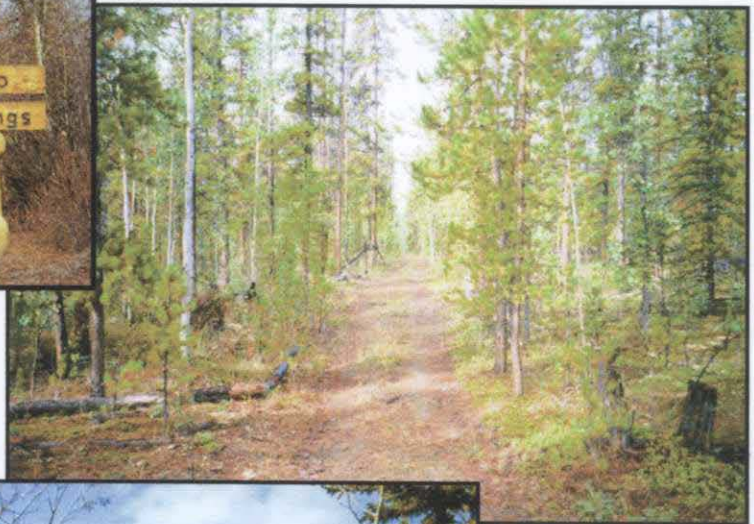


# Hotsprings Road Local Area Plan



**uma**

with:

AEM, Gartner Lee, Mougeot Geoanalysis

January 2002

4848-008-00-01

**Yukon**  
Government



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

April 4, 2002

Roy Ness  
Co-Chair  
Hotsprings Road Local Area Plan  
Steering Committee  
PO Box 4393  
Whitehorse, Yukon  
Y1A 3T6

Val Smith  
Co-Chair  
Hotsprings Road Local Area Plan  
Steering Committee  
PO Box 4093  
Whitehorse, Yukon  
Y1A 3S9

Dear Mr. Ness and Ms Smith,

***Re. Hotsprings Road Local Area Plan***

---

I am pleased to announce that the *Hotsprings Road Local Area Plan* has been approved by my department as an advisory document. I also wish to congratulate the Steering Committee and community on the creation of this local area plan - it clearly reflects the community's vision for the future.

My department looks forward to using the *Hotsprings Road Local Area Plan* as a guide for land use within the planning area. In accepting the Plan as an advisory document, I note that it is subject to any existing or future Government of Yukon legislation, regulations or policies. I also note that a review of the existing Hotsprings Road Development Area Regulations, OIC 1996/136, is required in order to fully implement the Plan. Staff from the Community Development Branch will be in contact with the Planning Committee over the coming months in order to discuss a review of these regulations.

In closing, I wish to thank the Hotsprings Road Planning Steering Committee and residents of the area for the numerous volunteer hours spent over the past three years developing the *Hotsprings Road Local Area Plan* through an open, inclusive, and community-driven exercise.

Sincerely,

Pamela J. Buckway  
Minister of Community Services

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# **SECTION A**

## **BACKGROUND INFORMATION**

Section A of the Local Area Plan reviews various characteristics of the Hotsprings Road area, including the natural environment, population data, land use regulations, and land tenure. After the first chapter, which introduces the purpose of the Plan, the remainder of this Section is divided into six chapters. They include chapters on Area Characteristics, Land Use, Land Tenure, Environmental Characteristics, Land Capability, and Community Issues. The information in this Section provides the foundation for the land management policies in Section B.

# **1.0 INTRODUCTION**

## **1.1 PURPOSE OF PLAN**

Over the past few years, the Yukon Government and the residents of the Hotsprings Road area have dealt with a number of issues relating to residential and agricultural development. To offer guidance on long term land use, a decision was made at the request of the community to complete a land use plan to help manage land use and resources in the Hotsprings Road area while preserving the characteristics valued by local residents. This has resulted in the Hotsprings Road Local Area Plan.

The intent of the Hotsprings Road Local Area Plan is to provide direction over long term land use in the area, reflecting input from residents, government agencies, 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.

## **1.2 PREPARATION OF THE PLAN**

Preparation of the Hotsprings Road Local Area Plan (sometimes referred to as the “Plan”) was guided by a Steering Committee consisting of local residents, with technical advice by staff from the Yukon Government (YG). The background work and draft plan preparation was assigned to the consulting firm UMA, assisted by Gartner Lee Limited, Applied Ecosystem Management, and Mougeot Geoanalysis. Work on the project commenced in the spring of 2000, and was completed in late 2001.

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 public meetings. Project staff also met on a number of occasions with local residents to discuss issues and ideas. Several information newsletters were issued and comment sheets were provided at each public meeting. Technical consultation occurred with many Yukon and Federal departments to obtain useful background information on the area. Much of this information is summarized in this Section and displayed on a variety of background maps. Key information compiled in the planning process is also included in this document.

## **1.3 ORGANIZATION OF PLAN DOCUMENT**

Following the introduction of the Local Area Plan for the Hotsprings Road area, Section A summarizes information on the population and physical features of the community. In addition, Section A describes the current regulations governing land use, reviews the area resource capability, and reflects the issues that were

brought forth by local residents. Maps support this background summary wherever possible to explain some of the information.

Section B begins with a vision statement for the Hotsprings Road area and then outlines the Local Area Plan by considering the vision statement, guiding principles, and implementation measures. A series of policies are outlined along with long-range land use designation maps (Schedule A and B).

*View of the Takfimi River*



## 2.0 AREA CHARACTERISTICS

The Hotsprings Road study area is located northwest of the City of Whitehorse, immediately north of the Takhini River and the Hamlet of Ibex Valley. The settled portions of the Hotsprings Road area are within the trading area of Whitehorse. This chapter provides a brief history of the area and highlights some of the population characteristics.

### 2.1 AREA DESCRIPTION

The Hotsprings Road study area is approximately 300 km<sup>2</sup>, and extends from the confluence of the Takhini and Yukon River in the southeastern corner, to Little River in the west, and the Miners Range in the north. The study area was delineated from the Yukon Government's development regulations for the Hotsprings Road development area. All maps within this document outline the study area. Significant natural features in the area include the Miners Range, Lookout Mountain (traditionally called Naalen Dahl), Golden Canyon, Old John's Slough, the Takhini River, Flat Creek, and Little River.

The primary developed area of the Hotsprings Road community is roughly 100 km<sup>2</sup>, which extends from the junction of the North Klondike Highway and Hotsprings Road westward to Flat Creek. This area includes Pilot Mountain Subdivision, several agricultural parcels, Takhini Gas Station, the Game Farm, the Tree Farm and Takhini Hot Springs.

The settled area of the Hotsprings Road community lies within the traditional territories of the Ta'an Kwach'an and Kwanlin Dun First Nations whereas the western portion of the study area lies within the traditional territory of the Champagne & Aishihik First Nations.

### 2.2 HISTORY

Archeological studies have indicated that there is evidence of First Nations habitation along the Takhini River over the past 8,000 years. Historically, area First Nations utilized the Takhini River with fishing and hunting camps and used the river corridor to commute by foot or boat. A large camp at the confluence of the Little River and the Takhini River called Lur Dayel still exists with one cabin standing along with the scattered remains of other structures. This site was most likely in use until the Takhini fire swept through the area in 1958. Lur Dayel is now known as Mile 31 along the Dawson Trail.

The Takhini Hot Springs has historically been a unique feature in the Hotsprings Road community. The water is odorless and can be as warm as 47°C (118°F) at any time of the year. Although First Nations would have known about the

Hotsprings for millennia, European settlers first recorded them during the mid 1880s. The Hotsprings provided a relaxing, enjoyable experience for prospectors of the 1898 Klondike Gold Rush. Today, the Takhini Hot Springs has become a resort for tourists and includes a pool which gradually cools the water to a comfortable 30°C (88°F).

Historically, access to the Takhini Hot Springs was difficult. However, this improved with the construction of the Alaska Highway during the Second World War. The Takhini Crossing, located east of Flat Creek, connected the Alaska Highway to River Road and provided access to the Hotsprings. However, the Takhini Crossing was destroyed by the fire of 1958 and was never replaced.

The North Klondike Highway (sometimes referred to as Mayo Road) was constructed in the mid 1950s and was followed by the gravel construction of Hotsprings Road. Although the Hotsprings Road provided direct access to the Takhini Hot Springs, it also provided residential development opportunities. Some scattered residential development occurred, but it did not accelerate until the late 1970s when the Federal and Yukon Government began to dispose significant portions of land for agriculture and residential development. Pilot Mountain Subdivision was developed by YG in 1982 and created 30 new lots. Improvements to Hotsprings Road followed shortly after.

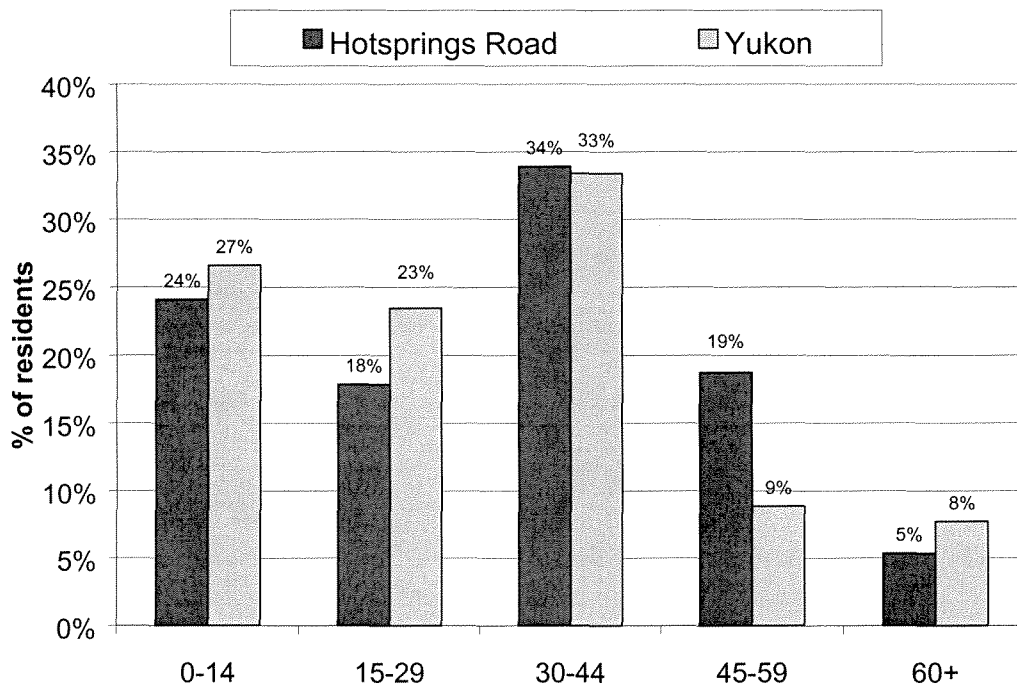
Although interim zoning regulations were introduced to the Whitehorse peripheral areas in 1978, long term land use planning for the Hotsprings Road area was not initiated until the late 1980s. An attempt was made in 1988 culminating in the Hootalinqua North District Plan. The Hootalinqua Plan, which studied a much larger area (approximately 1,950 km<sup>2</sup>), identified problems and concerns, and recommended solutions based on a variety of interests, demands and land use pressures found within Hootalinqua North. However, the Hootalinqua Plan was never adopted due to conflicting interests. In 1996, YG Cabinet adopted the Hotsprings Road Development Area Regulations thus providing comprehensive zoning regulations.

In the mid 1990s, YG proposed to expand Pilot Mountain Subdivision by creating Pilot Mountain 2 Subdivision. This would have extended the existing subdivision westward, and created between 22 to 37 additional lots, complete with trails, a community park, and a fire hall / community centre. Although two options were presented to the public, the plan for Pilot Mountain 2 faced considerable opposition. As a result, this proposal was deferred. Instead, YG decided to create a long-term land use plan, with extensive public involvement, in order to provide long term guidance for the future management of land and resources in Hotsprings Road. This resulted in the Hotsprings Road Local Area Plan.

## 2.3 POPULATION

The 1996 population census by Statistics Canada provided the first snapshot of the Hotsprings Road community. Although the boundary of the enumeration area is slightly larger than the planning area, it does provide some relevant information. Based on a 1996 population-count of 555 residents, Figure 1 indicates the proportion of people of different age categories for Hotsprings Road and the Yukon.

**Figure 1: Population by Age Category**



Source: Statistics Canada, 1996

It is interesting to note that 19% of the Hotsprings Road population is between the ages of 45 to 59 compared to 9% for the Yukon. This is balanced by a lower proportion of people in the 15 to 29 age bracket; 18% for Hotsprings Road compared to 23% for the Yukon. Although inconclusive, the rural lifestyle of Hotsprings Road may have more appeal to people who are considered “empty nesters”. The statistics do prove that Hotsprings Road has a higher proportion of people who work out of their home compared to the Yukon as a whole (13% of the labour force compared to 7% for the Yukon). Also, the Hotsprings Road community has a significantly higher proportion of home-owners (70% compared to 58% for the Yukon).

The 1996 census revealed that there are 220 private dwellings within the Hotsprings Road enumeration area. This equates to approximately 2.5 people per dwelling unit. Over 90% of all homes in the Hotsprings Road area are

single-family dwellings whereas the remaining dwellings are either mobile homes or secondary suites.

Over 80% of the population, which is 15 years of age or older, participate in the work place. Of these people, 14% work in government services, 10% in retail, and 10% in construction.

## 3.0 LAND USE

The settled portions of the Hotsprings Road area are largely made of residential lots and agricultural parcels. This chapter examines the current land use of the study area and their associated regulations.

### 3.1 CURRENT LAND USE

The proximity of the Hotsprings Road community to the City of Whitehorse has made the area attractive for country residential use, with residents able to enjoy the rural lifestyle, while still being able to take advantage of commercial and community services available within the City. Virtually all residential, agricultural, commercial, and industrial lots are located east of Flat Creek.

Land use in the study area is mixed with a commercial node at the corner of the Klondike Highway and Hotsprings Road (Takhini Gas) and at the western end of Hotsprings Road (Takhini Hot Springs). Virtually all private parcels located between Hotsprings Road and the Takhini River are used for agricultural purposes. The majority of private residential lots are located either in or around Pilot Mountain Subdivision, or adjacent to the Game Farm and Takhini Hot Springs. Land use patterns are further described in the sub-sections that follow.

Information on land use, as of mid 2000, is illustrated in Map 1 (Current Land Use) and Map 2 (inset). These maps identify and locate various land uses such as agriculture (including game farming & grazing), residential, commercial, industrial (i.e. gravel pits), wood cutting permits, and utility rights of way.

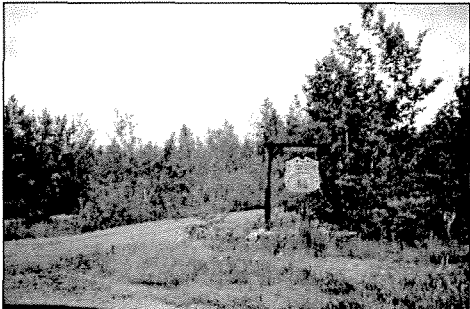
#### 3.1.1 Residential Use

The Hotsprings Road area consists of two principal residential clusters as well as some other scattered housing. The main residential area is Pilot Mountain Subdivision which is located immediately north of Hotsprings Road and less than 2 kilometres west of the North Klondike Highway. Pilot Mountain Subdivision contains 30 lots which range in size from 6 to 8 hectares.

