecting input from existing residents, as well as area analysis carried out as part of the planning process. This document explains how land is currently used, provides technical background information, summarizes resident opinions, and provides policy direction for future land management decisions. A significant portion of the background information was previously issued in two Discussion Reports, with information updated in this document.

1.2 HOW THE PLAN WAS PREPARED

Development in Golden Horn occurred as early as 1961 when the Lewes Marsh lots were established. The Carcross cut-off area was created in 1970, with lots in the Golden Horn area auctioned off in 1983. Until the early 1980's no serious efforts were made to undertake planning for the area. An initial effort was made in 1982 culminating in a Discussion Paper, but an actual community plan was never completed. Zoning regulations however were enacted in 1987 and 1989 and these continue to be in effect, and may be amended pending the outcome of this current planning exercise.

Preparation of the current Plan was directed by a Steering Committee consisting of local residents with support services and technical advice provided by staff from the Yukon Government (YTG). The background work and draft plan preparation was assigned to the consulting firm of Gartner Lee in association with UMA, Mougeot GeoAnalysis and Aboriginal Public Relations. Work on the project commenced in the autumn of 1998, and was completed in 1999.

There was a strong mandate to seek community input throughout the process. Frequent meetings were held with the Steering Committee, augmented by a number of community meetings (at the Golden Horn School). Project staff also met on a number of occasions with local residents to discuss issues and ideas. Questionnaires were employed to gather public opinion on local issues and land use options. Several information Newsletters were also issued to advise people of meetings and project updates. Technical consultation occurred with many Yukon and federal departments to obtain useful background information on the area.

Much of this information was summarized in the two Discussion Papers and displayed on a variety of maps. Key information compiled throughout this process is included in this plan document.

1.3 HOW THE DOCUMENT IS ORGANIZED

The plan includes:

- a summary of information on the population and physical features of the Golden Horn area
- a description of current land use
- a review of area resource capability
- proposed policies for land use and land management

Policies are preceded by an information summary, and maps are used wherever possible to explain some of the background information.

1.4 COMMUNITY CONSULTATION

As part of the planning process, regular meetings were held with a specially established Steering Committee representing residents in the Golden Horn area. Representatives of the project team met regularly with the Steering Committee, usually at least monthly, to discuss issues and to review work in progress. In addition a series of public events were held. These included:

- a first public open house held November 5, 1998, attended by about 35 residents
- a second open house and meeting to review the Issue Discussion Paper, held February 18, 1999
- a third public meeting and open house, May 26, 1999 to review the Land Capability Discussion Paper, and two planning options for the local area, attended by about 35.
- a public meeting to discuss the first draft of the Local Area Plan, June 9, 1999
- another public meeting to review the second draft of the Local Area Plan on September 15, 1999
- a final meeting to consider changes to the Plan (draft 3) on December 2, 1999

2. AREA CHARACTERISTICS

The Golden Horn area is situated along the Alaska Highway in the vicinity of the intersection of the Klondike Highway and the Alaska Highway (a location known also as Carcross Corner). The planning area includes about 4840 hectares (48 km²) and extends along both sides of the Alaska Highway from the boundary of the City of Whitehorse to the Lewes River Bridge, and extends north to the Yukon River. The southern boundary is comprised of the Mt. Lorne area. Most of the Golden Horn area has gently rolling terrain, with occasional steep sections, and rapidly rising elevation from Shadow Lake south. Most of the existing developed areas are situated at an elevation of 750 metres. The lowest point of land near the Yukon River is about 600 metres, with the highest portion at the south of the area rising close to 1300 metres.

2.1 POPULATION

The estimated year 2000 population of the study area is 350 people based on 1996 census information and the approximate number of residences (about 150) in the area at the time of Plan preparation. Main developments in the area include the Golden Horn subdivision, the Gentian Lane titled agriculture lots, and commercial and industrial lots (see *Map 1 – Current Land Use*). Some residential lots line the Carcross Road and the south side of the Alaska Highway, including development at a small lake known as Golden Pond. Gentian Lane provides access to several titled parcels and optioned properties.

2.2 CURRENT LAND USE

The proximity of the area to the City of Whitehorse, which forms the westerly boundary of Golden Horn has made the area attractive for country residential use, with residents able to enjoy the rural lifestyle offered by Golden Horn while still able to take advantage of commercial and community services available in the city.

Land use in the region is mixed, with a node of commercial and industrial uses on the Alaska Highway near Carcross Corner (the Klondike Highway), and rural residential uses in the westerly portion of the area. Land use patterns are further described in the sections which follow. Information on land use, as of late 1998, is illustrated by *Map 1 – Current Land Use*.

2.2.1 Housing

The Golden Horn area, consists of two principal residential neighbourhoods, as well as more scattered development. The main country residential area is the Golden Horn subdivision immediately north of the Alaska Highway, bordering the City of Whitehorse. An older, generally smaller lot area is located at the Carcross cut-off, consisting of parcels near the fire hall and Golden Pond. Remaining home sites are more scattered, including a small settlement at Shadow Lake, and some home sites at Gentian Lane. In addition, more isolated homes occur on escarpments near the Yukon River, and near the Alaska Highway and Lewes River bridge. With current land use regulations permitting two dwellings on a parcel, several properties have two home sites, and some long established properties also include some cabins.

Lot sizes in the area vary with lots in the Golden Horn subdivision averaging around 5 to 7 hectares (some are larger), and lots in the Golden Pond area, which is an earlier development, having lots in the 1 to 2 hectare range. Titled parcels elsewhere in the region are often substantially larger, reflecting former agricultural applications or options that are now titled.

2.2.2 Commercial and Industrial

There is a history of commercial and light industrial activity in the study area that pre-dates residential development. Currently, the study area supports a mix of light industrial and tourist services including, among others, the following:

Sale Salvage

Pierce Welding

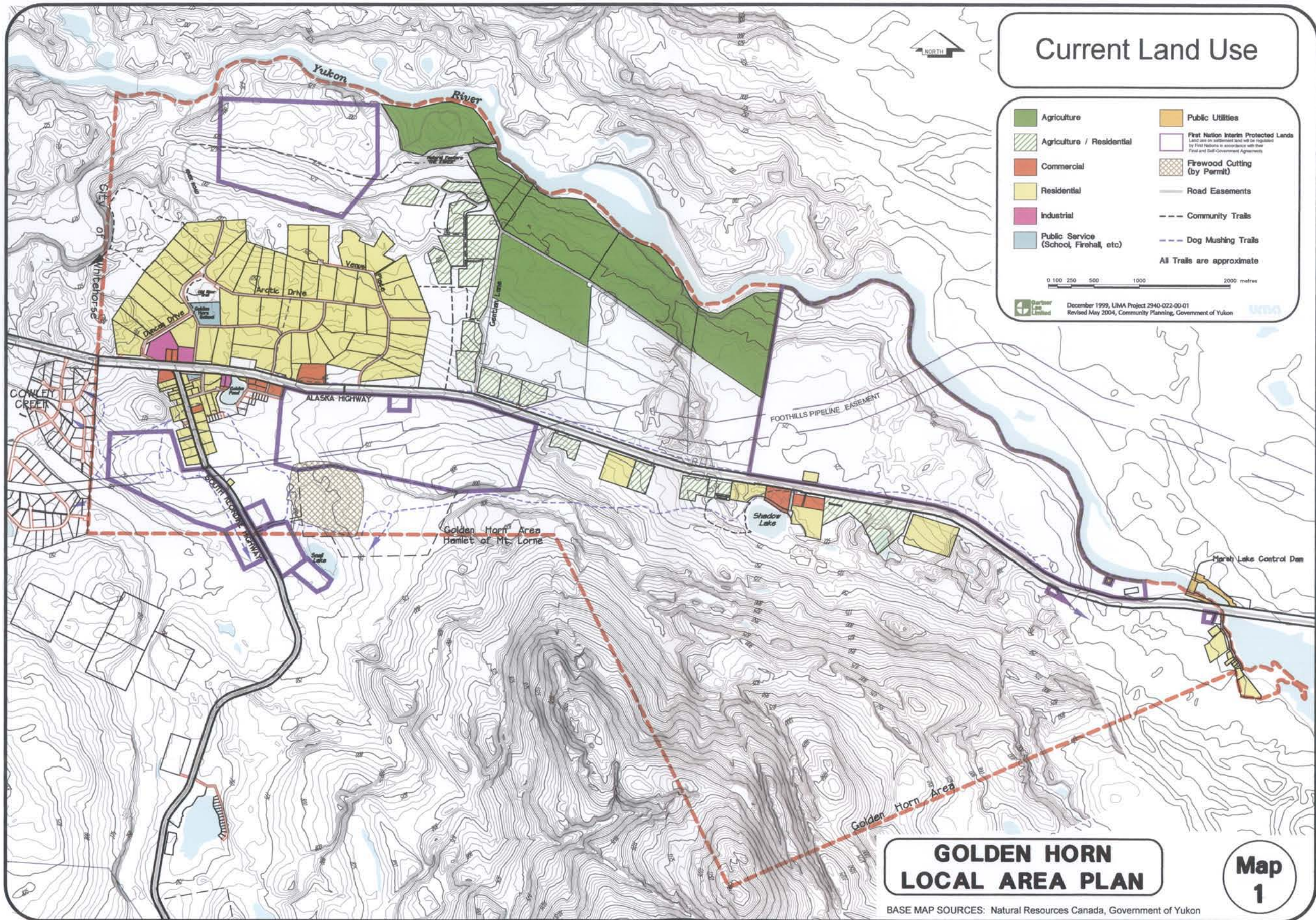
Cut-off Classics – Auto Body Shop

Carcross Corner Services

Caribou RV Park and Wolf's Den Restaurant

The Rock Shop

Golden Horn Salvage and Repair



Current Land Use

| | |
|--|---|
| Agriculture | Public Utilities |
| Agriculture / Residential | First Nation Interim Protected Lands <small>Land use on settlement land will be regulated by First Nations in accordance with their First and Self-Government Agreements</small> |
| Commercial | Firewood Cutting (by Permit) |
| Residential | Road Easements |
| Industrial | Community Trails |
| Public Service (School, Firehall, etc) | Dog Mushing Trails |
| | All Trails are approximate |

0 100 250 500 1000 2000 metres

December 1999, UMA Project 2940-022-00-01
 Revised May 2004, Community Planning, Government of Yukon

GOLDEN HORN LOCAL AREA PLAN

Map 1

BASE MAP SOURCES: Natural Resources Canada, Government of Yukon

In addition to the more conventional full time commercial and industrial uses, many residents also have home based businesses providing a wide range of services. The following examples of home based businesses were provided by the Golden Horn Steering Committee:

- Dog breeding and boarding
- Dog sledding adventures
- Canoe rentals
- Rabbit breeding for stock and meat
- Laying hens
- Horse boarding, breeding, equine behavioural work
- Architect
- Wood working and carpentry
- Greenhousing
- Illustrators/artists
- Photographer
- Writer

2.2.3 School and Social Services

The Golden Horn Elementary School is an important focal point of the Golden Horn community. Situated on Duncan Drive, the school property and adjacent public open space provide for numerous outdoor educational programs, including ski trails. The school in 1998 had an enrolment of 285 students from kindergarten to grade 7. Students are bussed from Pineridge, Wolf Creek, Mary Lake, Cowley Creek, the Carcross Road, Annie Lake Road, Judas Creek, Old Constabulary and New Constabulary subdivisions.

A fire hall to serve the community is situated south of the Alaska Highway near Golden Pond.

2.2.4 Agriculture

Agricultural activities in the study area occur on the Agricultural Agreement for Sale lands and on titled agricultural lands. The majority of the agricultural activities are non-soil-based greenhouse and market gardening operations situated on parcels of land no larger than 6 hectares (15 acres). The Agreement for Sale operations are either under development or in full operation, depending on how far the operation has proceeded in its development plan.

Some examples of the types of agricultural activities under development within the study area include:

- a llama farm,
- goat dairy, poultry farm and avian hatchery,
- crop farming (hay being the most common crop), and
- greenhouse operations combined with small crop cultivation.

It is important to note that depending on the stage of development of the agricultural land, all of the above activities may not yet be apparent (E. Lee, Agriculture Branch, YTG). Proponents have 5 years to fulfil the requirements of their Farm Development Agreement.

2.2.5 Tourism and Recreation

The study area is situated in an area highly conducive to tourism and recreation opportunities. Located on the route between Whitehorse and the tourist destinations of Atlin and Skagway, it currently supports tourist facilities such as the Carcross Corner Services gas bar, restaurant and general store, the Caribou RV Park and Wolf's Den Restaurant, and The Rock Shop. The Caribou RV Park provides a quiet rural setting with access to hiking trails for visitors to the Whitehorse area. The Wolf's Den Restaurants provides meals to Yukoners and visitors alike from a European cuisine menu. The self-operated lock system at the Lewes River Bridge dam is also a point of interest. A full day of scenic canoeing can be spent by putting in at the Lewes River Bridge and taking out in downtown Whitehorse. Dog-mushing trails in the study area support commercial dog mushing operations.

2.2.6 Heritage and Archaeological Sites

There are two known heritage sites in the study area. These are family cemeteries north and south of the Lewes River Bridge along the Yukon River. The north cemetery (Shortie Family) is part of a Ta'an Kwach'an interim land selection. The south cemetery is the Billy Family. The only documented archaeological survey conducted in the study area was performed along the pipeline right of way.

2.3 GOLDEN HORN PHYSICAL ENVIRONMENT

The planning area is situated within the Yukon Southern Lakes Eco-region. Eco-regions are characterized by similarities in vegetation, soils, climate and landforms. Native vegetation includes white spruce, while the drier south-facing slopes include stands of aspen and sagewort grasslands. The region is located within the sub-arctic continental climatic zone.

2.3.1 Wildlife

Key Wildlife Habitat has been collected from the former Renewable Resources, now Department of Environment Habitat Management Branch. This information is mapped at 1:250,000 scale and is described as follows:

Key habitats are areas which wildlife use for critical, seasonal life functions. For each wildlife species there are unique areas that serve a distinct purpose. For example, winter range is a key habitat for thinhorn sheep. Many species use key habitats traditionally, around the same time each year. Others will use them only occasionally when they are forced to by factors such as severe weather. Often animals aggregate in relatively large numbers, making populations vulnerable. If these key habitats are destroyed or the animals using them are disturbed the population would decrease as would its likelihood of survival. Key habitats must be protected if wildlife is to survive. (Yukon Wildlife Key Habitats, 1999)

The following wildlife ranges have been identified in the Golden Horn Study Area.

Woodland Caribou - a large portion of the eastern half of the study area is key habitat for Southern Lakes Caribou winter range.

Golden Eagle, Gyrfalcon - the uplands of Mount Lorne have been identified as summer reproduction (birthing, nesting) for raptors.

Bald Eagle, Osprey, Peregrine - the wetlands upstream from the Lewes River Bridge have been identified as summer reproduction (birthing, nesting) for these raptors

Goose, Swan, Ducks - the wetlands upstream from the Lewes River Bridge have been identified as spring staging area for these birds

Ducks - The wetlands upstream from the Lewes River Bridge have also been identified as summer reproduction (birthing, nesting) and fall staging area.

Muskrat - the wetlands upstream from the Lewes River Bridge have been identified as year round habitat for muskrat.

Other wildlife supported in the area includes moose, fox, mule deer, shorebirds, beaver, otter, kingfisher and others. The Yukon River supports wildlife commonly associated with wetland habitat.

Information on key wildlife habitat and corridor areas is provided by *Map 2 – Key Wildlife Areas*.

2.3.2 Vegetation

Vegetation information for Golden Horn is available on 1:50,000 scale forest cover mapping obtained from DIAND Forest Resources. This mapping shows areas covered by productive forest and generalised composition of the forest. The possible forest cover types are: Forest, Non-productive (scrub land), Not Sufficiently Regenerated (i.e. a forest fire), Alpine, Wetlands, Water or Urban. Areas mapped as productive forest are mapped with a percentile composition of pine, spruce, or aspen. The mapping also includes some age information of the forest, canopy closure, and height of the trees.

2.3.3 Slope and Soils

2.3.3.1 Topography

The steepness of slope and the elevation of land have a bearing on development. Most of the northern portion of Golden Horn is classified as moderate slopes, while the southern portion, below the Alaska Highway, generally has steeper slopes.

2.3.3.2 Soils

There are three basic types of soils in the area: fine-textured, sandy and gravelly soils. Most soils have a very low organic and nutrient content. No significant permafrost-rich soils were mapped below 800 metres elevation.

2.3.3.3 Fine Textured Soils

Fine-textured soils are loamy silt to sandy loam. They contain a fairly high proportion of silt and are usually moderately-well to well drained. They cover a general area north of the Alaska Highway and east of the Golden Horn Subdivision, and around the Shadow Lake area, generally at elevations below 730 metres.

2.3.3.4 Sandy Soils

Sandy soils are found at the eastern and western ends of the area. The topography is very steep, hummocky and irregular, or fairly gentle. Most of these soils are well drained, except for depressions, which can be poorly drained. North of the Alaska Highway glacial lacustrine deposits are overlain by one to four meters of sand and some gravel. South of the Alaska Highway the deposits are overlain by gravel or moraine deposits.

Key Wildlife Areas

From Renewable Resources, 1997

-  Raptors
-  Caribou
-  Waterfowl

COMMUNITY WILDLIFE OBSERVATIONS

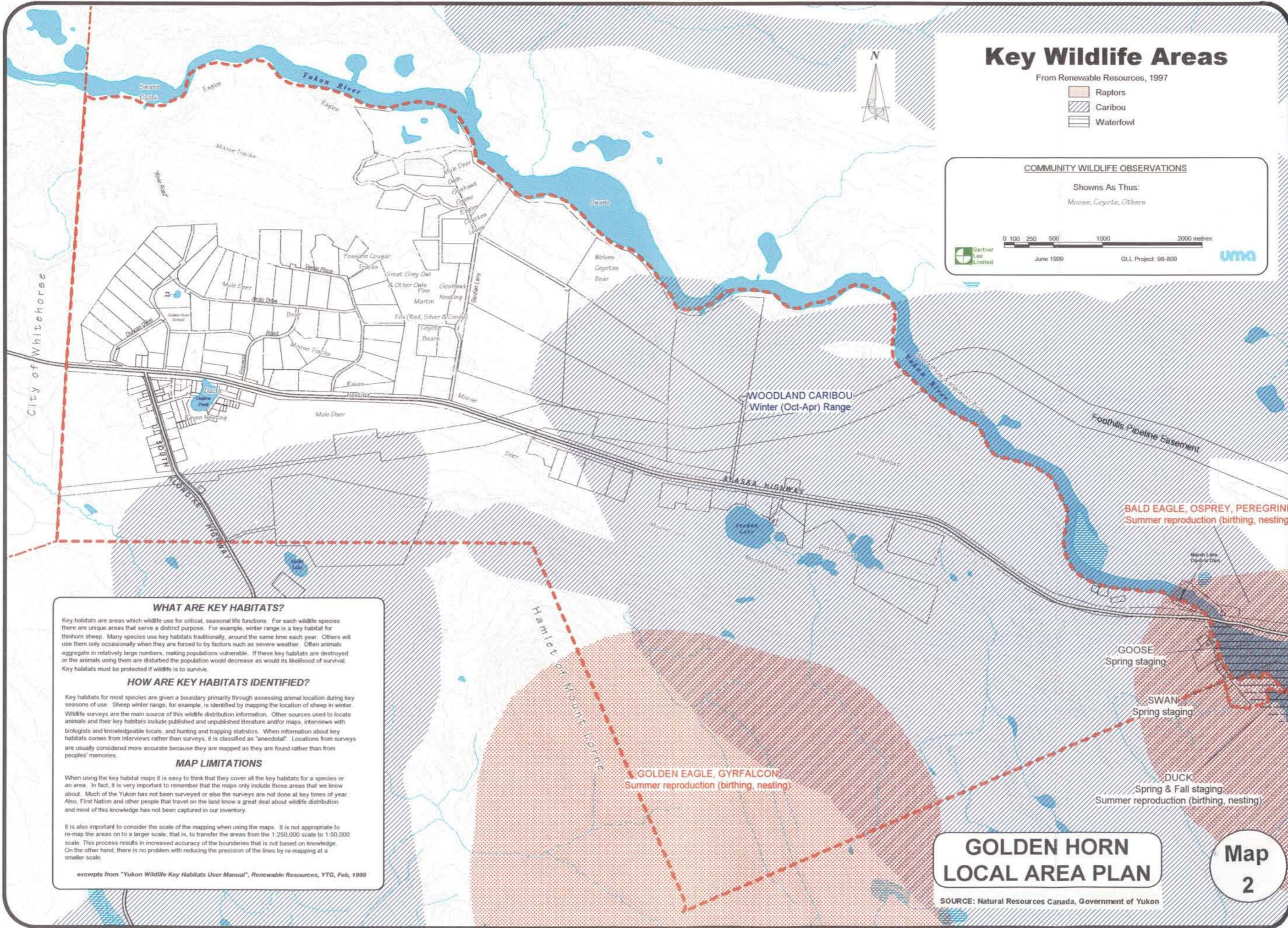
Shows As Thus:
Moose, Coyote, Others

0 100 250 500 1000 2000 metres



June 1999

GLL Project 98-809



WHAT ARE KEY HABITATS?

Key habitats are areas which wildlife use for critical, seasonal life functions. For each wildlife species there are unique areas that serve a distinct purpose. For example, winter range is a key habitat for thimble sheep. Many species use key habitats traditionally, around the same time each year. Others will use them only occasionally when they are forced to by factors such as severe weather. Often animals aggregate in relatively large numbers, making populations vulnerable. If these key habitats are destroyed or the animals using them are disturbed the population would decrease as would its likelihood of survival. Key habitats must be protected if wildlife is to survive.

HOW ARE KEY HABITATS IDENTIFIED?

Key habitats for most species are given a boundary primarily through assessing animal location during key seasons of use. Sheep winter range, for example, is identified by mapping the location of sheep in winter. Wildlife surveys are the main source of this wildlife distribution information. Other sources used to locate animals and their key habitats include published and unpublished literature and/or maps, interviews with biologists and knowledgeable locals, and hunting and trapping statistics. When information about key habitats comes from interviews rather than surveys, it is classified as "anecdotal". Locations from surveys are usually considered more accurate because they are mapped as they are found rather than from peoples' memories.

MAP LIMITATIONS

When using the key habitat maps it is easy to think that they cover all the key habitats for a species or an area. In fact, it is very important to remember that the maps only include those areas that we know about. Much of the Yukon has not been surveyed or else the surveys are not done at key times of year. Also, First Nation and other people that travel on the land know a great deal about wildlife distribution and most of this knowledge has not been captured in our inventory.

It is also important to consider the scale of the mapping when using the maps. It is not appropriate to re-map the areas on to a larger scale, that is, to transfer the areas from the 1:250,000 scale to 1:50,000 scale. This process results in increased accuracy of the boundaries that is not based on knowledge. On the other hand, there is no problem with reducing the precision of the lines by re-mapping at a smaller scale.

excerpts from "Yukon Wildlife Key Habitats User Manual", Renewable Resources, YTG, Feb, 1999

GOLDEN HORN LOCAL AREA PLAN

SOURCE: Natural Resources Canada, Government of Yukon

Map
2

2.3.3.5 Gravelly Soils

Gravelly soils are either composed of glaciofluvial sand and gravel (Carcross Road corner) or moraine, which has a higher matrix content than gravel and may contain boulders. Gravelly soils can be gently undulating, inclined to steep hillsides, or ridged and hummocky. They are usually well drained to very well drained.