*Pilot Mountain Subdivision*



*Bed & Breakfast Sign*



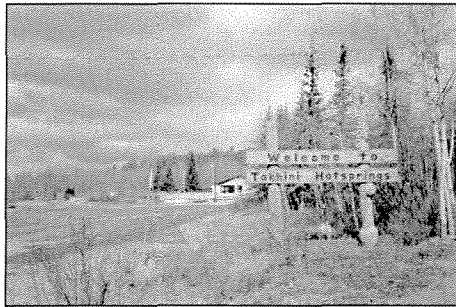
The second cluster of residential lots is located adjacent to the Game Farm and Takhini Hot Springs along Hotsprings Road and River Road. This area consists of approximately 30 residential lots and the majority of these lots are smaller in size ranging from 0.5 to 6.0 hectares. In addition, there are some scattered residential lots and squatter settlements throughout the planning area. Several properties have two home sites on a parcel.

Adjacent to the Takhini Gas Station, at the corner of the North Klondike Highway and Hotsprings Road, is a cluster of dwellings which is often referred to as “Gruberville”. There are up to 40 separate rental dwelling units on this lot. Most of these units were built in the mid 1980s prior to any specific land use regulations.

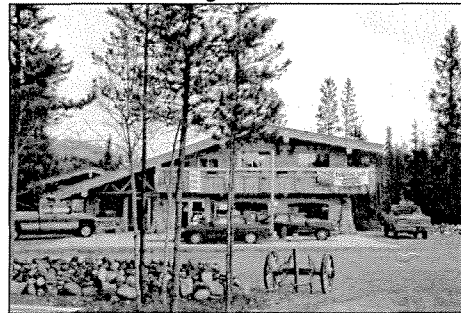
### 3.1.2 Commercial and Industrial

A commercial node, consisting of a gas station and convenience store, exists at the corner of the North Klondike Highway and Hotsprings Road. At the other end of Hotsprings Road is the Takhini Hot Springs. Takhini Hot Springs provides tourist accommodations including a campground and R.V. sites and related services such as a restaurant and laundromat. Adjacent to the Takhini Hot Springs is the Game Farm which has been in operation for several years. It caters to tourists primarily in the form of bus tours. Near the Game Farm is a proposed 9-hole golf course.

*Takhini Hot Springs*



*Takhini Gas Station*



According to the 1996 census by Statistics Canada, approximately 13% of all residential lots have a home-based business. This number is likely higher today. Home based businesses include bed & breakfast operations, pet grooming, coffee roasting, and various office related ventures.

With respect to industrial uses, there are two gravel quarries in the planning area. The first gravel pit exists on the south side of Hotsprings Road across from the Game Farm. The Yukon Government owns this pit and allows the general public to use it by permit. The second gravel pit is a reserve which is used by the Yukon Government for highway construction and maintenance. It is located south east of the North Klondike Highway and Hotsprings Road intersection.

### 3.1.3 Agriculture

Most of the land used for agriculture is located south of Hotsprings Road or west of Takhini Hot Springs. The majority of the agriculture activity is forage production and game farming with elk as the main farmed species. There are also several non-soil based or market gardening operations. Not all agricultural parcels are actively used for grazing and/or crop production. Agriculture activity occurs on land that is privately titled, has an agreement-for-sale or grazing lease tenure. There are no agriculture leases in the study area.

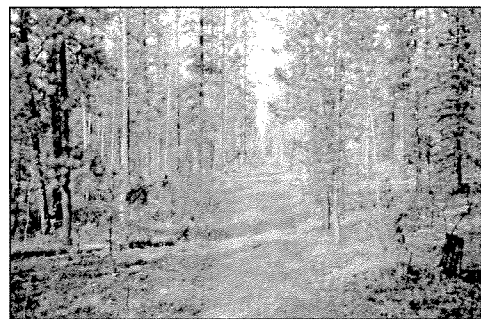
### 3.1.4 The Tree Farm

The Tree Farm, which is federally owned, is located at the corner of the North Klondike Highway and Hotsprings Road (across from the Takhini Gas Station). The Tree Farm has been typically used for forest fire training, research, and as a nursery. The Yukon Government had also maintained some agricultural plots on the site. Presently, the Tree Farm is used to maintain long-term forest research plots and agricultural production plots. The Federal Government has not indicated any interest in disposing the land.

### 3.1.5 Trails

Trail use is extremely prominent in the study area, particularly adjacent to Pilot Mountain Subdivision and Takhini Hot Springs. Many of these trails are used year round for cross-country skiing, snowmobiling, biking, walking, and horseback riding. Major trails include the Dawson and Trans-Canada Trail whereas Hotsprings Road and the transmission line act as significant recreation corridors linking other local trails. Despite these well-known trails, most are not mapped or recorded.

*Trails near Pilot Mountain Subdivision*



### 3.1.6 Woodcutting Areas

There are two specific areas currently designated for personal wood cutting permits. The Federal Government allows local firewood cutting west of Flat Creek and north of the transmission line. The Yukon Government allows local firewood cutting immediately east and north of Pilot Mountain Subdivision.

These areas are open for the general public to use provided they have a permit for cutting.

### 3.2 LAND USE NODES

The general land use layout of the Hotsprings Road community lends itself to several land use nodes. Four land use nodes have been identified and the land use designations in Schedule A and B aim to enhance these nodes.

**Node 1 – Mixed Use:** This node functions as a gateway and main activity centre to the community of Hotsprings Road. It presently has a mix of land uses including the Takhini Gas Station and convenience store, the Tree Farm, a gravel quarry, recreational trails and some residential use. In addition, a new Fire Hall has been constructed on the periphery of the study area along the North Klondike Highway. This node should be strongly considered for any future community centre and/or park facilities.

There is also a great deal of land that is underutilized, including the Federally owned Tree Farm. The Tree Farm has enormous potential as a community forest that could be used both for educational and recreational purposes. Also, land immediately east of Pilot Mountain Subdivision has potential for residential development.

**Node 2 – Residential:** This node has predominantly been a rural-residential subdivision, with lots averaging 6 hectares in size. Land immediately west of Pilot Mountain Subdivision is presently used for trails and wildlife access but also has potential for residential expansion. This site is also used for woodcutting purposes. Overall, this node should remain predominantly rural residential, accompanied by trails and public open space.

**Node 3 – Tourist Commercial / Residential:** This node has a commercial focus catering to tourists. The main commercial operations are the Game Farm and the Takhini Hot Springs. In addition, there are several small residential lots. Most of these lots, which are less than 1 hectare in size, have home based businesses that cater to tourists such as bed and breakfast operations, travel guiding and coffee roasting. This mix of tourist-oriented land uses should be encouraged but should not detract from the rural residential nature of the community.

**Node 4 – Agriculture:** This node represents most of the agricultural land within the study area. Soil and non-soil based agricultural activity, along with grazing, is supported. If it is physically possible, public access to the Takhini River and trail usage is encouraged via public right-of-ways.

### **3.3 LAND USE REGULATIONS**

The area is currently governed by the Hotsprings Road Development Area Regulations, which were established by Order in Council in 1996. The purpose of the Regulations is to permit the orderly development of land within the Hotsprings Road Development Area, prescribe uses for various land use zones, and regulate matters respecting roads. Amendments to the Development Regulations may be required in order to give effect to the policies incorporated in this Local Area Plan.

Subdivision regulations govern the adjusting, realigning or divisions of a parcel and are prescribed by the Subdivision Act and Regulations. Subdivision of land leased or granted for the purpose of agriculture purposes is expressly prohibited by statute. The Subdivision Approving Officer, who is appointed by the Minister, enforces the regulations. If a planning scheme, such as a Local Area Plan, specifies the minimum lot size, then the Subdivision Act and Regulations defers minimum lot size to the proposed or approved planning scheme. This means that lot size requirements stipulated in the Hotsprings Road Local Area Plan will be the guiding force to future subdivision in the area.

There are also a number of instances in the study area where parcels have been enlarged. Lot enlargements may occur to comply with the minimum parcel size stated in the Hotsprings Road Development Area Regulations and applications will be subject to the YG Lot Enlargement Policy. Lot enlargements may also result from a desire to accommodate economic or agricultural activity, or to reflect local natural or topographic conditions.



# HOTSPRINGS ROAD LOCAL AREA PLAN

## CURRENT LAND USE

### TOPOGRAPHIC LEGEND

INFRASTRUCTURE	DRAINAGE FEATURES	RELIEF FEATURES	ADMINISTRATIVE
Road, paved	Stream	Index contour (20m)	Surveyed Parcels
Road, gravel	Lake/River		City of Whitehorse Limits
Road, rough	Swamp/Marsh		Study Area
Trail			
Cutoffine			
Powerline			

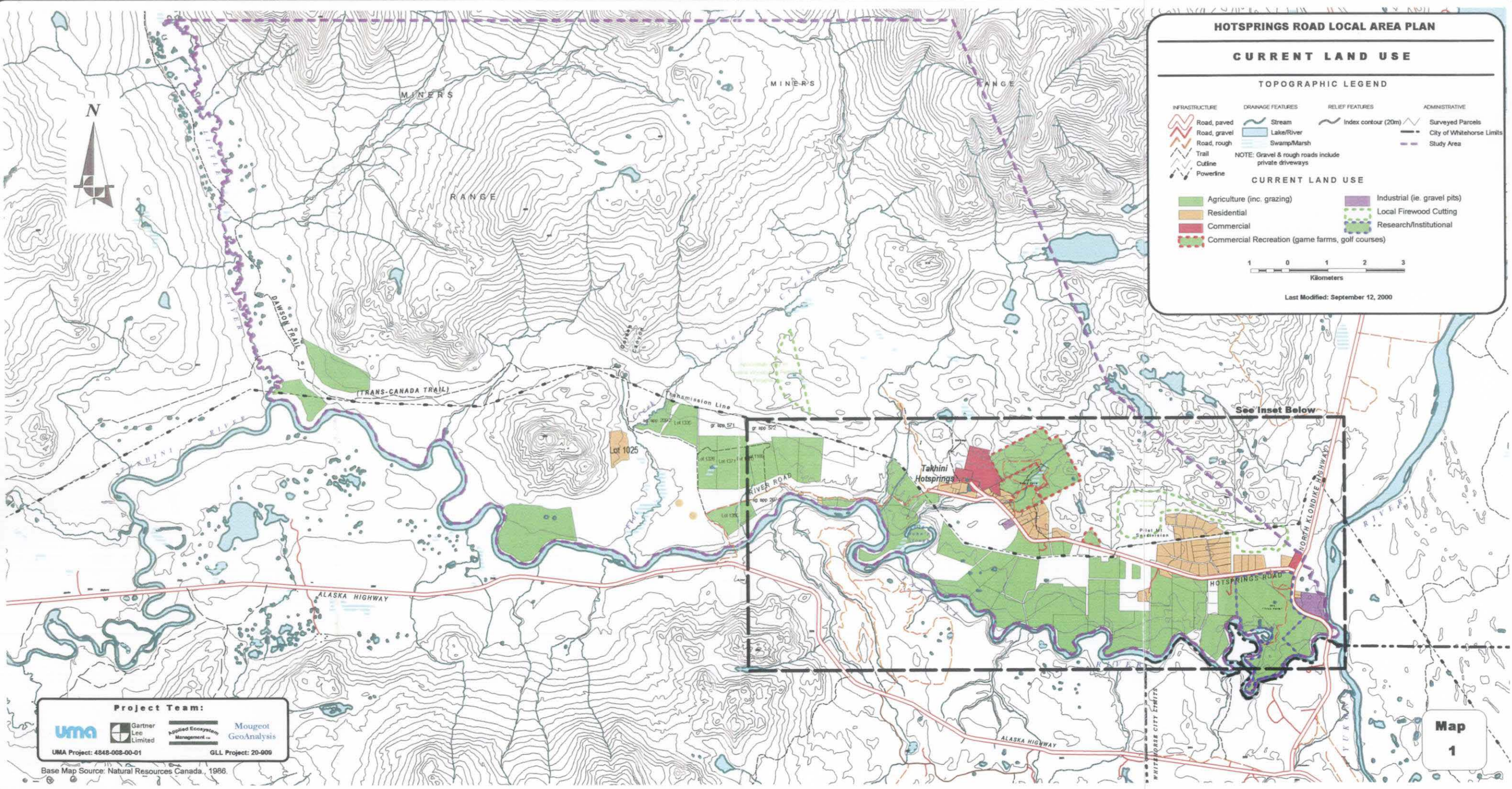
NOTE: Gravel & rough roads include private driveways

### CURRENT LAND USE

Agriculture (inc. grazing)	Industrial (ie. gravel pits)
Residential	Local Firewood Cutting
Commercial	Research/Institutional
Commercial Recreation (game farms, golf courses)	



Last Modified: September 12, 2000

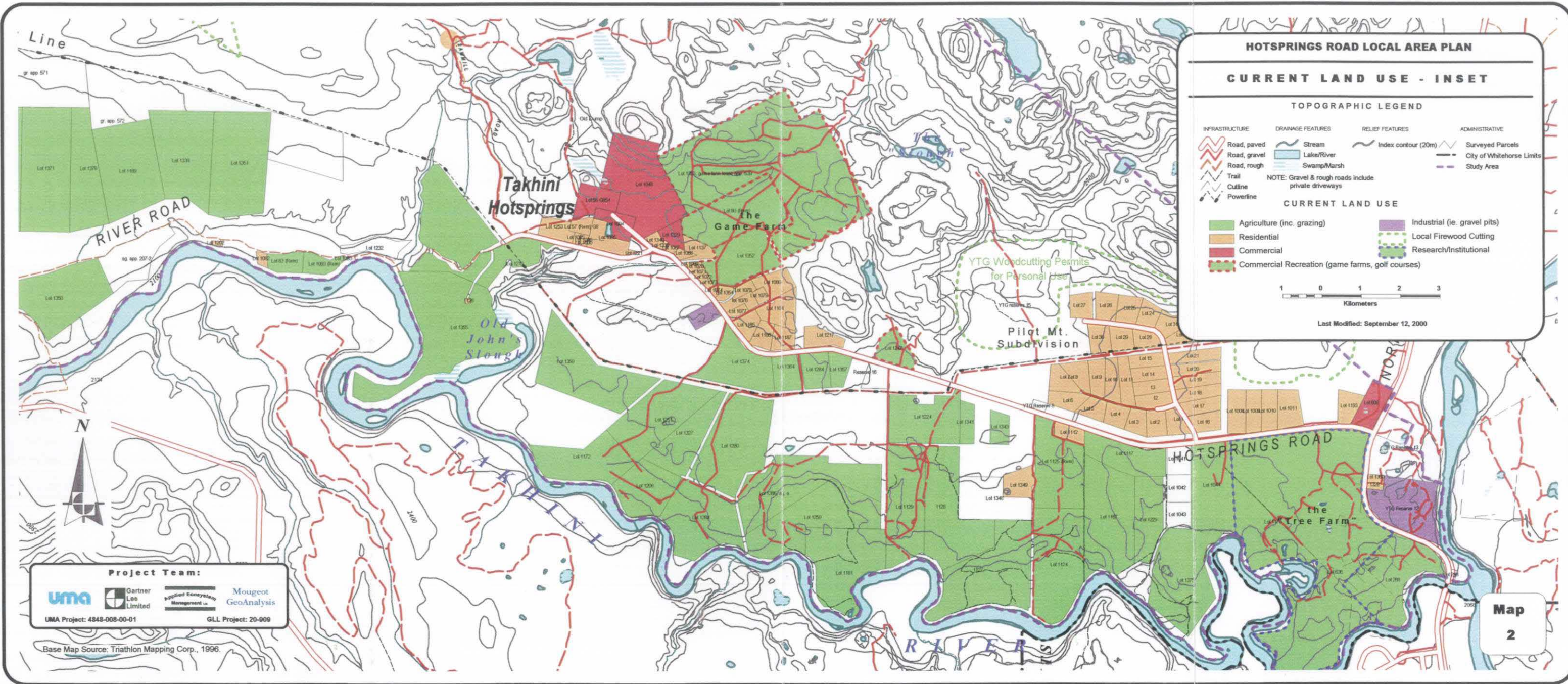


**Project Team:**

UMA Project: 4848-008-00-01      GLL Project: 20-909

Base Map Source: Natural Resources Canada, 1986.

Map  
1



**HOTSPRINGS ROAD LOCAL AREA PLAN**

**CURRENT LAND USE - INSET**

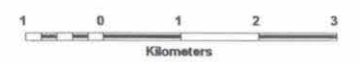
**TOPOGRAPHIC LEGEND**

- |                                                                                                                                                                   |                                                                                                      |                                                                        |                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>INFRASTRUCTURE</b>                                                                                                                                             | <b>DRAINAGE FEATURES</b>                                                                             | <b>RELIEF FEATURES</b>                                                 | <b>ADMINISTRATIVE</b>                                                                                                        |
| <ul style="list-style-type: none"> <li> Road, paved</li> <li> Road, gravel</li> <li> Road, rough</li> <li> Trail</li> <li> Outline</li> <li> Powerline</li> </ul> | <ul style="list-style-type: none"> <li> Stream</li> <li> Lake/River</li> <li> Swamp/Marsh</li> </ul> | <ul style="list-style-type: none"> <li> Index contour (20m)</li> </ul> | <ul style="list-style-type: none"> <li> Surveyed Parcels</li> <li> City of Whitehorse Limits</li> <li> Study Area</li> </ul> |

NOTE: Gravel & rough roads include private driveways

**CURRENT LAND USE**

- |                                                                                                                                                                                     |                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li> Agriculture (inc. grazing)</li> <li> Residential</li> <li> Commercial</li> <li> Commercial Recreation (game farms, golf courses)</li> </ul> | <ul style="list-style-type: none"> <li> Industrial (ie. gravel pits)</li> <li> Local Firewood Cutting</li> <li> Research/Institutional</li> </ul> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|



Last Modified: September 12, 2000

**Project Team:**

UMA Project: 4848-008-00-01		GLL Project: 20-909	

Base Map Source: Triathlon Mapping Corp., 1996.

**Map 2**

## 4.0 LAND TENURE

Current land tenure will influence long-term land use. This chapter examines current ownership, leases, and claims within the Hotsprings Road study area. Map 3 indicates the tenure status of land within the study area as of August 2000.

### 4.1 LAND HOLDINGS

There are a number of privately titled parcels in the area that are in fee simple form. These properties include most parcels in the Pilot Mountain Subdivision and several parcels along Hotsprings Road. In addition, most agricultural land is in fee simple tenure. However, there are some agricultural parcels that have an agreement for sale. These agreements for sale require the applicant to meet a number of conditions for improvement before title is issued and are generally in place for a 5-year period.

The Federal Government, YG, and First Nations administer a significant portion of the remaining land base. The Federal Government controls the disposition of Federally held lands, and YG administers Commissioner's lands in the planning area. Under their Self-Government Agreements, First Nations will have the power to enact laws of a local or private nature on Settlement Land in relation to a number of matters as set out in their Self-Government Agreements.

The Federal and Territorial Governments may dispose of land for residential, commercial or agricultural purposes in accordance with land disposition criteria administered by their respective land application review committees. Land tenure arrangements held by private individuals generally include fee simple title, leases, or a license of occupation. The Yukon Government controls land under various tenures and may reserve a parcel of land to a government department for a specific use such as a fire hall, community centre, or aggregate extraction. The study area contains several reserves established for YG.

### 4.2 AGRICULTURAL POLICY

In 1991, YG adopted the Yukon Agricultural Policy, which is the current policy document. Within this policy framework, farmland disposition criteria were included. These criteria are:

- the need to be a Canadian citizen and Yukon residency for at least 1 year;
- be 19 years of age or older;
- be a company or non-profit society using the land for the exclusive benefit of shareholders;
- maintain Yukon residency for term of the agreement for sale on agricultural land.

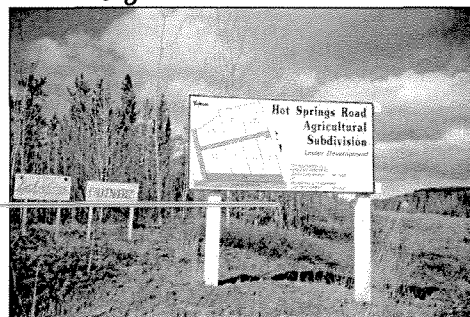
Where lands are disposed of for agricultural purposes, any federal lands are transferred by Privy Council to YG, with the Yukon Government's Department of Renewable Resources administering the subsequent lease or sale.

The majority of agricultural land released by YG is either on a fee simple basis or as a farmland lease. Agricultural land sold on a fee simple basis is generally released under a 5-year agreement for sale. Applicants must be able to meet a detailed farm development and management plan before title is issued pursuant to the Yukon Agricultural Policy. Applicants are limited to one agreement-for-sale at a time. Farmland leases, on the other hand, are typically used for game farming. These leases provide for up to 30-years where large tracts are needed for browsing or grazing. In the case of soil-based agriculture, 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.

*Farmland along the Takfimi River*



*Agricultural Subdivision*



### 4.3 GRAZING POLICY

Since 1985, YG has administered grazing leases. There are a few grazing leases in the study area. Leases must incorporate a "Graze Management Plan", with grazing rights held for an initial 3-year period in order to allow:

- containment fencing to be constructed within 2 years;
- livestock to be acquired to fulfill designated stocking levels;
- to ensure any other terms are fulfilled.

Once the 3-year probationary period has passed, and the applicant has fulfilled their conditions, the grazing rights are held for an additional 27-year period, subject to review and cancellation. In addition, shorter-term leases may be issued for a 5-year period depending on the circumstances. Generally, grazing rights are confined to areas with Class 6 soils and, pending capacity analysis, 17 hectares per animal are allowed. Public access to grazing lands is provided for in the Grazing Policy under the multiple use provision. Leaseholders are required to have unlocked gates for public access. Fenced land, however, can give the perception of exclusive ownership. Grazing lease holders are permitted to board

other animals as long as written control of the animals is assigned to the grazing right owner. Grazing right owners must also have control or own a minimum of 80% of the animals required to utilize the grazing capacity identified in the Graze Management Plan. Under this policy, it is also possible to establish community grazing lands (with review criteria and procedures similar to that for other leases).

#### **4.4 FIRST NATIONS LAND CLAIMS**

The settled area of the Hotsprings Road community lies within the traditional territories of the Ta'an Kwacha'an and Kwanlin Dun First Nations whereas the western portion of the study area lies within the traditional territory of the Champagne & Aishihik First Nations. In 1993, the Umbrella Final Agreement (UFA) was signed to act as a framework for each of the 14 Yukon First Nations to conclude a final Land Claim Settlement and Self-Government Agreement. All UFA provisions are a part of each First Nation final agreement.

Immediately following the signing of the UFA, the Champagne & Aishihik First Nations settled a Land Claim and Self-Government Final Agreement. Part of their settlement land lies in the northwest corner of the Hotsprings Road study area. This is indicated in Map 3. Both the Ta'an Kwach'an and the Kwanlin Dun First Nations have not yet finalized land claims. However, the Ta'an Kwach'an have interim protected land within the Hotsprings Road study area as outlined in Map 3.

Under their Self-Government Agreements, First Nations will have the power to enact laws of a local or private nature on Settlement Land in relation to a number of matters as set out in their Self-Government Agreements. One of these matters is planning, zoning and land development. Subject to the provisions of their Self-Government Agreements, First Nations may choose to enact their own law in respect of the planning, zoning and development of their Settlement Land. The Self-Government Agreement provides that when a First Nation enacts its own law in respect of planning, zoning and land development the Yukon law of general application, which deals with the same matter, will cease to apply to Settlement Land.

#### **4.5 MINERAL CLAIMS**

Mineral claims are found within the study area, primarily consisting of a quartz claim adjacent to Takhini Hot Springs and a placer claim along a portion of Flat Creek. Map 4 indicates the mineral resources in the Hotsprings Road area. There are two geological units of interest in the study area that include Hancock (i.e. limestone) and Mandanna (i.e. sandstone) members. Hancock is typically used for siding material and processing whereas Mandanna is often used for landscaping. In addition, there are a few scattered sites that have had past mineral occurrences. These sites have either been drilled, indicate an anomaly, or have unknown mineral content. It will be important to consider access to these sites if development is proposed near any mineral occurrences.



# HOTSPRINGS ROAD LOCAL AREA PLAN

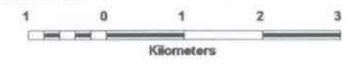
## LAND TENURE MAP

### TOPOGRAPHIC LEGEND

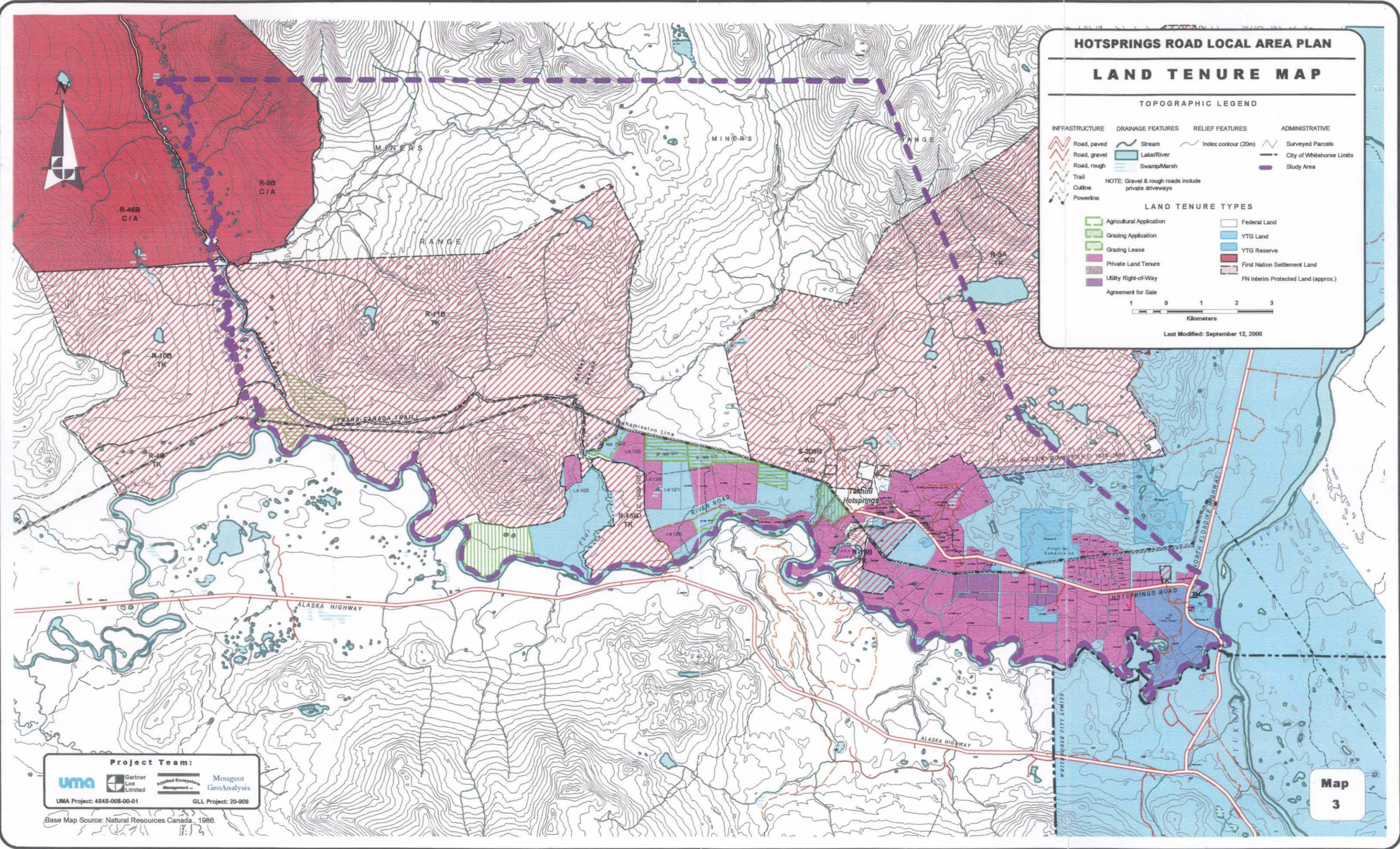
- |                                                                                                                                                                   |                                                                                                      |                                                                        |                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>INFRASTRUCTURE</b>                                                                                                                                             | <b>DRAINAGE FEATURES</b>                                                                             | <b>RELIEF FEATURES</b>                                                 | <b>ADMINISTRATIVE</b>                                                                                                        |
| <ul style="list-style-type: none"> <li> Road, paved</li> <li> Road, gravel</li> <li> Road, rough</li> <li> Trail</li> <li> Outline</li> <li> Powerline</li> </ul> | <ul style="list-style-type: none"> <li> Stream</li> <li> Lake/River</li> <li> Swamp/Marsh</li> </ul> | <ul style="list-style-type: none"> <li> Index contour (20m)</li> </ul> | <ul style="list-style-type: none"> <li> Surveyed Parcels</li> <li> City of Whitehorse Limits</li> <li> Study Area</li> </ul> |
- NOTE: Gravel & rough roads include private driveways

### LAND TENURE TYPES

- |                                                                                                                                                                                                                             |                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li> Agricultural Application</li> <li> Grazing Application</li> <li> Grazing Lease</li> <li> Private Land Tenure</li> <li> Utility Right-of-Way</li> <li> Agreement for Sale</li> </ul> | <ul style="list-style-type: none"> <li> Federal Land</li> <li> YTG Land</li> <li> YTG Reserve</li> <li> First Nation Settlement Land</li> <li> FN Interim Protected Land (approx.)</li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Last Modified: September 12, 2000



**Project Team:**

UMA Project: 4848-008-00-01      GLL Project: 20-909

Base Map Source: Natural Resources Canada, 1986.