Further information on soils and terrain is examined in the section on Land Capability.

2.4 CURRENT LAND USE REGULATIONS

The area is partly governed by Zoning regulations through the Interim Whitehorse Periphery Development Regulations established in 1978 and the Golden Horn Area Development Regulations established in 1989. These zoning regulations do not apply to all of the Golden Horn planning area, and are currently applicable only to the Golden Pond area subdivision (including lots along Carcross Road) and the Golden Horn subdivision. Lots south of the Alaska Highway, past Empress Road, including Shadow Lake are thus not zoned. A Rural Residential Zone applies to the Golden Horn subdivision, and a Country Residential Zone to the Golden Pond area. Several parcels are also zoned for commercial or industrial purposes. Zoning is intended to govern day-to-day use and siting of buildings and structures. The Local Area Plan is meant to provide direction over future use, and would be implemented in part through new zoning regulations.

Agricultural Area Development Regulations apply only to agricultural properties.

Subdivision regulations govern the adjusting, realigning or division of a parcel and are prescribed by the Subdivision Act and Regulations. Subdivision of land leased or granted under the condition of agricultural purposes is expressly prohibited. As part of the subdivision requirements, highways and lands for public utilities, for the purpose of access and services to lots in the subdivision, must be provided without compensation. The regulations are enforced by the Approving Officer appointed by the Minister. It is important to note that regulations embraced in a planning scheme (i.e. a regional plan, sub-regional plan, a district plan, community plan, or local area plan, or land use policies and regulations) take precedence over subdivision regulations, unless the planning scheme states the contrary. This means that lot size requirements stipulated in the Plan will guide future subdivision in the area.

3. LAND TENURE

3.1 FORMS OF OWNERSHIP

Current land tenure patterns will influence long term land use. This section of the plan examines current ownership, leases, and claims within the Golden Horn area.

There are a number of titled parcels (land owned privately in fee simple form) in the area. These properties include most parcels in the Golden Horn subdivision, properties near Golden Pond, several parcels along the Alaska Highway, as well as new titled properties (which were previously agricultural options) where conditions for improvement have been met. The area is traversed by a registered easement for the Foothills Pipeline, which is identified on the maps.

The Yukon Government administers lands within the planning area including the crown reserve above the ordinary high water mark and sub-surface rights. The First Nations administer settlement lands through self government agreements.

The Yukon government may dispose of land for residential, commercial or agricultural purposes in accordance with land disposition criteria provided in land disposition policies. Land tenure arrangements held by private individuals generally include fee simple title, leases, or a license of occupation. Government controls lands under various tenures and may reserve a parcel of land to a government department for a specific use such as firehall, community centre, aggregate extraction or similar use.

3.2 AGRICULTURAL HOLDINGS

In 1991, the Agriculture Branch of the Department of Renewable Resources adopted a policy for farm lands. Within this policy framework (*Yukon Agricultural Policy, November 1991*), farm land disposition criteria were included. These criteria are:

- to be a Canadian citizen and Yukon resident for at least 1 year
- be a company or non-profit society using the land for the exclusive benefit of shareholders
- to maintain Yukon residency for the term of the agreement for sale on agricultural land.

Where lands are disposed of for agricultural purposes, the Yukon government's Department of Energy, Mines and Resources administers the subsequent lease or sale.

Land blocks associated with agricultural use in the study area come in one of three forms; Agricultural Land Application, Agricultural Agreement for Sale, or Option Lands.

The agricultural agreements for sale (and related tenure), as well as other holdings are illustrated on *Map 3 – Land Tenure Map*.

An ***Agricultural Land Application*** refers to lands that are not yet disposed of. These lands are subject to the Agricultural Land Application Review Process and the outcome of the Golden Horn Local Area Plan, if the land is within the study area.

Agricultural Agreement for Sale Lands are disposed lands and are subject to the terms and conditions of a Farm Development Agreement between the Yukon Government and the proponent. Once these terms and conditions have been met, the proponent can request title to the land. Lands under an Agricultural Agreement for Sale have passed the Agricultural Land Application Review Process.

Option Lands are essentially Agreement for Sale lands that were issued under the 1982 Yukon Agriculture Policy. At the time of issue of the new policy in 1991, proponents having Agreement for Sale lands had the option of falling under the old policy or the new policy. Option lands in the Golden Horn study area are regulated under the old policy and do not require a Farm Development Agreement, nor have they been reviewed as rigorously as the new policy review process requires.

Some land blocks in the study area that are now titled land were obtained through the Agricultural Land Application process. These lands are no longer obligated to demonstrate agricultural activity.

3.3 AGRICULTURAL POLICY

Lands disposed of for agriculture may not be subdivided, and may be further protected through development agreements and regulations and a mandatory Farm Development Agreement. The types of tenure permitted include Fee Simple Tenure, based on a 5-year agreement for sale, limited to one agreement for sale at a time. The second type, typically used for

game farming, provides for up to 30-year leases where large tracts are needed for browsing or grazing. In the case of soil based agriculture, two thirds of 80% of the land must be arable and generally Class 5 or better. For non-soil based agriculture, only the first 6 hectares may be titled, with the remainder being leased. The maximum amount of land considered for application is 65 hectares although, in some instances, an additional and contiguous 65 hectares can be applied for and consolidated with the first.

3.4 YTG RESERVES

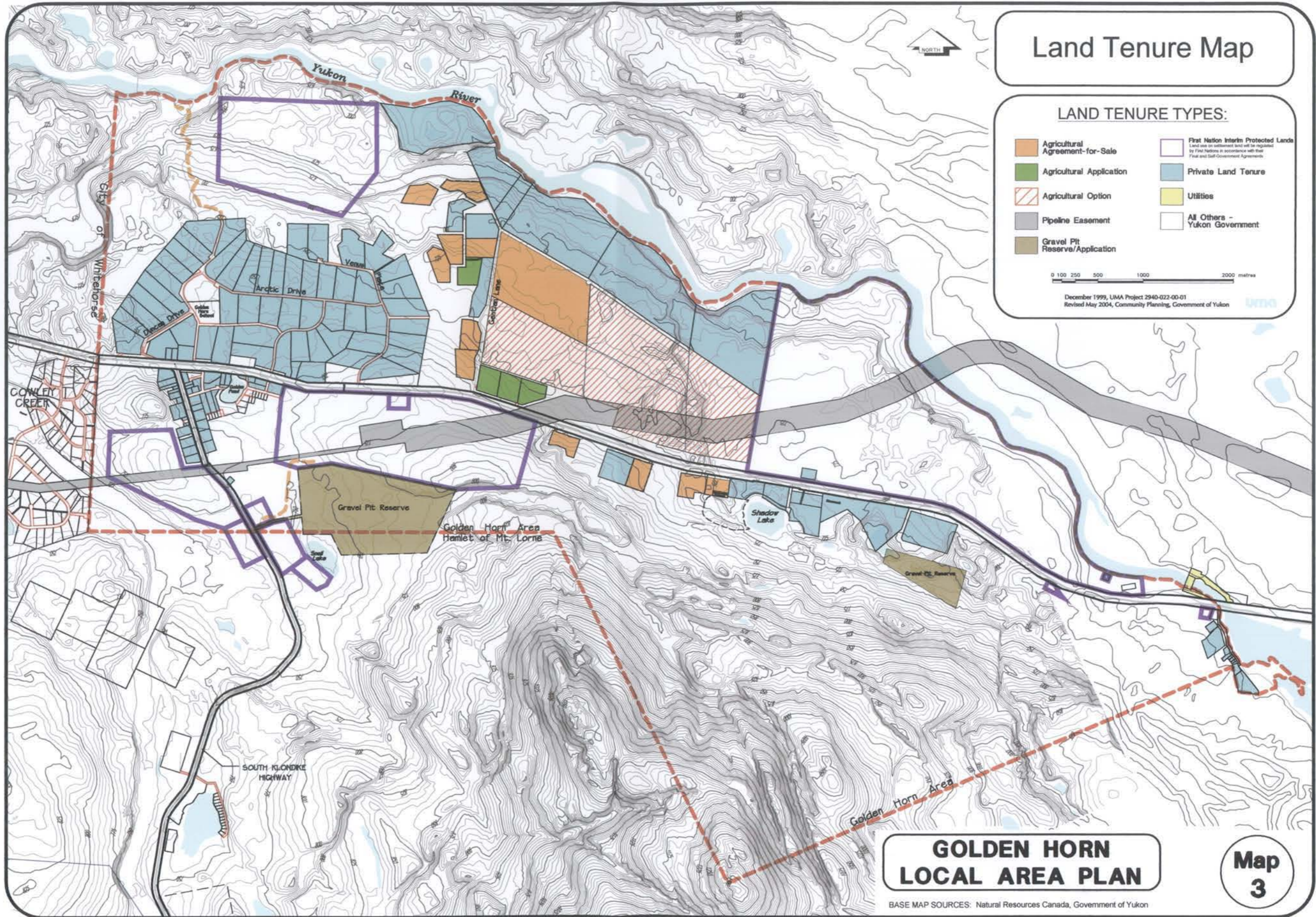
The study area contains one application for reserve for the Yukon Government, for a gravel quarry south of Golden Pond, in proximity to the Mt. Lorne boundary.

The YG Department of Highways and Public Works has registered this application for a 116 hectare gravel pit reserve, accessible from the Klondike Highway. This application is pending completion of the Golden Horn Local Area planning process. A reserve (the rifle range pit) also exists south of Shadow Lake.

3.5 FIRST NATION LAND CLAIMS

The study area lies within the Traditional Territories of Ta'an Kwach'an Council and Kwanlin Dun First Nation. Kwanlin Dun has 6 parcels of interim protected land selections and portions of two others in the study area for a total of approximately 900 hectares. Carcross Tagish First Nation has one land selection (approx. 75 hectares) within the planning area, however, the planning area lies outside of Carcross Tagish First Nation Traditional Territory. The parcels are identified on *Map 3 Land Tenure Map*.

Land use on settlement land will be regulated by First Nations in accordance with their Final and Self-Government Agreements.



Land Tenure Map

LAND TENURE TYPES:

| | |
|---------------------------------|--|
| Agricultural Agreement-for-Sale | First Nation Interim Protected Lands <small>Land use on settlement land will be regulated by First Nations in accordance with their Final and Self-Government Agreements.</small> |
| Agricultural Application | Private Land Tenure |
| Agricultural Option | Utilities |
| Pipeline Easement | All Others - Yukon Government |
| Gravel Pit Reserve/Application | |

0 100 250 500 1000 2000 metres

December 1999, UMA Project 2940-022-00-01
Revised May 2004, Community Planning, Government of Yukon

GOLDEN HORN LOCAL AREA PLAN

Map 3

BASE MAP SOURCES: Natural Resources Canada, Government of Yukon

3.6 MINERAL CLAIMS

The Golden Horn planning area lies on the southeastern extent of the Whitehorse Copper Belt. The copper belt is a 32 kilometre long belt of rocks on the west side of the Yukon River valley that hosts some 28 old mines and showings. The southern most mineral deposit in this belt is the Cowley Park deposit found just south of the planning area and consists of 884,000 tonnes of potential open pit mining reserves with 1.04 % copper, 0.21 g/t gold.

The known mineral resources in the area can be obtained from three sources:

- 1) A mineral potential assessment conducted for the City of Whitehorse;
- 2) Yukon Minfile occurrences; and
- 3) Placer and Quartz (hardrock) Mineral Claims in good standing.