**HOTSPRINGS ROAD LOCAL AREA PLAN**

**MINERAL RESOURCES**

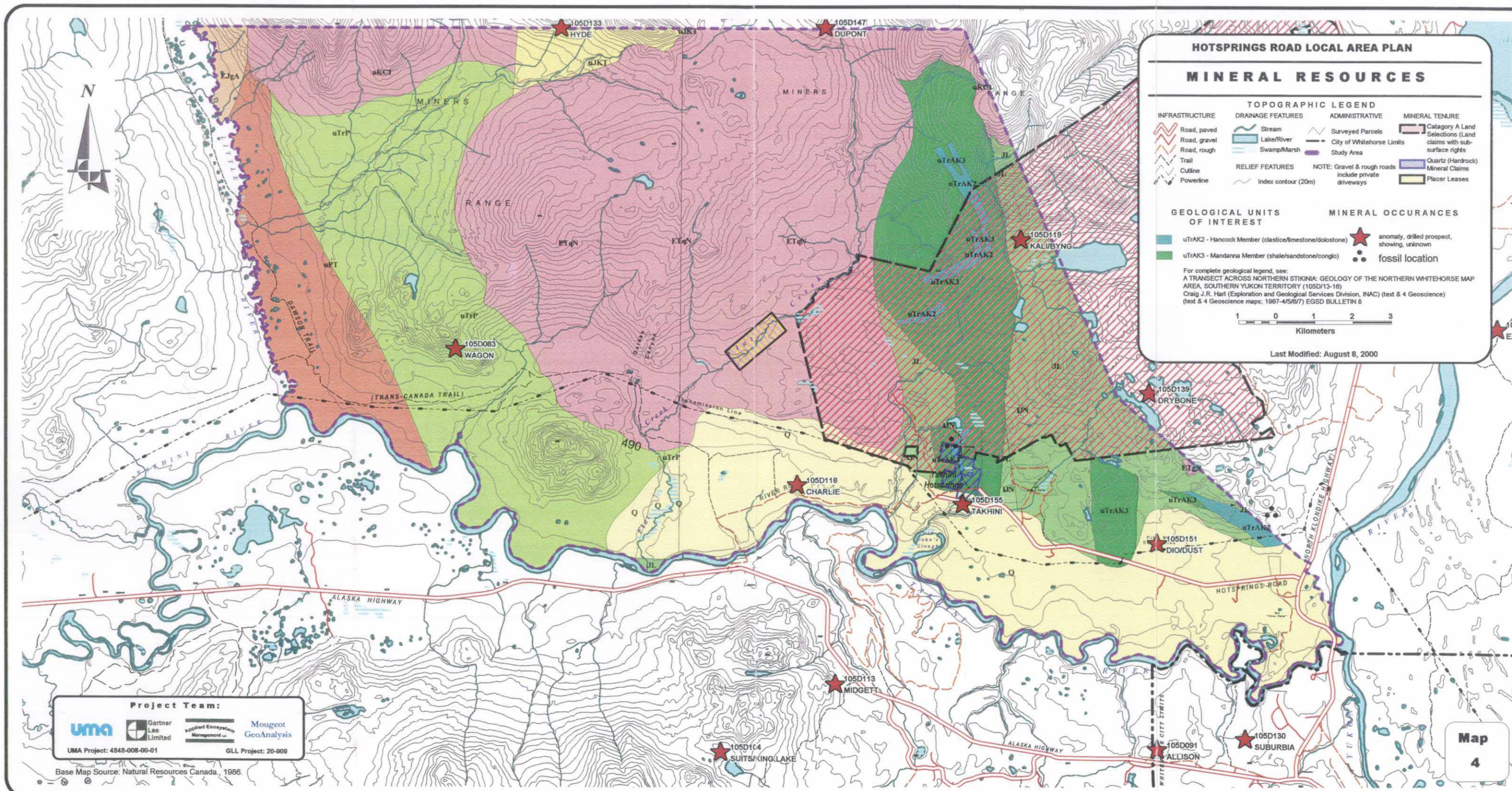
TOPOGRAPHIC LEGEND	
<b>INFRASTRUCTURE</b>	<b>ADMINISTRATIVE</b>
Road, paved	Surveyed Parcels
Road, gravel	City of Whitehorse Limits
Road, rough	Study Area
Trail	
Cutline	
Powerline	
<b>DRAINAGE FEATURES</b>	<b>RELIEF FEATURES</b>
Stream	Index contour (20m)
Lake/River	
Swamp/Marsh	
<b>MINERAL TENURE</b>	<b>NOTE:</b> Gravel & rough roads include private driveways
Category A Land Selections (Land claims with subsurface rights)	Quartz (Hardrock) Mineral Claims
	Placer Leases

GEOLOGICAL UNITS OF INTEREST		MINERAL OCCURRENCES	
uTrA2 - Hancock Member (clastic/limestone/dolostone)	★ anomaly, drilled prospect, showing, unknown	● fossil location	
uTrA3 - Mandanna Member (shale/sandstone/conglo)			

For complete geological legend, see:  
 A TRANSECT ACROSS NORTHERN STIKINA: GEOLOGY OF THE NORTHERN WHITEHORSE MAP AREA, SOUTHERN YUKON TERRITORY (105D/13-16)  
 Craig J.R. Hart (Exploration and Geological Services Division, INAC) (text & 4 Geoscience) (text & 4 Geoscience maps; 1997-4/5/6/7) EGSD BULLETIN 8



Last Modified: August 8, 2000



**Project Team:**

UMA Project: 4845-008-00-01		GLL Project: 20-909	

Base Map Source: Natural Resources Canada, 1986.

**Map 4**

## 5.0 ENVIRONMENTAL CHARACTERISTICS

The Hotsprings Road study area is situated within the Yukon Southern Lakes eco-region (which is located within the sub-arctic continental climatic zone). Eco-regions are characterized by similarities in vegetation, soils, climate and landforms. This chapter summarizes some of the environmental characteristics of the study area by considering wildlife characteristics, vegetation, and terrain.

### 5.1 WILDLIFE CORRIDORS

The Hotsprings Road study area is known for its wildlife diversity which includes elk, moose, bear and sheep, and a variety of aquatic and avian species. Prime sheep habitat is located above the 3000-foot elevation in the Pilot Mountain area. Sheep tend to be very vulnerable within their key habitat. Raptor nests are also considered as key habitat and sites are generally found in Pilot Mountain. Key elk habitat is mostly located along the Takhini River valley whereas moose habitat is particularly important in the Little River valley. With respect to waterfowl habitat, Old John's Slough and the Little River valley are important spring and fall staging areas.

Map 5 identifies important wildlife corridors within the Hotsprings Road study area by using a low, medium, and high value system. The value system is largely based on the presence of certain types of vegetation and watercourses. However, the ranking of wildlife values is a subjective and difficult process; species ecology, landscape position and connectivity, habitat attributes and human use patterns must all be considered. Areas of high wildlife value can be defined as areas that may be used during critical life stages (e.g. shorebird nesting sites or waterfowl staging areas), provide important seasonal foraging opportunities (e.g. herbaceous vegetation in the spring and berries in the fall), or form important travel corridors between developed areas. In general, riparian habitats, shallow water bodies, wetlands, shrub and grassy meadows, and mature, highly structured forests provide the highest wildlife values within the Hotsprings Road planning area. As Map 5 indicates, special emphasis should be given to the creation and maintenance of important wildlife corridors that have been identified. The legend for the code letters on Map 5 can be found on Map 6 (vegetation communities).

### 5.2 VEGETATION COMMUNITIES

A mix of coniferous and deciduous forest characterizes most of the study area, except for river corridors, which are made up of wetlands and spruce forest. There is exposed bedrock on Lookout Mountain and a significant portion of the Miners Range has very little vegetation. The settled area in the southeastern portion of the study area consists of pine and spruce forest, some mixed wood, and non-forested agricultural land.

As the inset on Map 6 indicates, the 1958 burn destroyed most of the vegetation in the Hotspings Road study area. Only some vegetation in the southeastern portion of the study area survived. As a result, most vegetation species are not more than 40 years of age.

*Overlooking IbeX Valley from the study area*



### **5.3 TERRAIN ANALYSIS**

The terrain of the Hotspings Road study area has a mixture of topography, soils, and geomorphic processes. Most of the area is mountainous except near the Takhini River and along Hotspings Road. There is also a variety of gulleys, small stream valleys and escarpments. This will all have a bearing on future development. Generally, land offering slopes of less than 30% is reasonably conducive to development, especially when larger parcels exist, and home sites can be accommodated within the local physical constraints.

The terrain of the study area consists of either morainial, glaciofluvial, or glaciolacustrine deposits. This is largely a product of the last ice age, which is estimated to have occurred between 35,000 to 10,000 years ago. As the ice melted, sediments were released by the glacier thus creating moraine deposits. Moraine deposits consist of till and particles ranging from clay to boulder size. Morainial material is largely found in the mountainous areas of Hotspings Road such as the Miners Range and Lookout Mountain. Glaciofluvial material on the other hand, is the result of water being released by the melting glaciers and this water carried a variety of sediments such as sand and gravel. Glaciofluvial material is scattered throughout the study area with a major deposit in the settled portion of Hotspings Road and another major deposit immediately east of Flat Creek and north of the transmission line. With respect to glaciolacustrine deposits, they are the result of coarse sediments, along with fine silts and sands being deposited from meltwaters into a glacier lake. The fine silt and sand, along with low clay content, are the main materials found in glaciolacustrine deposits.

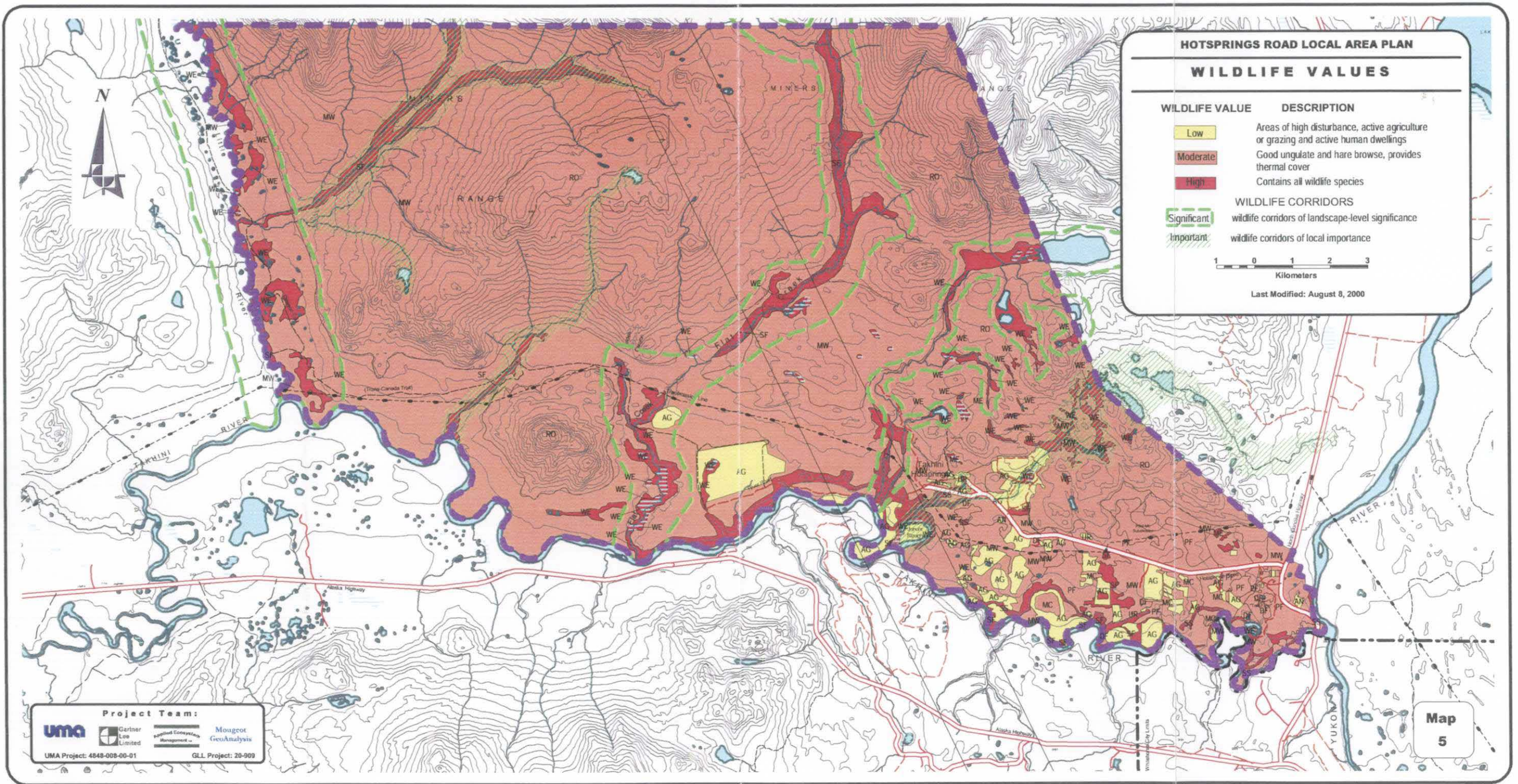
Glaciolacustrine deposits in the Hotsprings Road area can be found along the Takhini River and supply most of the agricultural land.

Map 7 provides some detailed information on the terrain of the study area. This information was based on air photo interpretation and ground truthing. It provides an estimate of material type and stratigraphy for the uppermost 5 metres of surficial material and deals with active geological processes when applicable.

*The Varied Terrain of Hotsprings Road*



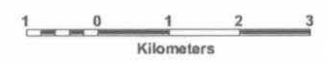




**HOTSPRINGS ROAD LOCAL AREA PLAN**

**WILDLIFE VALUES**

WILDLIFE VALUE	DESCRIPTION
Low	Areas of high disturbance, active agriculture or grazing and active human dwellings
Moderate	Good ungulate and hare browse, provides thermal cover
High	Contains all wildlife species
WILDLIFE CORRIDORS	
Significant	wildlife corridors of landscape-level significance
Important	wildlife corridors of local importance



Last Modified: August 8, 2000

**Project Team:**

UMA Project: 4848-009-00-01      GLL Project: 20-909

Map  
5

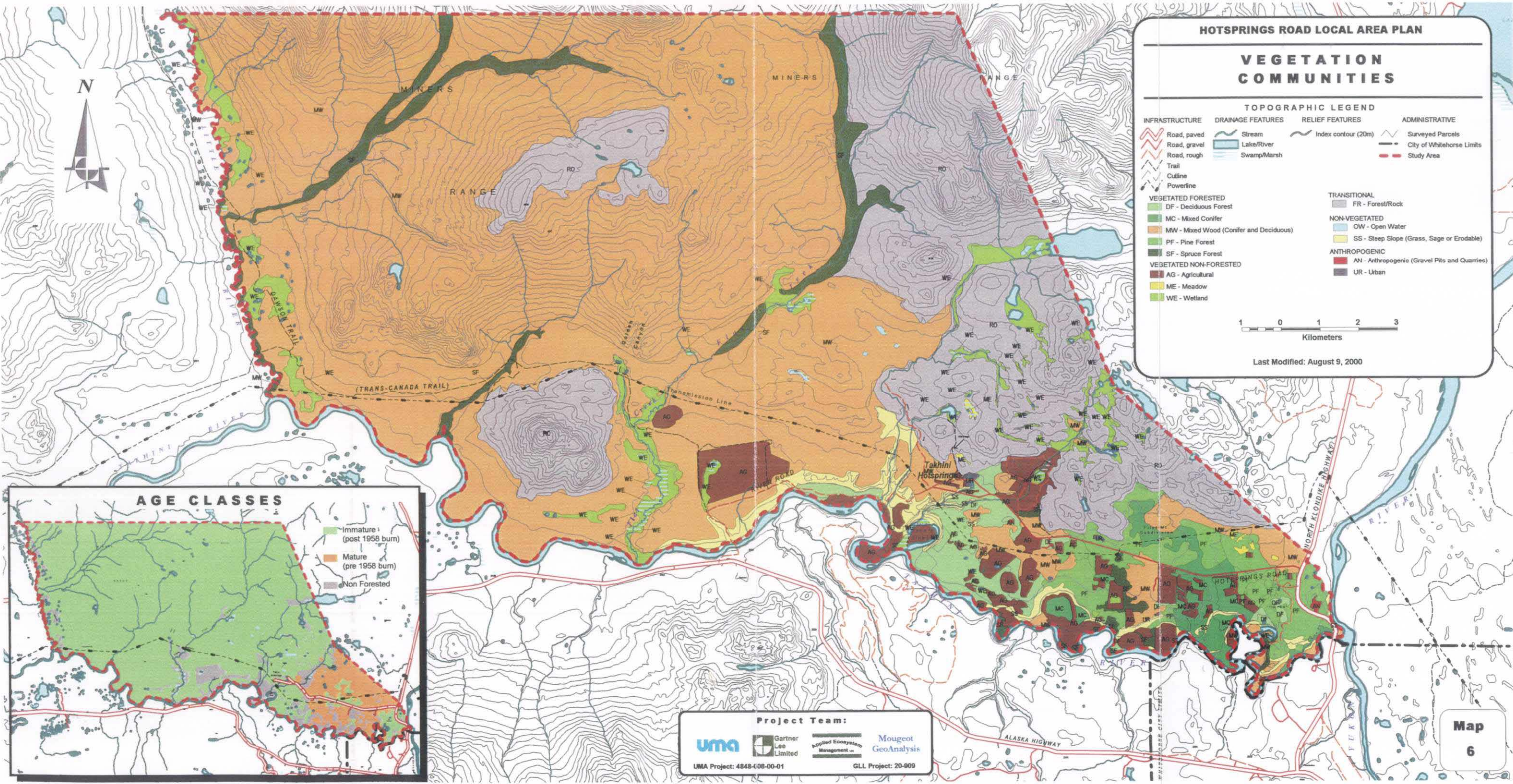
**HOTSPRINGS ROAD LOCAL AREA PLAN**

**VEGETATION COMMUNITIES**

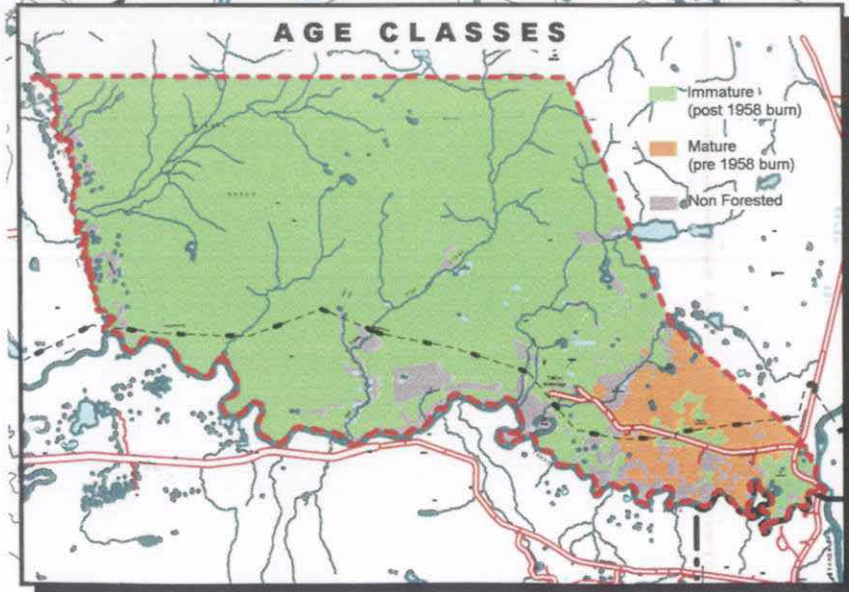
- | INFRASTRUCTURE                                                                                                                                                                                                                            | DRAINAGE FEATURES                                                                                    | RELIEF FEATURES                                                                                                                               | ADMINISTRATIVE                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li> Road, paved</li> <li> Road, gravel</li> <li> Road, rough</li> <li> Trail</li> <li> Cutoff</li> <li> Powerline</li> </ul>                                                                          | <ul style="list-style-type: none"> <li> Stream</li> <li> Lake/River</li> <li> Swamp/Marsh</li> </ul> | <ul style="list-style-type: none"> <li> Index contour (20m)</li> </ul>                                                                        | <ul style="list-style-type: none"> <li> Surveyed Parcels</li> <li> City of Whitehorse Limits</li> <li> Study Area</li> </ul> |
| <b>VEGETATED FORESTED</b> <ul style="list-style-type: none"> <li> DF - Deciduous Forest</li> <li> MC - Mixed Conifer</li> <li> MW - Mixed Wood (Conifer and Deciduous)</li> <li> PF - Pine Forest</li> <li> SF - Spruce Forest</li> </ul> |                                                                                                      | <b>TRANSITIONAL</b> <ul style="list-style-type: none"> <li> FR - Forest/Rock</li> </ul>                                                       |                                                                                                                              |
| <b>VEGETATED NON-FORESTED</b> <ul style="list-style-type: none"> <li> AG - Agricultural</li> <li> ME - Meadow</li> <li> WE - Wetland</li> </ul>                                                                                           |                                                                                                      | <b>NON-VEGETATED</b> <ul style="list-style-type: none"> <li> OW - Open Water</li> <li> SS - Steep Slope (Grass, Sage or Erodeable)</li> </ul> |                                                                                                                              |
|                                                                                                                                                                                                                                           |                                                                                                      | <b>ANTHROPOGENIC</b> <ul style="list-style-type: none"> <li> AN - Anthropogenic (Gravel Pits and Quarries)</li> <li> UR - Urban</li> </ul>    |                                                                                                                              |



Last Modified: August 9, 2000



**AGE CLASSES**



**Project Team:**

UMA Project: 4848-08-00-01			GLL Project: 20-909

# HOTSPRINGS ROAD LOCAL AREA PLAN

## TERRAIN MAP

**Surficial Material**

- C - Colluvium
- E - Eolian
- F - Fluvial
- FA - Fluvial, Active
- FG - Glacioluvial
- LG - Glaciolacustrine
- M - Morainal
- O - Organic (not shown)
- R - Bedrock
- U - Undifferentiated (steep slopes)

**Single Terrain Units:**

expression  
surficial material  
texture  
geomorphic process

e.g. gFtV 12 slope classes

Note: Two letters may be used to describe any characteristics other than surficial material, or letters may be omitted if information is lacking.

**Composite or Stratigraphic Units:**

Two or three groups of letters indicate that two or three kinds of terrain are present within a polygon.

e.g. "Mb.LGb"

indicates that "Mb" and "LGb" are of roughly equal extent.

e.g. "MvR"

means that "Mv" overlies "R".

**Terrain Texture**

- b - boulders
- g - gravel
- k - calcareous (soil maybe saline)
- m - mix of clay, silt & fine sand
- s - sand
- z - silt

**Surface Expression**

- a - moderate slope
- b - blanket
- f - fan(s)
- h - hummock(s)
- j - gentle slope
- k - moderate steep slope
- p - plain
- s - steep slope
- t - terrace(s)
- u - undulating
- v - veneer (0.1 to 1 m thick)
- w - discontinuous mantle (0 to 3 m thick)

**Geomorphic Process**

- F - slow mass movement
- H - kettled, pitted
- Mu - persistent bank erosion
- V - gully erosion
- U - inundation (flooding)
- Uh - high water table (1m)
- Uw - moderate water table (3m)
- X - permafrost
- Xt - thermokarst

**Slope Classes**

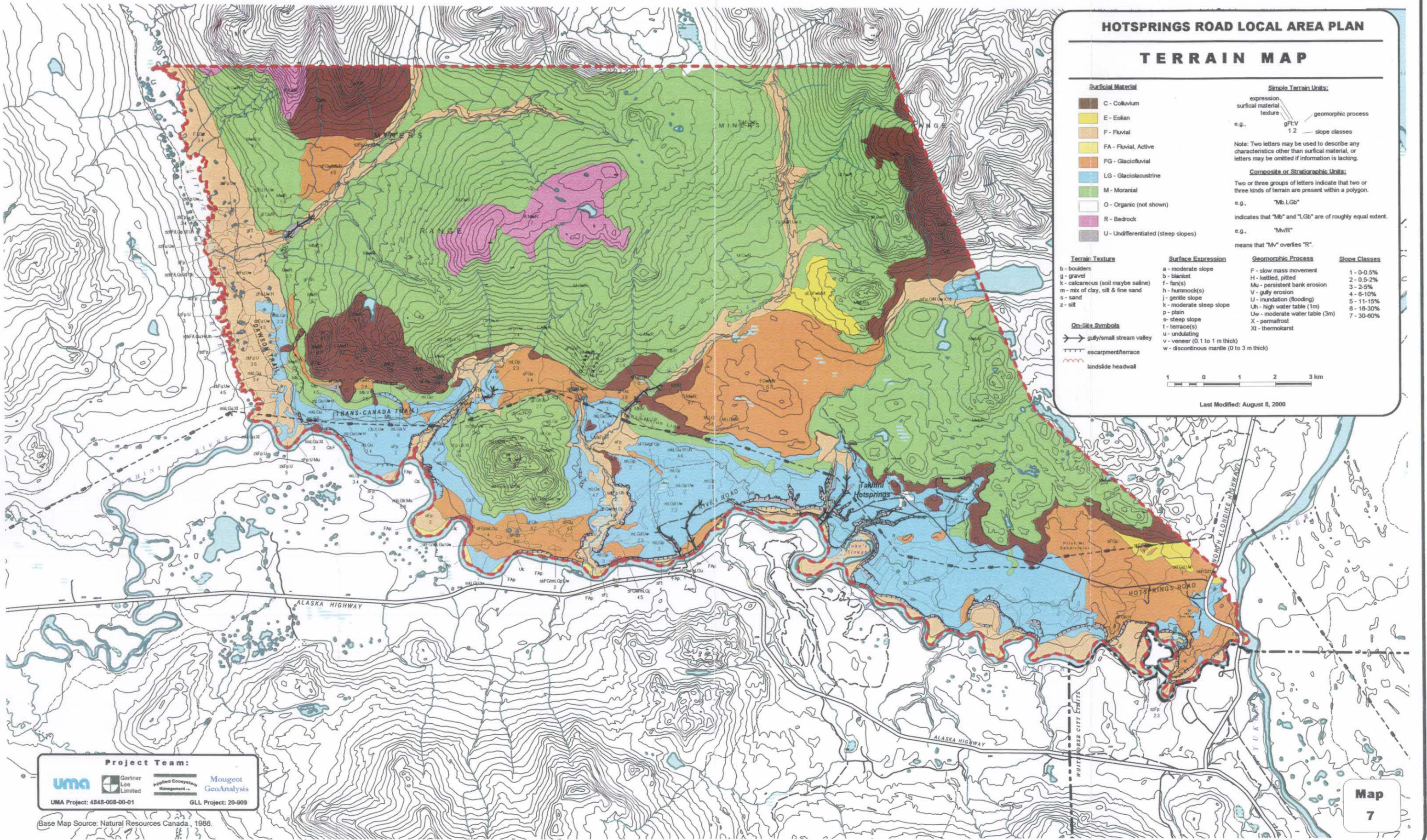
- 1 - 0-0.5%
- 2 - 0.5-2%
- 3 - 2-5%
- 4 - 6-10%
- 5 - 11-15%
- 6 - 16-30%
- 7 - 30-60%

**On-Site Symbols**

- gully/small stream valley
- escarpment/terrace
- landslide headwall

1 0 1 2 3 km

Last Modified: August 8, 2000



**Project Team:**

UMA  
Gartner Lee Limited  
Mougeot GeoAnalysis  
Applied Ecosystems Management

UMA Project: 4848-008-00-01  
GLL Project: 20-909

Base Map Source: Natural Resources Canada, 1986.

## **6.0 LAND CAPABILITY**

Overall capability for various land uses within the study area is primarily reflective of natural conditions. Land capability is reviewed principally for residential, commercial, and agricultural use since they are the prime activities. Areas near the Takhini River have good development potential whereas the remaining part of the study area has little development capability. This is largely due to the topography of the region.

### **6.1 AGRICULTURAL VIABILITY**

Soils are typically classified into seven categories, depending on their suitability for agriculture. Class 1 soils have no significant limitations in the use for crops whereas Class 7 soils have no capability for arable agriculture or natural grazing. Within the Hotsprings Road area, soils are either a Class 5, 6, or 7. Class 5 soils are generally moderately to poorly decomposed and have serious limitations for the use of sustained production of annual field crops. However, these soils may be used for the production of native or tame perennial forage or other specially adapted crops.

Map 8 (agriculture and aggregate potential) indicates the general location of Class 5 soils and divides Class 5 soils into two types. Class 5C (restricted to Class 5 only by the regional climate – C) is the soil class with the least restrictions for agriculture. Class 5CM soils (with a moisture holding restriction – M) are acceptable for perennial forages and, depending on availability of irrigation water, may be the best agriculture soils in the Whitehorse area. Most of the Class 5 soils in the study area are located either south of Hotsprings Road and/or the transmission line. Map 8 also indicates the general location of potential aggregate sources. A significant aggregate source is located north of Lookout Mountain and west of Flat Creek.

### **6.2 RESIDENTIAL/COMMERCIAL SUITABILITY**




A review of terrain and soils was conducted to determine the extent of land suitable for rural residential purposes. Terrain characteristics such as the presence of bedrock, soil composition, susceptibility to erosion, flooding potential, topography, depth of water table, and permafrost were evaluated. This resulted in four major classifications to development: no constraint, low constraint, moderate constraint, and high constraint. Map 9 and 10 indicate the development potential of the study area. The legend has two letters: the first letter describes the type of constraint or limitation specific to the map unit; the second letter assigns a rating relevant to residential/commercial/light industrial development. More than one pair of letters can be attached to one map unit.

Map units without a rating (green) are capable of supporting conventional development which could include country residential lots between 2 to 12 hectares. Community-oriented land uses such as a fire hall, community centre, or recreational activities can be planned by making allowances depending on the relevance of the terrain constraint. Low ratings (yellow) can support low-density residential development or low-density light industrial development, a lodge, restaurant, or day use sites if lots are large enough to compensate for terrain limitation such as slope. Medium rating (orange) areas are not desirable but could be developed with special design and at higher than normal cost. Such map units may be suitable for some recreational activities. High rating (red) areas, on the other hand, are often restrictive for recreational purposes as well as for any kind of development. However, it must be noted that although Map 9 and 10 indicate a high constraint for areas with a slope greater than 16%, some types of residential development can occur on slopes up to 30%. This is especially true for larger parcels where at least a portion of the site may be developable.

Most of the land within the Hotsprings Road study area is not developable due to topographic constraints. Additionally, most of the developable land is either privately owned or is interim protected. This leaves very few opportunities for future growth. The remaining areas that do have development potential act as important wildlife corridors or have high recreational value.