3.6.1 Mineral Potential Assessment

The Yukon Geology Program conducted a mineral potential assessment of the City of Whitehorse in conjunction with the City's moratorium on staking. The assessment mapping extends into the western portion of the Golden Horn Study area (Yukon Geology Program Open File 1998-6). The assessment mapping provides mineral assessment for approximately 18% of the Golden Horn plan study area. There is no mineral assessment information for the remainder (82%) of the plan area. The assessment ranks tracts of lands into eight categories of potential mineral development. A rank of 1 is the highest, or most attractive to the mineral industry, and a rank of 8 is the lowest, which is of minimal to no interest.

In the Golden Horn area covered by the assessment mapping, there is one area of potential 2 (Mineralised zone with high potential for resource development), and the remainder of the mapped area is of potential 5 and 6 (Interpreted limestone/intrusive contact and Whitehorse Batholith with geophysical anomalies).

3.6.2 Yukon Minfile Occurrences

DIAND maintains an inventory of all known mineral occurrences in the Yukon. This database lists over 2500 occurrences, but there are only 3 occurrences within the Golden Horn Planning Area. These occurrences are:

105D 062 – Lewes River – This mineral prospect lies west of the Golden Horn subdivision and was explored using diamond drilling in 1969. This drilling discovered a very attractive mineral occurrence of 1% Copper over 30 m of drilling.

105D 059 – Dugdale – This occurrence is located at the southwest corner of the study area near Cowley Creek. The Dugdale prospect was drilled in 1967 and discovered minor amounts copper and pyrite.

105D 103 - Durham – This occurrence represents claims staked in 1974. Nothing of interest was reported.

Information on mineral resources and claims is illustrated by *Map 4 – Mineral Resources Map*.

3.7 TRAP LINES

There are two trapping concessions, which overlap the study area. These are concession #295 and #296.










3.8 WOOD CUTTING PERMITS

Historically, wood cutting permits have been issued for two specific areas to the east and west of the Klondike Highway. The area to the east has recently been identified as key caribou winter range and will be phased out for the next winter cutting season. The area to the west is outside the study area boundary and may also be phased out of the permitting program due to a lack of available fuel wood and expected land selections in the vicinity.

Mineral Resources Map

MINERAL POTENTIAL RANKING

from Open File 1998-6, Mineral Potential of the City of Whitehorse

- | | |
|---|---|
|  1 - Established Resources (Highest) |  6 - Batholith with Geophysical Anomalies |
|  2 - Mineralized Zones |  7 - Batholith without Geophysical Anomalies |
|  3 - Mineral Occurrences, under explored |  8 - Minimal Interest (Lowest) |
|  4 - Favorable Intrusive/Limestone Contact |  NOT EVALUATED |
|  5 - Interpreted Intrusive/Limestone Contact | |



MINERAL OCCURENCES

From Yukon Minfile, 1998

-  Anomaly
-  Drilled Prospect
-  Deposit
-  Unknown

MINERAL CLAIMS

Claims In Good Standing, Nov. 1998
From Whitehorse Mining Recorder

-  Placer Claims
-  Quartz (Hardrock) Claims



June 1999

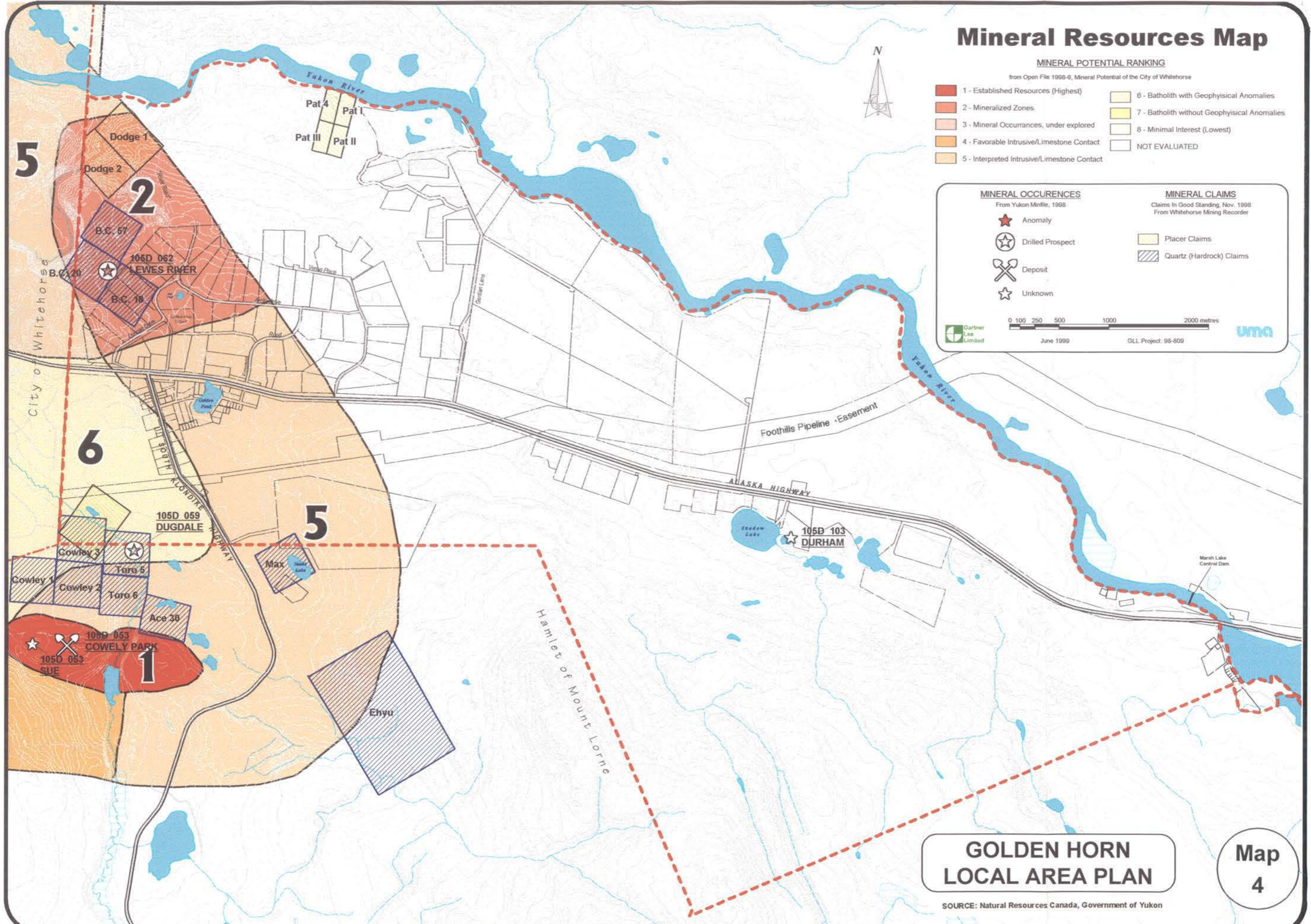
GLL Project: 98-809



**GOLDEN HORN
LOCAL AREA PLAN**

SOURCE: Natural Resources Canada, Government of Yukon

**Map
4**



4. LAND CAPABILITY

4.1 GEOLOGICAL BACKGROUND

An integral component leading to preparation of the Golden Horn Local Area Plan was an analysis of land capability. The intent is to determine the physical suitability to various forms of development. This information was summarized in an earlier prepared background report "*Land Capability Discussion Paper*". This section of the Plan provides a synopsis of this earlier report.

The last ice age, which is estimated to have occurred between 35,000 to 10,000 years ago, has been a major determinant of local terrain and soils. Melting ice released by the glacier, deposited moraines consisting of till, and particles ranging from clay to boulder size. The substantial water released by the melting glaciers carried a variety of sediments. Resultant deposits known as glacial fluvial deposits have as their principal constituents sands and gravel. The nature of these sediments was further affected by the distance of the melt waters from the glacier.

Where glaciers blocked existing drainage outlets, a glacial lake was formed. Where meltwaters enter the lake, coarse sediments consisting of sand and gravel is deposited, with fine sand, silt and clay carried further and deposited as alternate layers. These silt and fine sand with low clay content deposits comprise most of the glaciolacustrine deposits in the area.

Fluvial sediments are deposited by rivers, and are subject to water discharge fluctuations. Along the Yukon River which has a low slope gradient, and considerable sediment loads, erosion will occur along the outer banks where currents are strongest. Deposition occurs along the inside of river bends. The resultant land forms include low terraces, and abandoned river meanders or oxbow lakes.

Some areas have been influenced by wind erosion, particularly of unvegetated areas which allows sand to be transported, and dunes to be created.

4.2 SOIL MAP UNITS

To provide an indication of potential suitability to various types of units terrain units have been mapped. The map unit coding (letter abbreviations) and their brief descriptions are summarized in the following table:

Table 1 Map Unit Coding (Letter Abbreviations)

| <i>Map Designation Code</i> | <i>Description</i> |
|-----------------------------|---|
| M | MASS MOVEMENT |
| LM | Slow, low volume mass movement |
| MM | Old land slide scar and colluvial, leave undisturbed |
| HM | Recent unvegetated land slide, leave base and slope undisturbed |
| F | FLOODING |
| LFB | Flooding duration related to beaver activity |
| MF | Flooding/water table close to surface |
| HF | Seasonal flooding can be expected |
| E | EROSION |
| LE | Sand dunes and thick loess |
| LEA | Sand dunes and loess actively reshapes surface |
| ME | Localised slope and soil erosion |
| HE | Severe slope and soil erosion |
| W | WATER TABLE/SURFACE HYDROLOGY |
| LW | Shallow water table |
| MW | Water table within 1 metre from surface |
| HW | Water table very close to surface |
| HWS | Small stream, water level and width of bed variable |
| R | BEDROCK |
| LR | Bedrock about 3m from surface |
| MR | Bedrock 1 to 3 m from surface |
| HR | Rock outcrops are dominant |
| T | TOPOGRAPHY |
| LT | 10 to 20% slopes |
| MT | 20 to 30% slopes |
| HT | Slopes of 30% or more |
| S | SURFACE MATERIAL CHARACTERISTICS |
| LS | Material with high silt or clay content |
| HS | Organic deposits |
| Z | PERMAFROST CONDITIONS |
| MZ | Shallow permafrost with spruce and organic ground cover |
| HZ | Areas of ice rich permafrost |

4.3 CONSTRAINT MAPPING

Terrain analysis has led to preparation of a map illustrating Land Use Capability. It defines areas that may have potential for additional settlement by considering soils, terrain, foundations and drainage. The various specific characteristics have been categorised to result in a summary map, which provides a more convenient analysis of overall suitability. Constraints have been colour coded and categorised to illustrate:

- No constraints
- Low constraints
- Moderate constraints
- High constraints

Each polygon on the Land Capability Map has two letters (except where no constraints exist): the first letter represents the relative constraint rating High, Medium, Low, (H, M, or L). For example, High indicates that the area has a high constraint to proposed residential or associated uses. The second letter or modifier indicates what kind of limitation is associated with the rating. More than one pair of letters can be attached to one map unit, e.g., small surfaces within the unit (for example for a recreational trail).

These constraints reflect the classifications described below.

4.3.1 No Constraints

Map units with no significant constraints (*light yellow colour*) are capable of supporting conventional development (that is, it is expected that at least 80% of the designated areas within the classification has this capability). These areas represent the most logical choice for potential new country residential and related uses, and should have relatively low development cost for most types of structures, including subdivision, parking lots, picnic areas, trail development, etc.

4.3.2 Low Constraints

Low ratings (*light green*) suggest a low level of constraint, and these areas may be suitable for low density residential development or low density light industrial development (a lodge, restaurant, day use site, etc.) Exceptions are sites which also have a low water table (LW) which includes areas not generally suitable for any kind of building sites.

4.3.3 Medium Constraints

Areas classified as having Medium constraints (*light orange*) are not desirable for building sites. Other uses could be developed with special design treatment and at higher than normal cost. Similarly, it is possible that detailed ground investigations may suggest some portions of the area as having potential for development.