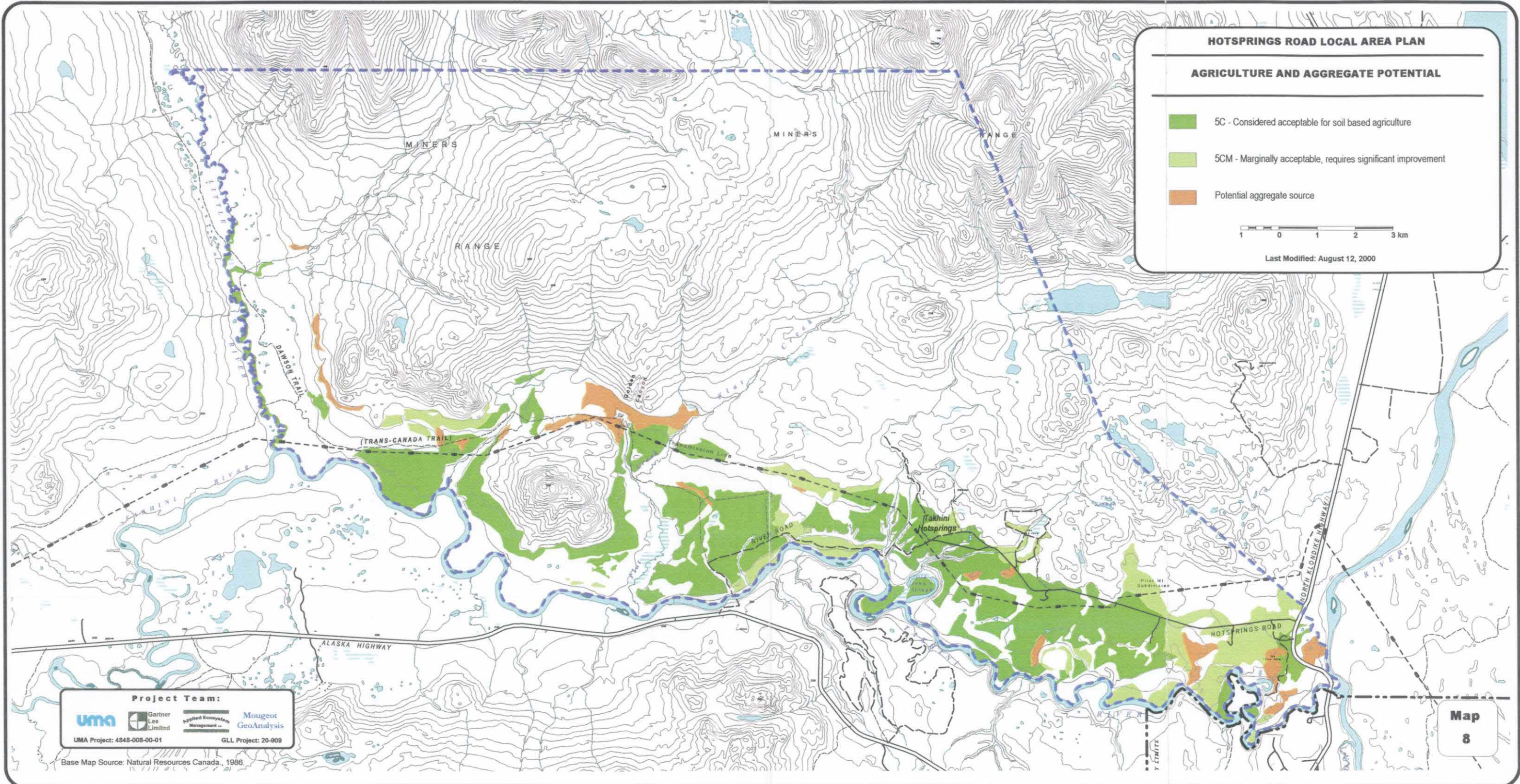
**HOTSPRINGS ROAD LOCAL AREA PLAN**

**AGRICULTURE AND AGGREGATE POTENTIAL**

-  5C - Considered acceptable for soil based agriculture
-  5CM - Marginally acceptable, requires significant improvement
-  Potential aggregate source



Last Modified: August 12, 2000



**Project Team:**

			
UMA Project: 4848-008-00-01			GLL Project: 20-909

Base Map Source: Natural Resources Canada, 1986.

**Map  
8**

**HOTSPRINGS ROAD LOCAL AREA PLAN**

**DEVELOPMENT POTENTIAL/  
CONSTRAINTS MAP**

Terrain Constraints

- No Constraints - area capable of supporting conventional development (at least 80% of polygon)
- L Low Constraints - Area capable of supporting low density residential or light industry. Lots may need to be larger to compensate for terrain limitations such as slope.
- M Moderate Constraints - Not desirable for development, but can be developed with special design considerations and higher costs.
- H High Constraints - Areas often restrictive for recreational as well as development purposes.

Note: Multiple constraints may be present in one polygon. Polygon colour code based on highest constraint level.

**R - Bedrock**

RM - Bedrock approx. 1 to 3 from surface  
RH - Rock outcrops dominate area

**C - Soil Composition**

CL - Soils may have high silt or clay content  
CH - Organic soils. Sensitive soils, poor drainage

**On-Site Symbols**

→ gully/stream valley  
escarpment/terrace  
landslide headwall

**E - Erosion**

EL - Surface susceptible to wind erosion  
EM - Moderate slope erosion present  
EH - Severe slope erosion or mass movements

**F - Flooding**

FH - Seasonal flooding is expected

**T - Topography**

TL - Slopes 6% to 10%  
TM - Slopes 11% to 15%  
TH - Slopes >15%

**W - Water Table**

WM - Water table within 1m  
WH - Very high water table (wetland)  
WS - Small stream

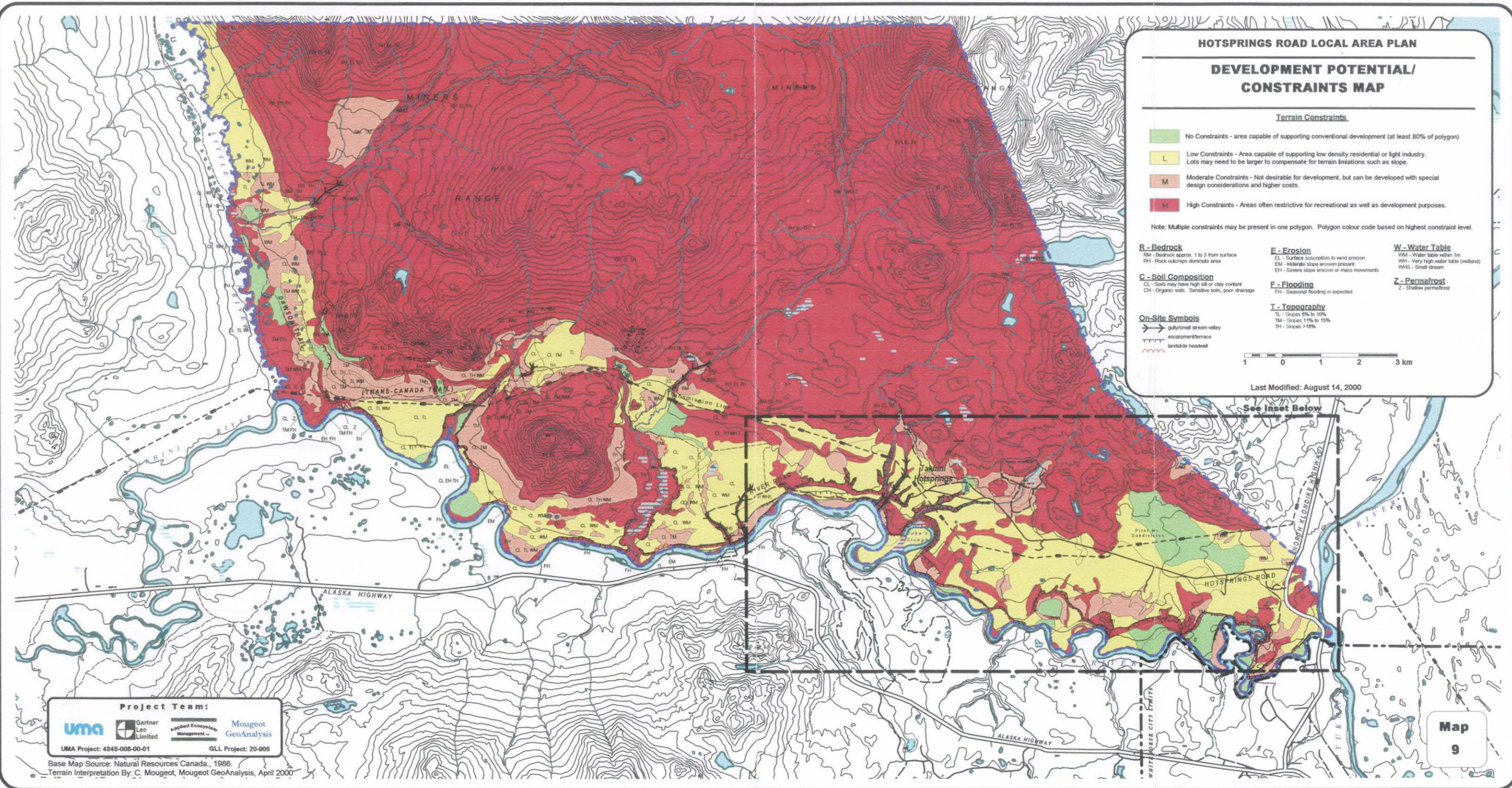
**Z - Permafrost**

Z - Shallow permafrost



Last Modified: August 14, 2000

See Inset Below



**Project Team:**

UMA Gartner Lee Limited Applied Ecosystems Management Mougeot GeoAnalysis

UMA Project: 4848-008-00-01 GLL Project: 20-909

Base Map Source: Natural Resources Canada, 1986.  
Terrain Interpretation By: C. Mougeot, Mougeot GeoAnalysis, April 2000

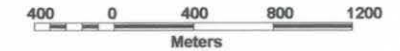
**HOTSPRINGS ROAD LOCAL AREA PLAN**

**DEVELOPMENT POTENTIAL/CONSTRAINTS MAP - INSET**

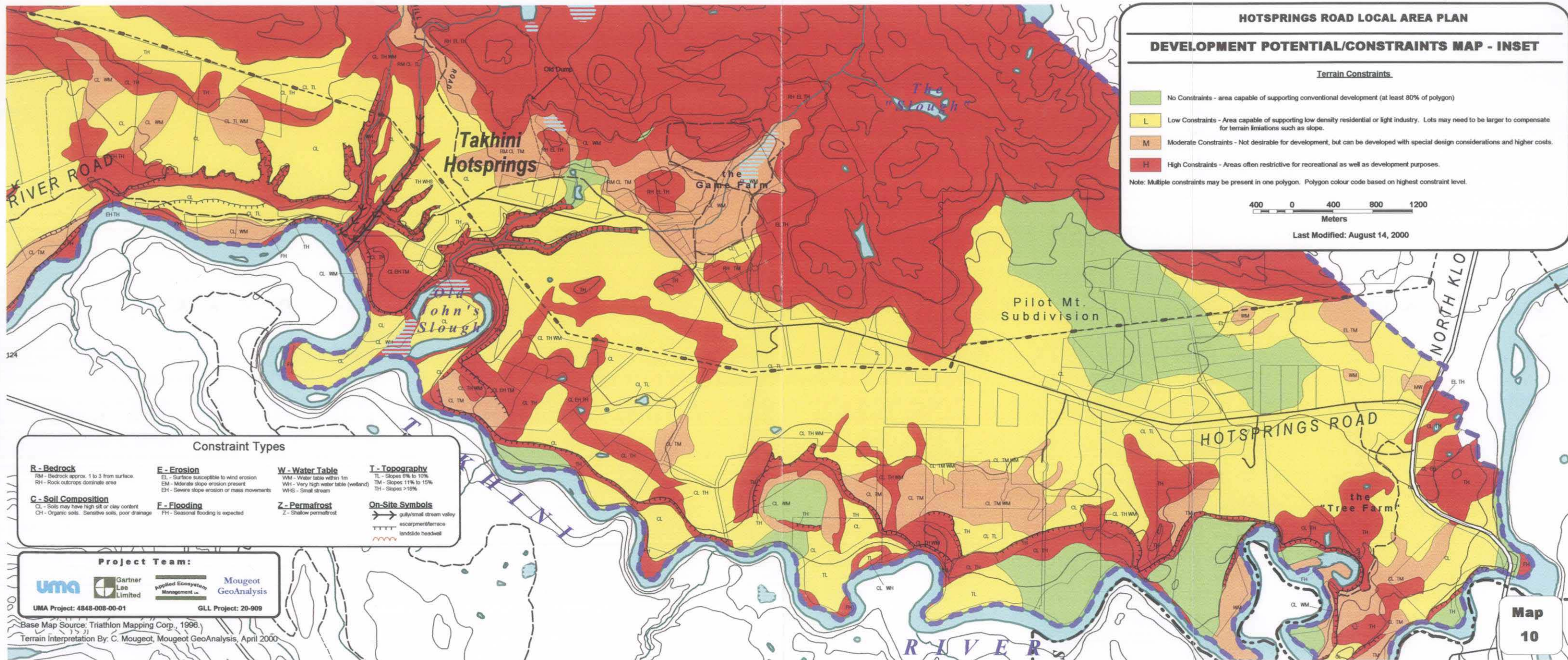
Terrain Constraints

- No Constraints - area capable of supporting conventional development (at least 80% of polygon)
- L Low Constraints - Area capable of supporting low density residential or light industry. Lots may need to be larger to compensate for terrain limitations such as slope.
- M Moderate Constraints - Not desirable for development, but can be developed with special design considerations and higher costs.
- H High Constraints - Areas often restrictive for recreational as well as development purposes.

Note: Multiple constraints may be present in one polygon. Polygon colour code based on highest constraint level.



Last Modified: August 14, 2000



**Constraint Types**

- |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                  |                                                                                                                                                                                      |                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>R - Bedrock</b><br/>RM - Bedrock approx. 1 to 3 from surface.<br/>RH - Rock outcrops dominate area</p> <p><b>C - Soil Composition</b><br/>CL - Soils may have high silt or clay content<br/>CH - Organic soils. Sensitive soils, poor drainage</p> | <p><b>E - Erosion</b><br/>EL - Surface susceptible to wind erosion<br/>EM - Moderate slope erosion present<br/>EH - Severe slope erosion or mass movements</p> <p><b>F - Flooding</b><br/>FH - Seasonal flooding is expected</p> | <p><b>W - Water Table</b><br/>WM - Water table within 1m<br/>WH - Very high water table (wetland)<br/>WHS - Small stream</p> <p><b>Z - Permafrost</b><br/>Z - Shallow permafrost</p> | <p><b>T - Topography</b><br/>TL - Slopes 6% to 10%<br/>TM - Slopes 11% to 15%<br/>TH - Slopes &gt;15%</p> <p><b>On-Site Symbols</b><br/>→ gully/small stream valley<br/>escarpment/terrace<br/>landslide headwall</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Project Team:**



UMA Project: 4848-008-00-01      GLL Project: 20-909  
Base Map Source: Triathlon Mapping Corp., 1996.  
Terrain Interpretation By: C. Mougeot, Mougeot GeoAnalysis, April 2000

## 7.0 COMMUNITY ISSUES

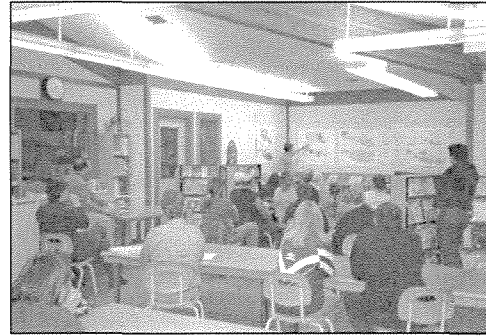
To guide the preparation of the Plan, frequent meetings with the Steering Committee were held in order to determine planning issues and concerns. Furthermore, open houses were held at Hidden Valley Elementary School immediately south of the Hotsprings Road study area and at the new Hootalinqua Fire Hall. These meetings were supplemented with some informal discussions with several residents of the community. The public consultation process included:

- A public meeting and open house held on May 2, 2000 in order to introduce the project and planning process and to review some preliminary maps and information. About 25 people were in attendance.
- A second public meeting and open house was held on June 6, 2000, which was attended by about 15 people. The purpose of this open house was to review all background maps and to encourage residents to participate in the bio-regional mapping exercise.
- A third public meeting and open house was held on November 6, 2000 in order to review the first draft of the Local Area Plan. Approximately 60 people were in attendance.
- A comment sheet was circulated at each of the open houses to allow residents to voice their concerns and identify issues that are important to them and the community.
- A questionnaire was circulated to all residents in order to obtain further comment on the first draft of the Local Area Plan. Approximately 136 questionnaires were mailed out in December 2000 and 86 were returned.
- A Community Workshop was held on February 26, 2001 at the Hootalinqua Fire Hall which was attended by about 60 people. The purpose of the workshop was to obtain further comment on the first draft of the Local Area Plan. Three work stations were set-up which focused on residential development, economic development, and the preservation of natural areas.
- A fourth public meeting and open house was held on May 29, 2001, which was attended by about 25 people, in order to review the second draft of the Local Area Plan.
- A fifth public meeting and open house was held on November 6, 2001, which was attended by about 35 people, in order to review the third and final draft of the Local Area Plan.
- Throughout the planning process, a total of five newsletters were distributed informing residents on the latest information on the Plan, and the planning process.