4.3.4 High Constraints

Designations shown as having High constraints (*brown*) are often restrictive for recreational purposes as well as other development purposes. These areas should be avoided for any type of development, with the exception of carefully planned trail links.

The areas most suited to country residential use on the basis of terrain and soil features are characterized by:

- Gentle to Moderate slope
- No bedrock near the surface (to reduce development cost)
- No significant chance of mass movement or erosion nor probability for erosion
- No danger of flooding
- No permafrost

Capability is illustrated by *Map 5, Land Use Capability*. It appears on the page following.

Land Use Capability

DEVELOPMENT CONSTRAINTS

- No Constraints
- Medium Constraints
- Low Constraints
- High Constraints

MAP UNIT CODES

First letter - H, M, L is High, Medium or Low constraint

Subsequent letters:

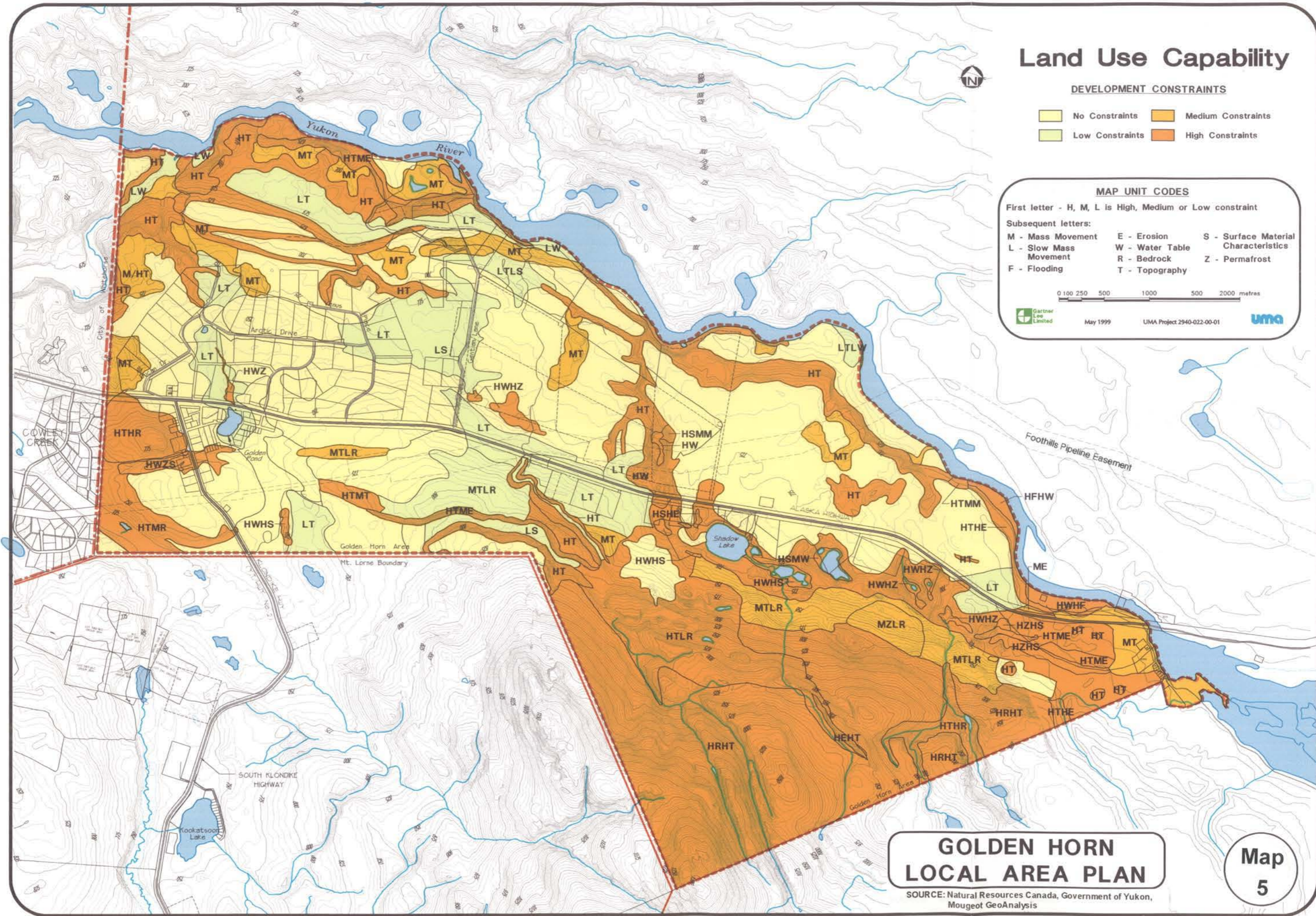
- | | | |
|------------------------|-----------------|--------------------------------------|
| M - Mass Movement | E - Erosion | S - Surface Material Characteristics |
| L - Slow Mass Movement | W - Water Table | Z - Permafrost |
| F - Flooding | R - Bedrock | T - Topography |

0 100 250 500 1000 500 2000 metres



May 1999

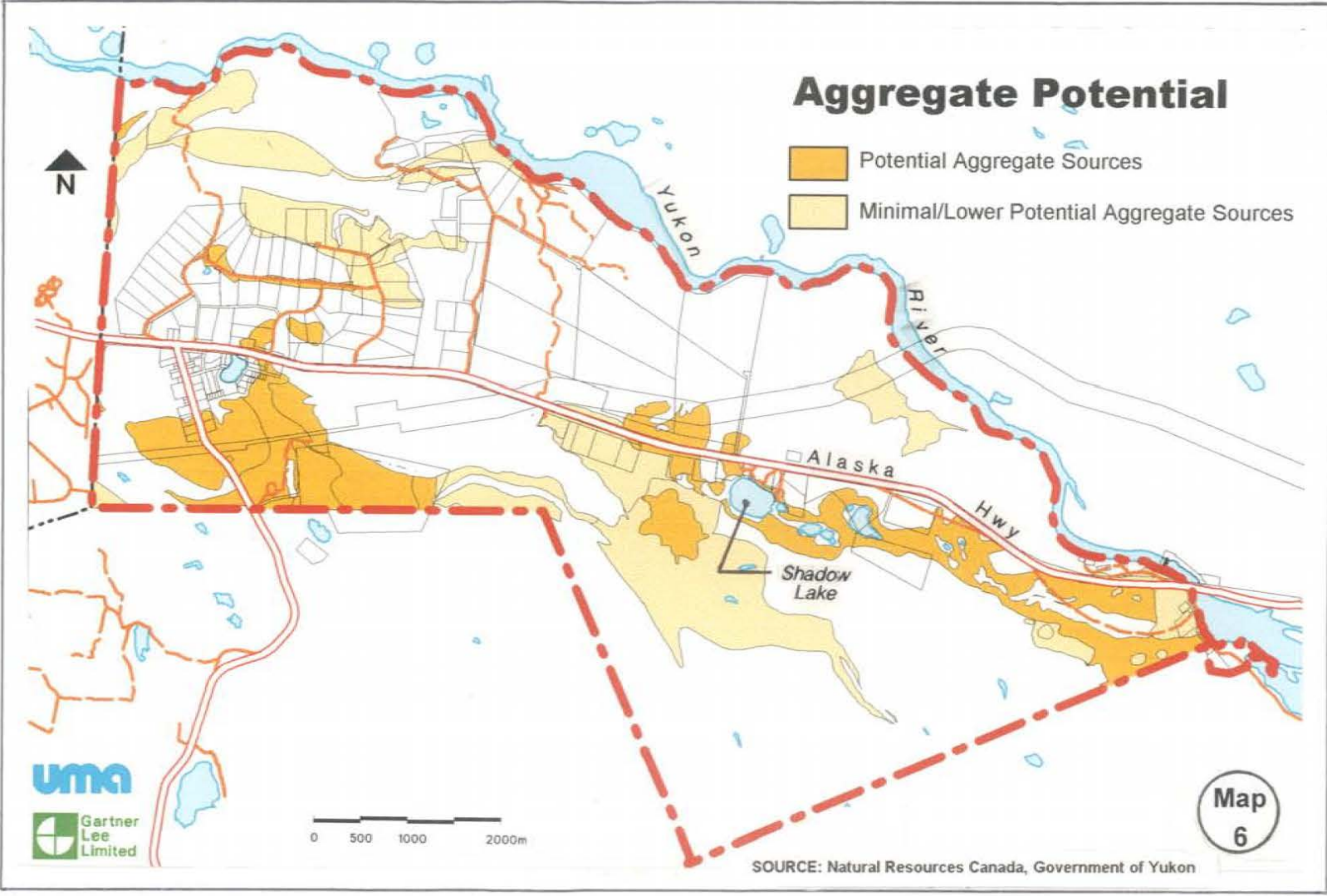
UMA Project 2940-022-00-01

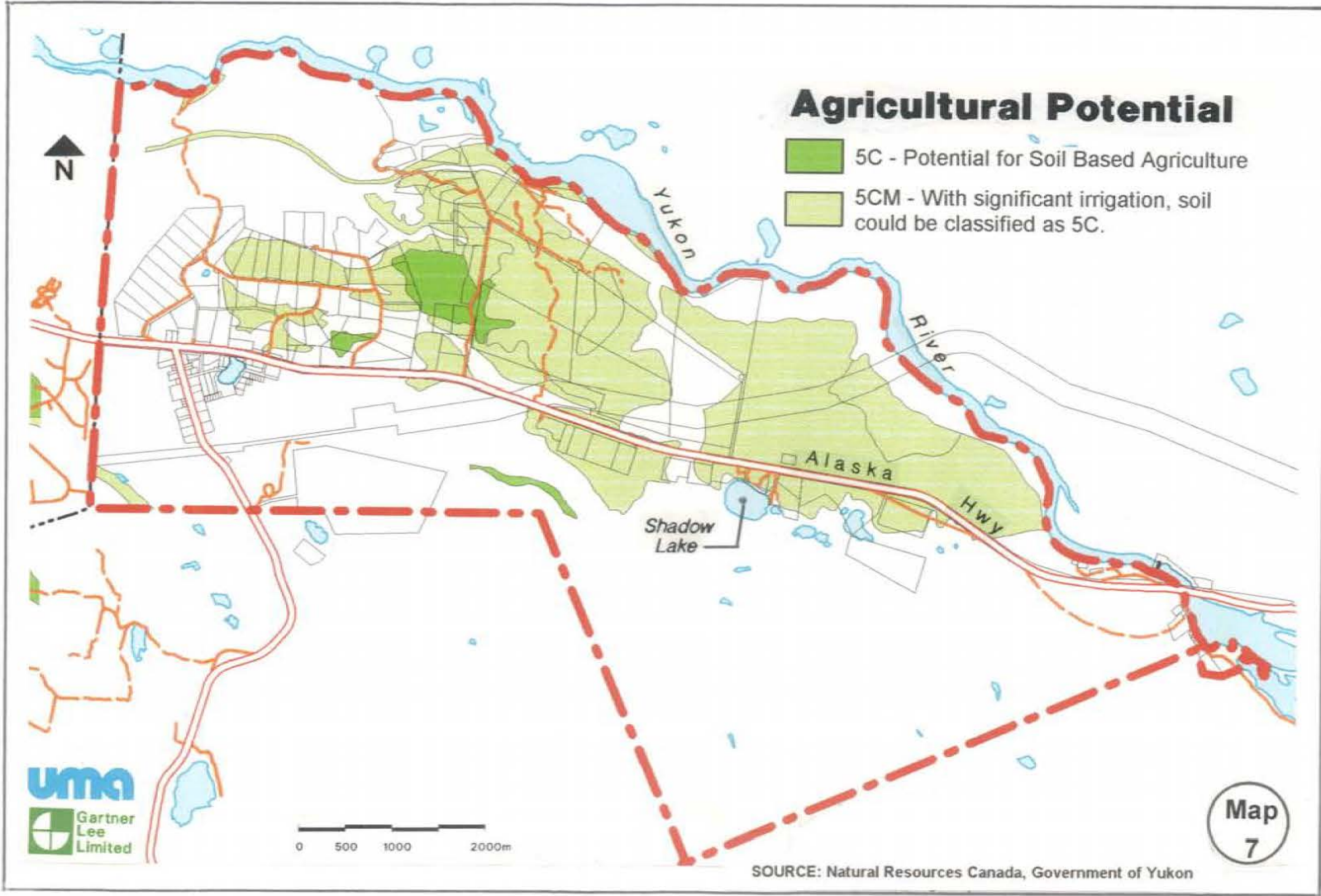


**GOLDEN HORN
LOCAL AREA PLAN**

SOURCE: Natural Resources Canada, Government of Yukon, Mougout GeoAnalysis

**Map
5**





4.4 AGGREGATE CAPABILITY

The Golden Horn area also has soil and terrain units, which show potential for aggregate materials. Soils mapped as gravel glaciofluvial material that are not underlain by glaciolacustrine material are good candidates for aggregate deposits. Information on areas with capability for aggregates is summarized by *Map 6, Aggregate Potential*. Map 6 consolidates this information in two categories.