*Community Workshop*



*Public Meeting*



Several issues were identified during the initial stages of the planning process. Some of the more frequently mentioned issues and concerns include:

- preserve wildlife corridors
- preserve natural areas as much as possible
- protect natural waterbodies
- plan for fire protection
- protect existing recreational trails
- prepare a recreation trail plan
- provide public access to the Takhini River
- need a locally designated community park
- need a balance of conservation and development
- do not develop Pilot Mountain 2
- properly manage the re-subdivision of existing residential lots
- concerned about the impact of Takhini Hot Springs expansion
- concerned about the safety of Hotsprings Road for non-vehicular traffic
- uncertain about First Nations land claims
- need more public participation on anything that will affect the community

A summary of public comments from the various consultative meetings have been compiled in the report “Hotsprings Road Local Area Plan: Summary of Public Consultation” which was released in March 2001.

## **SECTION B**

# **LAND, WATER AND RESOURCE MANAGEMENT**

Section B of the Local Area Plan considers a series of comprehensive policies by identifying appropriate land uses and implementation measures. This Section has three main chapters. The first chapter includes a Vision Statement that was developed by the local Steering Committee. The second chapter breaks down the Vision Statement into a series of guiding principles and related policies that reflects the wishes of the community. The third chapter of Section B briefly considers the implementation of these policies.



## 8.0 VISION STATEMENT

The concerns of the community tend to define a Local Area Plan. A land use plan typically focuses on the physical environment, provides a planning viewpoint and ultimately structures a policy instrument. A common vision was created for the study area as a starting point for the Hotsprings Road planning exercise. It reflects the desires of the Steering Committee and synthesizes various comments and ideas from local residents. The Vision Statement is intended to provide an overall guiding framework for the Local Area Plan.

### HOTSPRINGS ROAD LOCAL AREA PLAN VISION STATEMENT

The goal of our land use plan is to create a document that represents the vision Hotsprings Road residents have for the future. We wish to maintain the rural flavour of the life we cherish. This includes a good quantity and quality of public, open, and undeveloped land, with access to trails for recreation and to the river. A high value must be placed on wildlife habitat, community resources (natural and constructed) and community participation in future development. Complementary land uses with those First Nations in adjacent jurisdictions will be encouraged through consultation and participation in respective processes.

The Vision Statement is a statement about the future physical environment of the Hotsprings Road area. Expanding on the statement are seven guiding principles that are the result of issues and concerns brought forth by the residents of the community. Each guiding principle has a set of related policies that will help to achieve the overall vision of the community.

The guiding principles are:

- Principle No. 1: Preserve and Protect the Natural Environment and Ecology**
- Principle No. 2: Maintain and Enhance Recreational Corridors and Public Open Space**
- Principle No. 3: Support the Agricultural Community as a Way of Life and as an Economic Activity**
- Principle No. 4: Support Residential Growth that Respects the Area's Rural and Wilderness Character**
- Principle No. 5: Encourage Economic Diversity Through Compatible Commercial Growth**
- Principle No. 6: Ensure the Efficient Use of Transportation and Infrastructure**
- Principle No. 7: Maintain and Enhance Relations with Local First Nations**

Land use designations and their related policies emanate from the guiding principles but they also reflect the vision of the community. Land use within the Hotsprings Road study area has been broken down into several land use categories. They include:

- 1. Environmental Open Space**
- 2. Agriculture / Grazing**
- 3. Rural Residential – Single Family**
- 4. Rural Residential – Multi-Family**
- 5. Rural Residential – Mixed Use**
- 6. Commercial – Retail**
- 7. Commercial – Recreation**
- 8. Commercial – Mixed Use/Tourist Accommodation**
- 9. Industrial – Limited**

The next chapter describes each of the guiding principles and their associated land use designations.

## 9.0 LAND MANAGEMENT POLICIES

This chapter is designed to provide the policies for managing future land use in Hotsprings Road. 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 policy statements have been printed in this **bold type** face.

### 9.1 THE NATURAL ENVIRONMENT

#### Principle No. 1:

#### *Preserve and Protect the Natural Environment and Ecology*

Proper management of the natural environment in the Hotsprings Road area received a strong consensus among local residents. This included protecting waterbodies and properly managing natural resources such as tree cutting, wildlife habitat, mineral extraction, and groundwater reserves. Some residents also expressed the need to integrate resource use; that is, to manage recreation, wildlife habitat and woodcutting together, and not to plan these activities in isolation.

The protection of wildlife corridors and ecologically sensitive areas is important to the community. Shoreline protection along the study area's lakes and streams is integral for wildlife habitat. The Takhini River, in particular, is considered to be a significant environmental corridor that deserves special consideration. A particular concern raised by residents is the maintenance of wildlife corridors across developed and cleared areas. This would involve reducing man made barriers such as fencing, roadways, and power lines. Some residents felt that provisions should be made to ensure wildlife is able to move through developed areas. This issue links with the need for homeowners to manage garbage and animal feed in order to prevent attracting wildlife to dwellings.

Another significant issue is the threat of forest fires. The settled portions of Hotsprings Road are in a high-risk fire area. Historically, the 1958 Takhini wildfire burned most of this area of the lower Takhini River valley and new mixed wood forests have replaced those burned. These areas are again becoming susceptible to fire. The 30-metre wide transmission line provides a significant fuel discontinuity, as do cleared agricultural lots. However, the most effective fire risk reduction strategy is for property owners to ensure their homes and other structures have defensible space to FireSmart standards.

The principal land use designation to protect the natural environment and ecology is the *Environmental Open Space* land use designation. The *Environmental Open Space* designation in Schedule A and B identifies areas which have limited access, are environmentally sensitive, or are subject to geological hazards.

In order to preserve and protect the natural environment and ecology, the following policies shall apply:

*Protect wildlife corridors from incompatible land uses*

**Policy 1.1:** Areas identified in conservation studies by the Department of Renewable Resources as having high capability for wildlife habitat should be protected from encroachment by other uses including new residential settlement, agriculture, woodcutting and mining activity.

**Policy 1.2:** Areas identified in Map 5 as a wildlife corridor of landscaped-level significance or of local importance should be monitored when land uses such as residential settlement, agriculture and woodcutting activities are planned. Local residents should provide input into processes as needed to ensure extra caution is used in these areas identified as having a high capability for wildlife habitat.

**Policy 1.3:** Encouragement is given to locating suitable wildlife viewing areas at strategic locations in the study area, with emphasis on wildlife study and interpretation. Any interpretive signs should not interfere with sensitive natural areas.

**Policy 1.4:** Where wetland interpretive areas are considered, viewing areas should be constructed on viewing platforms to minimize human impact on wetland habitat and wildlife.

*Protect shorelines through a 30-metre construction-free zone*

**Policy 1.5:** A construction-free shoreline zone of at least 30 metres should be maintained for all year-round rivers, streams, lakes, and wetlands, except for access and viewing trails. These areas should be retained in a natural condition in order to protect valuable wildlife habitat and natural conditions.

**Policy 1.6:** Where the riverbank is comprised of steep banks, the 30-metre setback should be applied from the top of bank.

**Policy 1.7:** Any already established home sites, agricultural uses, and other previously approved uses in this construction-free shoreline zone may continue.

**Policy 1.8:** Access to the Takhini River, or lakes and tributaries for irrigation purposes, should be reviewed with Water Resources Canada and the Agriculture Branch of the Yukon Government. This should be done to clearly identify problems of water levels and water quality.

*Properly manage  
woodcutting*

**Policy 1.9:** Where woodcutting occurs, every effort should be made to reduce the impact of harvesting by use of appropriate equipment for hauling and by discouraging harvesting in sensitive wildlife habitats.

**Policy 1.10:** Management plans should specify measures to protect established vegetation (seedlings, juveniles, and mature trees), soil structures, wildlife habitats, and other resource uses. Fuel woodcutting should support forest fire fuel reduction strategies.

*Protect existing natural  
areas and developed  
areas from forest fires*

**Policy 1.11:** All homes and other structures and facilities, including campgrounds, should have adequate buffering from the adjacent forest and meet defensible space FireSmart Standards. Responsibility for site-specific implementation of FireSmart principles to individual lots should be the responsibility of the landowner.

**Policy 1.12:** A local community-based fire organization, such as the Hootalinqua Fire Protection Society, should be encouraged to initiate specific fire risk identification in the area and planning for risk mitigation.

**Policy 1.13:** Excessive underbrush and ample fuels can pose a serious fire hazard. 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 and Federal authorities should be used to maintain awareness of fire hazards and, where feasible, aid local residents in clearing areas of fuels.

POLICIES SPECIFIC TO THE *ENVIRONMENTAL OPEN SPACE* DESIGNATION INCLUDE:

- Policy 1.14:** In accordance with Schedule A and B, natural areas, where any form of development is limited, should be designated as *Environmental Open Space*. The purpose of this designation is to protect public open space and preserve areas of environmental and/or recreational significance from incompatible development.
- Policy 1.15:** Land within the *Environmental Open Space* designation should be kept primarily in its natural state, except where modifications are necessary to facilitate recreational trails, interpretive viewing areas, and public utility corridors.
- Policy 1.16:** The subdivision of land within the *Environmental Open Space* designation should not be permitted, except for public utilities, public utility corridors and as otherwise noted on Schedule A and B.
- Policy 1.17:** Permitted uses within an *Environmental Open Space* designation include recreational trails, domestic woodcutting and public utility corridors. Any already established home sites, agricultural uses, and other previously approved uses in the *Environmental Open Space* designation may continue.
- Policy 1.18:** Where it is deemed necessary, discretionary uses such as playgrounds, sport fields, and/or a community park may be permitted in an *Environmental Open Space* designation after a public consultative process. This is only applicable for lands located east of Takhini Hot Springs and Old John's Slough.

## 9.2 OUTDOOR RECREATION AND OPEN SPACE

### Principle No. 2:

#### *Maintain and Enhance Recreational Corridors and Public Open Space*

It became evident in the bio-regional mapping exercise that trails are highly valued by local residents and visitors. Some of the more prominent trails, based on this mapping, are indicated in Schedule A and B. In addition to ensuring safe trail use, the protection of well-used trails is essential. Many residents noted that trails should be designated for specific uses. Motorized (i.e. snowmobiles, ATVs) and non-motorized (i.e. walking,

biking, skiing) trails should be separated. In addition, the need for a trail map and the installation of proper signage for wildlife interpretation and directions is highly desirable.

Another significant recreational issue that was brought forward is the lack of public access points along the Takhini River. Access is difficult due to the layout of agricultural parcels and the lack of any right-of-ways or road allowances. Also, there are several steep escarpments that further inhibit access. The provision of access to the Takhini River must take into account adjacent landowners who are largely agricultural producers.

The principal land use designation to maintain and enhance recreational corridors and public open space is the *Environmental Open Space* land use designation as described in Policies 1.14 to 1.18 in Section 9.1.

In order to maintain and enhance recreational corridors and public open space, the following policies shall apply:

**Policy 2.1:** Most trails in Schedule A and B are illustrated schematically and are confined to major trails or major trail areas only. Proposed trails will require more detailed planning and should be developed in recognition of land use, topographic, and soil constraints.

*Ensure that existing trails are protected from any new development*

**Policy 2.2:** Every effort is to be made 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.

**Policy 2.3:** The location of future trails should 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 the creation of new lots, or through the issuance of leases.

**Policy 2.4:** New lots created within the study area should accommodate existing trails and make allowances for new trails. Modifications to established trails may be necessary depending on the terrain, road alignments, and access requirements to new and existing subdivisions.

*Consider a Master Trail Plan to guide future trails*

**Policy 2.5:** With considerable public interest in locating, developing, and maintaining recreational trails, it is proposed that consideration be given to preparation of a Master Trail Plan as a means of guiding future trail planning. Such a plan should be developed by the community.

**Policy 2.6:** Where feasible, consideration should be given to separate trails for motorized recreation and for non-motorized recreation, especially along Hotsprings Road.

**Policy 2.7:** All terrain vehicle use should be discouraged in areas with high wildlife values and a significant level of environmental sensitivity.

*Ensure public access to the Takhini River*

**Policy 2.8:** Every effort should be made to ensure access to the Takhini River is not blocked. Public right-of-ways should be used to provide trail access to the Takhini River, subject to consultation with adjacent landowners.

**Policy 2.9:** Public trail access from Hotsprings Road to the Takhini River should be encouraged through the Tree Farm, subject to discussions with the Federal Department of Indian and Northern Affairs, Forest Resources, and the Agricultural Branch of the Yukon Government. Also, public trail access should be encouraged and protected along the Trans-Canada Trail to the Takhini River near the historic Takhini River crossing (adjacent to lot 1350).

**Policy 2.10:** Where land is returned to the public domain through public land dedication or is available for public purchase at a reasonable cost, consideration should be given to protecting appropriate lands for wildlife and recreation corridors and for access to the Takhini River.

### 9.3 AGRICULTURAL DEVELOPMENT

#### Principle No. 3:

*Support the Agricultural Community as a Way of Life and as an Economic Activity*

Agriculture is an integral part of the Hotsprings Road community as the area has been largely shaped by agricultural activity over the past 30 years. It is desired by the Yukon Government and the residents to maintain the economic viability of the agricultural

industry. However, there is some concern about designated agricultural land that is not being used for its intended purpose.

Most of the parcels between Hotsprings Road and the Takhini River are titled or have an agreement-for-sale. The only significant extension of agricultural land has been provided east of Lot 1351 and south of Lookout Mountain. 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 an economic constraint on agricultural use.

The principal land use designation to support the agricultural community is the *Agriculture/Grazing* land use designation. The *Agriculture/Grazing* designation in Schedule A and B indicates areas that have Class 5 soils or better and includes land that has already been disposed of for agricultural purposes.

In order to support the agricultural community as a way of life and as an economic activity, the following policies shall apply:

*Ensure that agricultural land is used as an economic generator*

**Policy 3.1: Any applications made for non-soil based agricultural activities should be carefully considered in terms of economic and market viability and should be discouraged as a means of obtaining a site for residential settlement.**

*Try to eliminate the blockage of important wildlife corridors*

**Policy 3.2: Several blocks of agricultural land are situated within areas of important wildlife habitat. Owners and land applicants are encouraged to 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. This is particularly important for wildlife access to the Takhini River.**

**Policy 3.3: When grazing leases are reviewed, consideration should be given to the impact of leases on wildlife and recreation in the area.**

POLICIES SPECIFIC TO THE *AGRICULTURE/GRAZING* DESIGNATION INCLUDE:

- Policy 3.4:** In accordance with Schedule A and B, agricultural and grazing activities are encouraged within lands designated as *Agriculture/Grazing*. The purpose of this designation is to accommodate the development of agricultural land uses and to permit a broad range of complementary activities.
- Policy 3.5:** New agricultural parcels and grazing leases outside of the *Agriculture/Grazing* designation should not be encouraged.
- Policy 3.6:** Properties designated as *Agriculture/Grazing* may be used for soil and non-soil based agriculture. A maximum of 2 residential units per lot may be permitted on agricultural parcels only.
- Policy 3.7:** Long term agricultural development should take into account First Nation land claim settlements and land use proposals.

## 9.4 RESIDENTIAL DEVELOPMENT

### Principle No. 4:

#### *Support Residential Growth that Respects the Area's Rural and Wilderness Character*

Residents in the Hotsprings Road area have deliberated at length about the future of their community and to what extent new development might be accommodated. The limits of information on the potential and demand for rural residential housing on a regional basis were also noted as a concern. There generally was a level of acceptance to consider some future residential potential, with opinions varying as to how this might be accomplished. Ideas include permitting some re-subdivision of already established parcels, and the subdivision of areas deemed to have some development potential. The Hotsprings Road Steering Committee, established to assist the consultant team, also debated this subject over a series of meetings. The outcome of all this discussion led to an acceptance of a limited amount of re-subdivision of titled parcels within established areas, with consideration given to long-term use over some new areas.