4.5 AGRICULTURAL CAPABILITY

To gain an understanding for future agricultural potential, soils have been examined in relation to crop production feasibility. As is true in most areas of the Yukon soils tend to be marginal, largely as a result of climatic and/or moisture limitations. Where moisture limitations exist, irrigation is essential to improve crop production. Due to the soil class, intensive management is needed for field crop cultivation. The limited frost free period imposes serious difficulty on agricultural productivity due to the very short growing season. Suitability for soil-based agriculture and for grazing is defined by mapping soils characterized primarily on the basis of climate or moisture limitations. Other soils are unsuitable for either soil-based agriculture or for supporting grazing.

Soils with a potential for agriculture are derived from the Agriculture Canada maps. The capability classes range from Class 1 (no or very slight limitations), to Class 7 which are lands with no agricultural capability. Class 5 soils have “limitations that restrict its capability to producing forage crops, cold-hardy vegetables, and other speciality adapted crops”. The most likely areas capable of supporting agricultural activity are Class 5 soils (Class 5C – climatic restrictions), where irrigation is desirable. Soils classified as 5CM (Climatic and Moisture holding capacity) are soils that have moisture limitations, which can be overcome only through significant irrigation. Irrigation would raise this class to Class 5C. It is noted that boundaries illustrated on the map may need refinement based on ground truthing. Agricultural soils represent soil associations of silty clay loams with suitable topography.

Agricultural potential is illustrated on *Map 7, Agricultural Potential*. It illustrates the significant constraints in the Golden Horn area. Only one region is identified as having potential for soil based agriculture. It consists of about 30 to 40 hectares of land, located mainly west of Gentic Lane. Virtually no suitable land exists south of the

Alaska Highway, except for some existing parcels fronting the highway. Irrigation is essential to improve overall capability. Lands west of the Lewes River bridge also have very marginal potential.

5. PLANNING OBJECTIVES

5.1 THE FUTURE OF GOLDEN HORN

Throughout the planning process regular meetings were held allowing for expressions of public opinion about the future of Golden Horn. A clear majority opinion indicated that planning policies must recognise the character and lifestyle of the area, which people do not want to see eroded. There also is strong recognition of the wildlife attributes of the region, and the advantage of good road access to employment, social and cultural opportunities in the City of Whitehorse.

This combination of factors has contributed to a highly valued lifestyle. From comments made at the meetings, and opinions provided over a series of questionnaires, several long range objectives have been defined. These objectives represent the guiding principles for the Plan. The objectives have been summarized in the text box which follows.

Golden Horn Planning Objectives

Residents of Golden Horn, through their communications and meetings, have identified the following as key goals and principles that should be reflected in this Local Area Plan:

- Retention of relatively secluded rural residential development with ready access to recreational trails and natural areas
- Recognition of the importance of the natural areas within the planning area for both the physical landscape and as home to many birds and animals, including important winter range and travel corridors for major species.
- Endorsement by the Yukon Government for meaningful input by residents on land use decisions that affect long term development in Golden Horn.
- Maintenance of a positive attitude towards activities that provide an important role to the economic well being of local residents, be this through fostering of home based businesses or through the establishment of commercial and industrial businesses that are compatible with the surrounding character and natural values of the area.
- Appreciation of the fact that the lifestyle enjoyed by current residents is also desired by others, with an understanding that some limited additional rural residential settlement and ancillary uses may be appropriate.
- Retention or provision of green buffer areas between principal land uses, with such buffers to remain largely as natural open space, while allowing for continuity of existing and potential trails.

5.2 PHASING IN OF PLAN RECOMMENDATIONS

The objectives noted in the box above thus form important guiding principles for the plan. The land management policies are designed to provide additional direction. Once the plan is finalised, it is contemplated that new land use and zoning regulations be established to put in place the objectives and policies contained in this plan. However, it is also recognised that implementation is to be a gradual process, which must also reflect any final settlement of First Nation land selections. Thus, it should be anticipated that implementation will occur on a phased basis, which means that potential designations reflected on the land use map will occur gradually, as the need arises, and as further information becomes available.

Once the Plan is accepted, it is recommended that it be comprehensively reviewed at least once every five years to ensure it remains relevant and meets the needs of residents and technical agencies.

6. GOLDEN HORN LAND MANAGEMENT POLICIES

This section of the Plan document is designed to provide the policies for managing future land use in Golden Horn. The policies are intended to guide current residents, future residents, and government agencies in decisions on land use and disposition. For ease of reference all of the actual policy statements have been printed in this **special type** face. The various long term land use designations are shown on *Schedule A – Land Management Plan*, at the end of this document.

Each of the designations incorporated on the Plan map has its own background information and policy section. The main land designations (as illustrated on the Land Management Plan) are as follows:

- Environmental Resource
- River Setback Area
- Rural Agricultural
- Rural Residential
- Aggregates, Service Industrial, and Mining
- Commercial
- Public Use

In addition to the above map designations, there also is a policy section dealing with trails, utilities and transportation.

It should be noted that when the Interim Protected First Nation Land Selections become Settlement Land, land use on these parcels will be regulated by First Nations in accordance with their Final and Self-Government Agreements. If they choose to do so, First Nations could introduce their own land use policies which may be different from those set out above.

6.1 ENVIRONMENTAL RESOURCE

Through the public meeting process and in examining background technical and environmental factors, it became apparent that much of the Golden Horn area should be maintained in a natural environment. This

allows recognition of the important wildlife characteristics and habitat needs, as well as the desire to retain the open space and terrain/vegetation attributes of the area. By limiting intrusion of roads and homes, more of the area is retained for wildlife habitat, and limited non-intrusive outdoor recreation. These areas thus serve not only as a way of protecting wildlife habitat, but can also serve as buffers between existing land uses. The designation of Environmental Resource thus serves a range of functions which may be summarized as:

- protection of wildlife habitat
- protection of areas that may include lands with environmental sensitivity such as wetlands
- providing a method of retaining significant portions of natural open space
- offering a buffer between existing and some potential development areas

The Environmental Resource designation permits retention of much of the natural resource quality of the area. The designation also protects important caribou habitat, particularly in the easterly region. Intrusion into these areas could impede the potential for wildlife.

There are Interim Protected First Nations Land Selections within this designation. Therefore, the land use policies may change with time as Final and Self-Government Agreements are implemented.

The following policies apply:

1. **The designation of Environmental Resource is applicable to those areas of Golden Horn to be retained largely in a natural state. Any already established home sites, agricultural uses, and other previously approved uses in this designation may continue.**
2. **Areas designated Environmental Resource shall be kept free from new development except where a surveyed lot is required for a public, public utility, or a public recreational use, in which case no minimum parcel size shall apply.**
3. **Public access to significant natural features is an important consideration to local people. Key recreational trails may be maintained and extended where appropriate.**

4. Any existing and future areas within the Environmental Resource designation that are identified in conservation studies by the Department of Environment as having high capability for wildlife habitat shall be protected from adverse impacts by other uses including new residential settlement, agriculture, and mining activity.
5. Strong public support exists for open space and trail development in the area between the Golden Horn subdivision and the Yukon River. The area is intended for wildlife observation and recreation, and may include interpretative signage.
6. Within the Environmental Resource area consideration may be given to the creation of wildlife interpretative areas. Such interpretative areas should be adequately signed, but be low key and not interfere with sensitive natural areas. Wildlife viewing and education are to be prime considerations in the creation of interpretative areas.
7. Commercial fuel wood cutting and harvesting shall not be allowed within the Golden Horn area. Fuel wood gathering and cutting is to be limited to domestic and personal needs only, and may be permitted within this designation.
8. An area west of Shadow Lake is monitored for biological productivity of forest birds. It has a high diversity of species, as well as a relatively high density of birds. The integrity of this area should be maintained, with no further encroachment of agricultural or rural residential parcels.

6.2 RIVER SETBACK AREA

The Yukon River represents the northern boundary of the Golden Horn area. It is a popular recreational river, with boat launch facilities available at the Lewes River Bridge at the eastern end of the study area. Many of the river banks are marked by steeply rising banks and do not lend themselves to public access. A few lower, flat areas are however accessible for recreational pursuits. Residents in the region value the natural qualities of the river, and wish to see this preserved. In addition the view corridors available to boaters on the Yukon River are appreciated for their natural characteristics, which is largely unimpeded by buildings. Intrusion by new home sites within this corridor are to be minimised, and policies are designed to protect the natural characteristics of the river corridor throughout Golden Horn.

There are Interim Protected First Nations Land Selections within this designation. Therefore, the land use policies may change with time as Final and Self-Government Agreements are implemented.

The following policies are designed to accommodate the objectives of the river setback area.

1. The Yukon River represents a major aesthetic and environmental feature in the area. While access to the river is inhibited by steep slopes, visual and slope protection is important. For this reason the River Setback designation is established as a construction free zone, where no buildings are to be permitted within a 200 metre distance from the shoreline or top of the riverbank. This setback is also intended to permit continuation of wildlife corridors, with every effort directed to avoid impeding such corridors by minimising fence lines.
2. The YTG Heritage Branch has confirmed a desire to see retention of natural buffers for areas of high archaeological potential which includes the shorelines of the Yukon River as well as along features that suggest old high river water lines. An area of special interest are the banks of the Yukon River by the Lewes River Bridge. There is some anecdotal and pictorial evidence that a First Nation village may have existed here at one time. These areas are recognised for their heritage importance and are thus included in the River Setback designation.
3. In consideration of some already established titled lands and home sites within the River Setback area, no limitation on construction of new home sites on titled parcels within the setback applies. However, every effort shall be made to limit the intrusion of future home sites from view corridors available to river boating traffic. This exemption from the setback is intended to apply only to those titled lots and home sites in effect at the time of approval of this planning document.
4. Within the River Setback area, trails and river viewpoints may be developed, subject to consideration and protection of wildlife values. Where information on wildlife values is incomplete, more detailed study shall occur prior to any improvements carried out for recreation purposes.
5. Where agricultural activity occurs on titled or agreement for sale lands abut the Yukon River, no special setback shall apply to

agricultural buildings and similar ancillary buildings. However, the integrity of river views should not be degraded.

6. The 200 metre setback is intended to comprise an average dimension. Established topographic features, and the location of titled parcels may result in variation to this setback area, either increasing or decreasing the setback depending on physical features and the already built environment. However every effort is to be made to retain an average width of 200 metres.
7. Fuelwood cutting within the River Setback designation is to be discouraged.

6.3 RURAL AGRICULTURAL

Over the years various proposals have been dealt with which have resulted in agricultural applications (options and agreements for sale) to allow agricultural activity to be carried out in the Golden Horn area. Most of these agricultural properties abut the south side of the Alaska Highway, and extend along Gentian Lane, and south of Gentian Lane. A number of these parcels are now titled. A limited extent of agricultural activity is soil based. The relatively marginal quality of agricultural soils, and the requirement for irrigation to overcome natural water deficiencies has led to several non soil-based agricultural operations. The Golden Horn Local Area Plan recognises already established applications and titled parcels, even though a number of these lots have limited or no actual agricultural activity. With the exception of some possible extension of agricultural use west of Gentian Lane, little provision is made for new agricultural activity. Limited agricultural use is already feasible (mainly non-soil based) on rural residential properties, and it is unlikely that any significant new agricultural use will take place on either established titled parcels, or on those currently proceeding through the application process. The lack of water for irrigation and the cost of supplying water will continue to act as significant economic constraints on agricultural use.

The Golden Horn Local Area Plan proposes two long term land use designations for agriculture. The first, the Rural Agricultural 1 designation is intended to allow for established uses to continue. This designation acknowledges that while agriculture may have been the initial desire when properties proceeded through the application process, in essence a number of these now titled parcels now mainly provide a form of rural use, with agriculture perhaps a secondary activity.

The second designation Rural Agricultural 2 applies to larger holdings or applications. The policies in this document reflect the two designations.

Notwithstanding any policy in the Golden Horn Local Area Plan, re-subdivision of land in the Golden Horn Local Area is subject to the Yukon Subdivision Act and Regulations. Currently the Subdivision Act does not allow for the subdivision of agricultural land into smaller parcels. The Subdivision Act and Agriculture for the 90s: A Yukon Policy also applies to the creation of new parcels. Any new agricultural land disposition must comply with the Subdivision Act and Agriculture Policy or its successors.

6.3.1 Rural Agricultural 1

- 1. Properties designated as Rural Agricultural 1 may be used for soil and non-soil based agriculture, including a home site and ancillary buildings. A maximum of 2 residential dwelling units per lot may be permitted in this designation.**
- 2. Home based occupations are to be permitted within the Rural Agricultural 1 designation.**
- 3. Within the Rural Agricultural 1 designation a minimum parcel size of 5 hectares shall apply. Resubdivision into parcels smaller will not be permitted.**
- 4. The Rural Agricultural 1 area adjacent to Shadow Lake may along the lakeshore include archaeological features related to First Nation interests. In addition this area is under study for its value as bird habitat. As such, retention of a significant natural area along the lakeshore is desired where not already encroached on by established titled parcels.**

6.3.2 Rural Agricultural 2

- 1. Properties designated as Rural Agricultural 2, given the large parcel sizes, will be used primarily for soil based agriculture, Non soil based agriculture activities may also be permitted on parcel disposed for soil based agriculture.**
- 2. Home based businesses are to be permitted and encouraged within the Rural Agricultural 2 designation.**
- 3. Private airstrips, to be used for domestic and recreational purposes, may be permitted within this designation provided the parcel size is at least 40 hectares. Private airstrips are further limited to a separation distance between airstrips of at least 1500 metres.**

4. The minimum parcel size within this designation shall be 45 hectares. Up to four (4) residential dwelling units per lot are permitted in this designation.
5. Where land in this designation consists of an agricultural option or agreement for sale, and the option or agreement is not exercised, it is proposed that such areas remain unsubdivided, and revert to the land use designation of Environmental Resource.
6. Several blocks of Rural Agricultural land are situated within areas of important wildlife habitat. It is suggested that owners and land applicants collaborate with environmental departments and agencies to ensure that wildlife values can be protected by retaining natural tree cover wherever feasible, and by eliminating fencing if practical, where such fencing impedes natural wildlife corridors.

6.4 RURAL RESIDENTIAL

The Golden Horn area is home to two distinct residential communities. The more established and mainly smaller parcel area at Carcross Corner and Golden Pond represents one area, with the newer and larger parcels comprising the Golden Horn subdivision representing the other community. Remaining home sites are more isolated, located mainly along the Highway (as former agricultural applications now registered as titled properties), and some sites at Shadow Lake, and at Gentian Lane. In addition there are a few other scattered home sites.

Given established development patterns as well as wildlife values, and in consideration of limited future development potential, the Plan recognizes a need to continue with designations that provide for two main lot size options. One would reflect the type of development now at Golden Pond, but with somewhat larger parcel sizes, the other would reflect the form of development that has occurred at Golden Horn and near Gentian Lane.

In considering options for potential use, given land capability and the demand for rural lifestyle, some additional growth is provided for. In considering future potential it is recognized that large lots (and their required access roads) will require a greater area of land than small lots, because larger parcels will spread people over a greater area. This may impact wildlife (through displacement and the destruction of habitat) and will also make extension of power and telephone more difficult. There also is recognition that Settlement Lands in the Golden Horn area may be used for residential purposes resulting in additional population. However,

the effect on the planning area cannot be determined until some time in the future when First Nations implement their final and self government agreements.

During the public process there was general acceptance of some new development, if phased, and if not detrimental to established rural residential lands. There was also recognition that any new residential settlement should accommodate a variety of lifestyles. Thus the Plan proposes that some options for rural residential use continue. Areas proposed for new development are limited, and are confined mainly to sites where wilderness values will not be unduly threatened.

The intent to provide for two types of rural residential use is reflected in the designation of Rural Residential 1, with parcel sizes similar to those now at Golden Pond, although larger than many of the small original lots, and Rural Residential 2 with lot sizes similar to those at Golden Horn.

Due to existing development patterns, agricultural parcels, and wilderness values, most of the potential new developments would be situated south of the Alaska Highway. The Plan also suggests that in the very long term, depending on aggregate extraction at the boundary between Mt. Lorne and Golden Horn, some rural residential use may be appropriate along the southern slopes of the hillside here. However, this assumes that long term grading plans maintain these slopes and the southern exposure. If this is not the case, potential residential use will be negatively affected. Any residential use must also consider wildlife values, which may be affected by aggregate extraction.

An important objective for Golden Horn residents is the ability to carry out a home based business or home occupation. As long as such uses do not interfere with the lifestyle of neighbours such uses are deemed highly desirable. While recognised as being critical to the local lifestyle, some concern was expressed about the potential for problems. The policies stated below provide some basic limitations. Provision is also suggested for a locally based committee of residents who can provide additional policy advice on potential future limitations on home based businesses. This alternative, of locally crafted solutions, may prove more desirable than providing a more detailed regulatory environment at this time. It allows residents to create a solution that is acceptable to the majority. Such a system is suggested in the policies which follow.

There are Interim Protected First Nations Land Selections within this designation. Therefore, the land use policies may change with time as Final and Self-Government Agreements are implemented. Policies for the two Rural Residential designations are provided below.

6.4.1.1 Rural Residential 1

- 1. In Rural Residential 1, properties may be used for a home site, a home based business, and agricultural use. A maximum of 2 residential dwelling units per lot may be permitted, provided the parcel has an area of at least 5 hectares.**
- 2. The minimum new parcel size in the Rural Residential 1 designation shall be 3 hectares.**

Where a home based businesses occurs within this designation it shall:

- a) not detract from the rural residential nature of the property
 - b) not create undue noise or be unsightly
 - c) not include signage, other than the name of the business or service offered
- 3. The following site stipulations shall apply where a parcel is used for a home and an ancillary use:**
 - a) non-residential buildings shall be sited at least 10 metres from a property line
 - b) where commercial animal raising and similar activities are carried out the parcel shall have an area of at least 4 hectares
 - 4. New areas for Rural Residential 1 development shall be subject to completion of a pre-plan, giving consideration to:**
 - a) local roads and road continuity
 - b) the potential for utilities including power and telephone service
 - c) wildlife values and green corridors
 - d) continuation of established trail links and provision of new trail links for recreation purposes
 - e) privacy between residences, through use of natural buffers
 - 5. Individual, single lot applications for residential development which do not comprise part of a Rural Residential designated area are not supported.**

6.4.1.2 Rural Residential 2

1. No Rural Residential use is to be permitted in areas having high values for wildlife.
2. Where a Rural Residential node is planned adjacent to the Alaska Highway a minimum green space buffer of 30 metres shall be maintained along the Highway, and access to the settlement shall be by way of one access road or a frontage road.
3. Parcel sizes in the Rural Residential 2 designation shall consist of lots with a minimum area of 5 hectares. A maximum of 2 residential dwelling units per lot are permitted, provided the minimum parcel size is 5 hectares. Home based businesses are encouraged.
4. Consideration may be given in the Golden Horn area to creation of a committee charged with the responsibility of establishing more detailed land use guidelines related to buildings and uses associated with home based businesses. Such a committee may be formed through the administrative resources of the Planning Branch of Community and Transportation Services of the Territorial Government. The committee can be charged with the responsibility of preparing guidelines (which can be reflected in land use regulations) which consider:
 - a) The type of home based businesses deemed acceptable in the Golden Horn area
 - b) The extent to which uses need to be carried out from the principal residence or from ancillary buildings on the property
 - c) The type of equipment deemed acceptable outside of the home (e.g., machinery stored or parked on the land)
 - d) The extent to which signage may be allowed
 - e) The siting of ancillary buildings from property lines
 - f) The number of animals to be kept
 - g) Whether or not special guidelines should be established to reflect different lot sizes

It is suggested that this committee be formed when deemed desirable, and prepare guidelines which apply to both the Rural Residential 1 and Rural Residential 2 designation.

5. Given limited services in the area, and low overall densities, new mobile home parks are not deemed suitable within any of the Golden Horn Local Area Plan designations.

6.5 AGGREGATES, SERVICE INDUSTRIAL, AND MINING

This designation is largely reflective of several existing uses as well as one area with significant potential for aggregates. A number of mining claims exist in the area, and some potential exists for mining to occur.

Policies:

- 1. Areas defined as Aggregates and Light Industrial are to be limited primarily to service industrial uses and may include an ancillary residence. Adequate screening of light industrial properties from any adjacent rural residential uses and public roads shall be mandatory and reflected in more detailed land use regulations**
- 2. Properties within this designation shall be not less than 0.8 hectares in area.**
- 3. The intent of the Yukon Quartz and Placer Acts shall be stringently followed in order that claims are not used as an alternative method of creating rural residential settlement and to encourage compatibility between mining activity and other land uses in the Golden Horn area.**
- 4. The Golden Horn area contains one significant aggregate reserve. It is proposed that no development occur in this area until year-end 2008 (which coincides with the Southern Lake Caribou Recovery Program forecasted date to achieve its desired caribou population level). After 2008, the area may be mined subject to environmental assessment. It is recommended that a Pit Development Plan be developed by Yukon government which considers wildlife habitat and travel corridors, and outlines final closure and reclamation plans with the goal of restoring the area as much as is practicable to its previous original state. Such plans should be made available for comment by residents.**

6.6 COMMERCIAL

Several commercial uses, mainly along the Alaska Highway at Carcross Corner (Klondike Highway) predate most recent residential use. As part of this plan, properties currently used for commercial purposes, or now zoned for commercial use (but not necessarily active), have been designated as commercial. Provision is also made, and shown schematically, for a potential small commercial or commercial recreation node at the Lewes River Bridge and at Shadow Lake, areas with considerable outdoor recreational use. Other new commercial activity is not

provided for, given the limited population growth potential of the Golden Horn area.

The following policies apply:

1. **Properties designated as Commercial may be used for retail, service commercial, and commercial recreation purposes. A residence may be permitted within this designation.**
2. **The Plan mainly reflects properties now used for Commercial activity, but also proposes that favourable consideration be given to a potential commercial or commercial recreation site in the vicinity of the Alaska Highway and the Lewes River Bridge, as well as near Shadow Lake, to serve visitors to that area. Uses should be of low intensity, compatible with the predominant rural environment.**
3. **With its limited population base, additional areas for commercial development are deemed inadvisable, and are better situated within city boundaries.**
4. **Properties within the Commercial designation shall be not less than 0.8 hectares in area.**

6.7 PUBLIC USE

Currently the two main public uses in the Golden Horn area are the Golden Horn School in the Golden Horn subdivision, and the Golden Horn Fire Hall (Volunteer) in the Golden Pond subdivision. There does not appear to be justification for any additional public uses, given the relatively small population base. The exception is the potential for active public park space. While the area has significant natural land, there is minimal provision for active recreation and playfields, which over time may be justified. For this reason two sites have been shown on the Plan Map. This includes the land immediately adjacent to the Golden Horn school, which should be preserved for public park use, as well as an area (some of which is wet land) adjacent to and situated south of Golden Pond. These areas should be preserved (in part) for more active playgrounds and park facilities and will complement more natural areas, which could be linked to these parks by recreational trails.

Policies:

1. **Current and potential public use lands including the existing school as well as future more active park sites, and the fire hall are all encompassed in the designation Public Use. Public service uses**

intended mainly to accommodate the needs of the local community shall be included in the Public Use designation.

2. Due to the relatively small population base, and short distance to support services in the city, future public facilities in the area are expected to be limited. Some consideration may be appropriate for these facilities, subject to meaningful public consultation and review, as part of the overall approval process.

6.8 TRAILS AND INFRASTRUCTURE SERVICES

6.8.1 Trails

The Golden Horn area is home to numerous formal and informal recreational trails. These are used for hiking and biking in summer, and for skiing and in some cases dog sledding and snow mobiling in winter. Key current and proposed trails as suggested during the public process are identified on the plan map. The location of trails on the map is intended to be schematic. Although many trails extend over titled parcels and are publicly used through the co-operation of private owners, it is understood that long-term trail links are preferred to be located on Yukon land. Where new developments are permitted, the community has made a strong case that provision for either established trails, or for trail link continuity must be provided.

The following policies apply:

1. In the ongoing planning for the Golden Horn area, every effort shall be directed to maintain or enhance current recreational trails in the area. Any new development applications must include consideration for links to current trails and consideration of new recreational trails. It is proposed that new development and reserve applications be submitted or displayed at public venues in the Golden Horn area to allow for public input in trail locations.
2. The location of future trails shall be planned in collaboration with people in the area affected. Every effort is to be made to avoid blocking established trails as a result of lot expansions, through creation of new lots, or through issuance of agricultural or other leases and reserves.
3. Some key current and proposed trail links are shown on Schedule A. Most trails are illustrated schematically, and are confined to major trails or major trail areas only. Proposed future trails will require

more detailed planning and should be developed in recognition of land use, topographic, and soil constraints.

4. Where feasible, consideration shall be given to separate trails for motorised recreation and for non-motorised recreation.

6.8.2 Utilities, Transportation, and Fire Protection

Residents of Golden Horn have made a lifestyle choice to live in a rural or country style environment. With the low population density and dispersed housing, utilities are limited. Water supply is either by individual wells, or through water hauled to properties. Those having wells generally reported reasonable water quality. There are some groundwater wells, however only limited record exists of the number of wells in the study area. Those who responded to a questionnaire during the planning process indicated wells in the range of 80 to over 200 feet in depth, with shallower wells prevailing in the Golden Pond area, and generally rated as having poorer supply and quality. The majority of reported wells are in the 100 to 200 feet depth range.

It is proposed that any new development be contingent on completion of a comprehensive groundwater survey to establish water sources, water quality, and the impact new wells may have on already established groundwater sources and wells.

Sewage disposal is by individual septic fields or is disposed of through pump hauls. Currently, solid waste disposal is available at the Mile 9 Robinson Dump, the Marsh Lake Dump and the City of Whitehorse Landfill.

Transportation is limited to two main highways, the Alaska Highway and the Klondike Highway. Several roads extend from these highways to serve area residents. Principal local roads include Duncan Drive, Arctic Drive, and Venus Place all in the Golden Horn subdivision, and Gentian Lane. The main road in the Golden Pond subdivision is Fire Hall Road.

Government policy limits access to the Alaska Highway, with internal or frontage roads required to provide direct access to home sites.

A volunteer fire department hall situated in the Golden Pond subdivision immediately off the Alaska Highway serves residents in the study area. The always present danger of forest fires needs to be considered in design of any future subdivisions.

Policies:

1. The Alaska Highway is intended to function as the main transportation corridor, with any new developments limited to frontage roads or secondary roads.
2. New residential nodes shall be designed using a local loop road to ease maintenance. Long dead end roads are to be avoided where feasible. This is supported both from an overall public safety and fire safety perspective.
3. To minimize the intrusion into wildlife areas, consideration is to be given to having local roads serve not only as residential access, but as links to and within recreation corridors.
4. Prior to development of any new residential areas, the proposed sites shall be subject to testing for adequate potable ground water sources to ensure that all projected homes can be served by wells. Such planning will be greatly facilitated by a comprehensive groundwater survey to document water supply potential and quality, as well as the impact of drawing additional water on the supply and quality of existing sources.
5. Appropriate soil testing shall occur in advance of proposed development to determine the adequacy of soils for sewage percolation, and potential for conflict with ground water resources. Resultant information shall be made available to prospective tenants and owners.
6. Free standing signs along the highway are to be strongly discouraged, with the exception of government controlled signage to the travelling public, and for signage related to view and interpretative areas.
7. Excessive underbrush and wood on the forest floor can pose a serious fire hazard, with only limited fire fighting capabilities in the area. Careful attention is to be given to clearing of underbrush to minimize the danger of fire. In any future development, care must be taken to build natural fireguards to minimize the danger of forest fires. Programs available through Territorial authorities will be used to maintain awareness of fire hazards, and where feasible aid local residents in clearing areas of fuels.

6.8.3 Telephone and Power

Currently telephone service in the area is confined mainly to the Golden Horn subdivision and to the Golden Pond area. Cellular service is available to remaining sites on the Alaska Highway to the Lewes River Bridge. Power is provided through most of the area.

Where power service is not available the Yukon Government has a Rural Electrification and Telecommunications Policy in place. Property owners can petition for services for their area and 65% of the affected property owners must approve the project costs. The government may finance the capital cost of the project up to 25% of the total property value (including improvements) with costs recovered through a local improvement tax with pay back over a period which may be up to 15 years. The cost includes power poles on public roads, and on private property.












Policies:

- 1. The design for new subdivisions shall take into account placement of utility poles to ensure minimal interference with view corridors.**
- 2. In planning for new rural residential development, consideration must be given to facilitating provision of telephone service and power. As part of the planning process, consultation is to occur with Yukon Electrical and with NorthwesTel.**

6.9 LAND MANAGEMENT PLAN

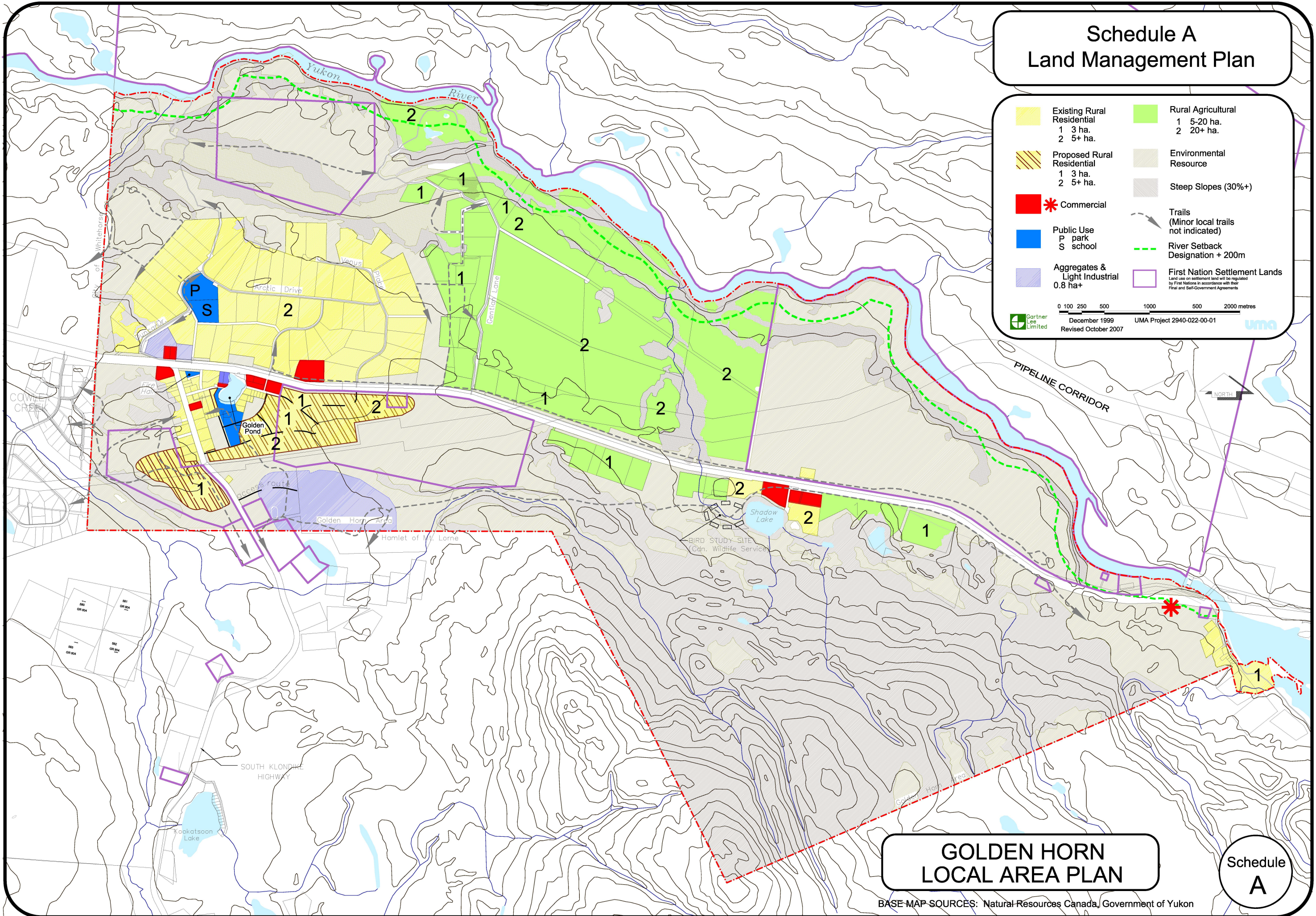
The following page consists of the Land Management Plan, Schedule A, and identifies the land use categories described in the text. This map also depicts the principal trails or trail areas. Detailed regulatory implementation would occur through consideration of new or amended Land Use Regulations, tailored to meet the needs of the Golden Horn region.

Schedule A Land Management Plan

| | |
|---|--|
|  Existing Rural Residential 1 3 ha. 2 5+ ha. |  Rural Agricultural 1 5-20 ha. 2 20+ ha. |
|  Proposed Rural Residential 1 3 ha. 2 5+ ha. |  Environmental Resource |
|  Commercial |  Steep Slopes (30%+) |
|  Public Use P park S school |  Trails (Minor local trails not indicated) |
|  Aggregates & Light Industrial 0.8 ha+ |  River Setback Designation + 200m |
| |  First Nation Settlement Lands <small>Land use on settlement land will be regulated by First Nations in accordance with their First and Self-Government Agreements</small> |

0 100 250 500 1000 500 2000 metres

Gartner Lee Limited December 1999 Revised October 2007 UMA Project 2940-022-00-01



GOLDEN HORN LOCAL AREA PLAN

Schedule
A

BASE MAP SOURCES: Natural Resources Canada, Government of Yukon