During the various debates, consideration was also given to controlling the rate of development. However, as this would all apply to private land, any mechanism to control the rate of subdivision would be difficult to enforce and would also be of questionable legal validity. It could in fact contribute to pressure for even greater growth as parcel owners might all want to be “first” to subdivide since the rate of development (presumably through some form of approval process) would be controlled. It was thus deemed to be more effective to establish minimum parcel size categories, which will

reflect locational criteria (e.g. established rural residential areas; area character including proximity to sensitive areas) and issues related to current and potential road access.

The plan recognizes that over the long term, some consideration may need to be given to potential new areas for residential settlement. The nature of the area, current development patterns, access, and wildlife preservation severely limits the potential for such use. Additionally current residents place considerable importance on the role of such areas for recreation and wildlife values. Two areas have been noted for some long term potential: one area is situated west of the North Klondike Highway, whereas the other area, which is locally known as Pilot Mountain 2, is west of the current Pilot Mountain subdivision. After extensive debate, it was agreed the area deemed to have the most suitability and least impact is the area west of the North Klondike Highway, consisting of about 110 hectares. Pilot Mountain 2, on the other hand, is not proposed for development at this time. Although the Yukon Government has an interest in developing Pilot Mountain 2 for residential purposes, many local residents would like this area to be preserved for open space and trail use. As a compromise, the area west of the Slough Trail may be considered in the long term, perhaps to be reconsidered at the next review of the Hotsprings Road Local Area Plan. Additional information such as a demand assessment, wildlife impact studies, and First Nation plans for settlement lands will have to be taken into account. This residential reserve is noted on Schedule A and B.

The Plan recognizes that Takhini Hot Springs Ltd. wish to increase their capacity for residential development as part of their business planning, which is in progress at the time of Plan preparation. They wish to concentrate their residential development at a higher density than other rural residential designations to conserve commercial lands, preserve the trails and wilderness character of the area and allow for innovative, energy and cost efficient designs in keeping with their commercial redevelopment planning. They are planning to phase residential development in over a 10 to 20 year period.

The three principal land use designations that support residential growth is the *Rural Residential – Single Family* designation, the *Rural Residential – Multi-Family* designation, and the *Rural Residential – Mixed Use* designation. These *Rural Residential* designations in Schedule A and B indicate areas that are presently being used for residential purposes and land that is largely suitable for new residential development.

In order to support residential growth that respect's the area's rural and wilderness character, the following policies shall apply:

*Residential development shall be encouraged to locate east of the Takhini Hot Springs*

**Policy 4.1: Future residential development should not occur west of the Takhini Hot Springs due to the lack of infrastructure such as roads and electricity. New residential areas should be located adjacent or near Hotsprings Road or River Road.**

**Policy 4.2:** Individual, single lot applications for residential development, which do not comprise part of a *Rural Residential* designated area should not be supported.

**Policy 4.3:** New areas for residential use should be subject to a public review and completion of a pre-plan, giving consideration to:

*Land that is designated for residential development is subject to a pre-plan and public review*

- a. local roads and road continuity;
- b. the potential for utilities, including power and line telephone service;
- c. wildlife values and green corridors, including trail links for recreation purposes;
- d. privacy between residences, through inclusion of natural buffers;
- e. lot sizes, including consideration of a variety of parcel sizes to accommodate different lifestyle and economic needs.

**Policy 4.4:** Long term residential land use should be given further consideration in the next review of the Plan which at that time should take into account re-subdivision that has occurred over intervening years as well as First Nation land claim settlements and land use proposals.

POLICIES SPECIFIC TO THE *RURAL RESIDENTIAL – SINGLE FAMILY* DESIGNATION INCLUDE:

**Policy 4.5:** In accordance with Schedule A and B, residential settlement should be confined mainly to lands designated as *Rural Residential – Single Family*. The purpose of this designation is to accommodate single-family residences and accessory uses in a rural environment.

**Policy 4.6:** Where appropriately zoned in the local Development Area Regulations, public uses such as a community centre, religious building, and/or school may be permitted in a *Rural Residential – Single Family* designation.

- Policy 4.7:** Property that is designated as *Rural Residential – Single Family* and is adjacent to Hotsprings Road should have a green space buffer zone along the highway. The depth of the buffer zone may be established through local Development Area Regulations.
- Policy 4.8:** Home based businesses within a *Rural Residential – Single Family* designation should not detract from the rural residential nature of the property, not create undue noise or be unsightly, and not include signage, other than the name of the business or service offered.
- Policy 4.9:** The minimum lot size for surveyed parcels in a *Rural Residential – Single Family* designation should be 3 hectares.
- Policy 4.10:** Properties designated as *Rural Residential – Single Family* may be used for a home site, secondary suite, a home based business, and/or soil and non-soil based agricultural use.
- Policy 4.11:** A second residence may be permitted in a *Rural Residential – Single Family* designation on lots that are 6 hectares or greater.

POLICIES SPECIFIC TO THE RURAL RESIDENTIAL – MULTI-FAMILY DESIGNATION INCLUDE:

- Policy 4.12:** In accordance with Schedule A and B, multi-family residential settlement should be confined mainly to lands designated as *Rural Residential – Multi-Family*. The purpose of this designation is to accommodate medium density multiple family accommodation in an environment that will preserve a rural lifestyle.
- Policy 4.13:** Parcels within the *Rural Residential – Multi-Family* designation shall allow clusters of single family dwellings and/or duplexes on a single lot. Accessory uses such as home occupations, accessory buildings, and playgrounds are also permitted.
- Policy 4.14:** Home occupations in a *Rural Residential – Multi-Family* designation shall be confined entirely within the dwelling unit.

**Policy 4.15:** The distance between dwelling units within a *Rural Residential – Multi-Family* designation shall not be less than 6 metres.

**Policy 4.16:** A maximum overall density of 1 dwelling unit per 0.4 hectares of the total lot area shall be permitted, up to a maximum of 25 dwelling units.

**Policy 4.17:** The minimum lot size for parcels in a *Rural Residential – Multi-Family* designation shall be 8 hectares.

POLICIES SPECIFIC TO THE RURAL RESIDENTIAL – MIXED USE DESIGNATION INCLUDE:

**Policy 4.18:** In accordance with Schedule A and B, residential settlement with a commercial operation should be confined mainly to lands designated as *Rural Residential – Mixed Use*. The purpose of this designation is to accommodate a mix of single family housing and commercial operations that cater to tourists such as a restaurant, retail sales, or any other related activity in a rural environment.

**Policy 4.19:** A commercial operation within a *Rural Residential – Mixed Use* designation should not detract from the rural residential nature of the property and not create undue noise or be unsightly.

**Policy 4.20:** The minimum lot size for surveyed parcels in a *Rural Residential – Mixed Use* designation should be 3 hectares.

## 9.5 ECONOMIC DEVELOPMENT

### Principle No. 5:

#### *Encourage Economic Diversity Through Compatible Commercial Growth*

The Hotsprings Road community is unique due to the variety of rural commercial development (including Takhini Gas, the Game Farm, Takhini Hot Springs), and numerous home based businesses. This Plan reflects the existing commercial designations and respects their rural character. In addition, home-based businesses, including tourist based operations such as trail guiding, and coffee shops are encouraged as long as they maintain their residential character.

The Takhini Hot Springs has historically been a focal point in the community. It has provided a campground and recreational facilities to travelers and employment for local

residents. The Plan recognizes that the Takhini Hot Springs wish to expand their holdings for commercial recreational purposes to include a contiguous parcel of Crown land to the west of their current property. The purpose of securing additional lands is to protect the hot water source, maintain a network of trails, establish 15 to 20 eco-tourism cabin accommodations, and maintain a wilderness character of that property in keeping with their business development plans for an eco-lodge and health spa. Residents of the local planning area wish to have continued public access and use of trails on that land. Takhini Hot Springs is prepared to enter into an agreement of this nature as a condition of the land sale.

The principal land use designations to encourage economic diversity include the *Commercial – Retail*, *Commercial – Recreation*, *Commercial – Mixed Use/Tourist Accommodation* and the *Industrial - Limited* land use designations. These designations in Schedule A and B indicate areas that are presently being used for commercial and/or industrial purposes.

In order to encourage economic diversity through compatible commercial growth, the following policies apply:

*Limit commercial expansion*

**Policy 5.1: With its limited population base, additional areas for commercial development should be limited to expansion of already functioning areas.**

**Policy 5.2: The Plan recognizes that Takhini Hot Springs Ltd. wish to continue its application process to expand to the west of their current land holdings, with the following conditions:**

- the expansion lands shall be primarily used to accommodate recreational and tourism based commercial activities;
- residential development shall be in accordance with regulations in the *Commercial – Mixed Use/Tourist Accommodation* designation;
- existing trails within the expansion lands shall be protected and all current and future trails are to be accessible by the general public;
- the expansion lands shall be left in a natural state, with minimal tree removal, except for emergency purposes, and buildings and structures necessary for the operation of a hot spring resort;

- a maximum of 20 overnight accommodation cabins shall be permitted for the expansion lands, provided that they are not used for residential purposes, and are designed to blend into the surrounding landscape.

*Home based businesses are encouraged*

**Policy 5.3:** Home based businesses, ancillary to the principal residence are encouraged and should be rural in nature, and have minimal impacts on neighbouring properties. Such home-based businesses may include ancillary buildings.

*Mineral claims shall be considered with other land uses*

**Policy 5.4:** Mineral claims, mineral staking, and access to mineral properties in the Hotsprings Road area shall be considered in conjunction with residential, environmental and recreational attributes and map designations as described in this Plan.

*Rehabilitate disused sand and gravel quarries*

**Policy 5.5:** The Yukon Government should be encouraged to rehabilitate disused sand and gravel quarries. Close out plans allowing for re-grading to fit with the general contours of the land should be made available for comment by local residents.

POLICIES SPECIFIC TO THE *COMMERCIAL - RETAIL* DESIGNATION INCLUDE:

**Policy 5.6:** In accordance with Schedule A and B, commercial activities that are primarily retail in nature are to be confined mainly to lands designated as *Commercial - Retail*.

**Policy 5.7:** The purpose of a *Commercial – Retail* designation is to accommodate a variety of retail and service commercial uses for the local community and visitors to the area. This may include a convenience store, service station, and an eating establishment.

**Policy 5.8:** For properties designated as *Commercial – Retail*, a maximum of two residences per lot is permitted.

**Policy 5.9:** The minimum lot size for a parcel in a *Commercial – Retail* designation shall be 3 hectares.

POLICIES SPECIFIC TO THE *COMMERCIAL – RECREATION* DESIGNATION INCLUDE:

- Policy 5.10:** In accordance with Schedule A and B, commercial activities that cater to tourists for recreational purposes are to be confined mainly to lands designated as *Commercial – Recreation*.
- Policy 5.11:** The purpose of a *Commercial – Recreation* designation is to accommodate the development of recreational and tourism based commercial facilities. This may include tourist accommodations, game farms, travel guiding, and any accessory uses.
- Policy 5.12:** For properties designated as *Commercial – Recreation*, a maximum of two residences per lot are permitted.
- Policy 5.13:** The minimum lot size for a parcel in a *Commercial – Recreation* designation shall be 10 hectares.

POLICIES SPECIFIC TO THE *COMMERCIAL – MIXED USE/TOURIST ACCOMMODATION* DESIGNATION INCLUDE:

- Policy 5.14:** In accordance with Schedule A and B, a mix of commercial activities that cater to tourists for recreation and accommodation purposes, along with residential uses, are to be confined mainly to lands designated as *Commercial – Mixed Use/Tourist Accommodation*.
- Policy 5.15:** The purpose of a *Commercial –Mixed Use/Tourist Accommodation* designation is to accommodate the development of recreational and tourism based commercial facilities, along with a limited number of residential units. Commercial uses may include tourist accommodations, travel guiding, and any accessory uses.
- Policy 5.16:** For properties designated as *Commercial – Mixed Use/Tourist Accommodation*, a maximum of two residences per lot are permitted.
- Policy 5.17:** Landowners of several contiguous properties designated as *Commercial – Mixed Use/Tourist Accommodation* may be able to transfer their residential development potential to a single lot, subject to the following conditions:

- residential units may be in the form of a single family dwelling, duplex, or multiple family dwelling;
- residential units are subject to applicable legislation and regulations on housing densities and septic systems; and
- Any additional residential units beyond what is permitted in this designation would be subject to community consultation, rezoning and site plan approvals.

**Policy 5.18:** Trails within a *Commercial – Mixed Use/Tourist Accommodation* designation are encouraged to be made available for general public use and shall be limited to non-motorized transportation.

POLICIES SPECIFIC TO THE *INDUSTRIAL - LIMITED* DESIGNATION INCLUDE:

**Policy 5.19:** In accordance with Schedule A and B, industrial activities are to be confined mainly to lands designated as *Industrial - Limited*.

**Policy 5.20:** The purpose of the *Industrial – Limited* designation is to allow the extraction of sand and gravel and the transfer of waste and/or recyclable materials.

**Policy 5.21:** The minimum lot size for a parcel in an *Industrial – Limited* designation shall be 6 hectares.

## 9.6 TRANSPORTATION AND INFRASTRUCTURE

### Principle No. 6:

#### *Ensure the Efficient use of Transportation and Infrastructure*

The use of the Hotsprings Road as a transportation corridor for a variety of modes was a significant issue within the study area. Concerns included improving the safety of this road for both vehicular and pedestrian traffic. Hotsprings Road is the main access route for all residents and for tour buses to the Game Farm and Takhini Hot Springs. It is also actively used as a trail that includes both motorized and non-motorized traffic. Many residents expressed concern over the mix of traffic. Suggested remedies include the use of speed limit signs, the addition of a shoulder to the road, and the preparation of trails on both sides of Hotsprings Road.

Another infrastructure related concern was over new residential development and how this could potentially affect the supply of drinking water. In addition, there were

numerous concerns regarding the capacity of soils and concerns whether or not the soils could handle the increased amount of effluent. These issues must be considered when new residential is being planned.

In order to ensure the efficient use of transportation and infrastructure, the following policies shall apply:

**Policy 6.1:** Hotsprings Road should continue to function as the community's main transportation and recreational corridor.

*Widen Hotsprings  
Road for safety reasons*

**Policy 6.2:** Consideration should be given to widen the shoulder of Hotsprings Road in both directions in order to ensure the safety between vehicular and recreational traffic. Vehicular and recreational traffic may be grade separated for reasons of safety.

**Policy 6.3:** 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.

*Establish street names  
and addresses with local  
input*

**Policy 6.4:** For emergency purposes, all public roads should have a street name, to be named by the local community, and all buildings should have a street address. A street sign may be posted where a collector or arterial road intersects with Hotsprings Road.

*Promote energy  
conservation*

**Policy 6.5:** In order to help reduce green house gas emissions, consideration should be given to promoting car pooling and the use of alternative modes of transportation. A community message board for residents who wish to car pool could be located near Takhini Gas (North Klondike Highway and Hotsprings Road).

*Ensure safe drinking  
water*

**Policy 6.6:** New residential areas should be subject to testing for adequate potable ground water sources to ensure that all projected homes can be connected to a local water system or wells. On-site water supply and sewage disposal are preferred in recognition of low population densities and site development economics.

*Ensure that soils are adequate for sewage percolation*

**Policy 6.7:** Appropriate soil testing should 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 should be made available to prospective tenants and owners.

**Policy 6.8:** Consideration should be made to provide the residents of Hotsprings Road a solid waste transfer station and/or a recycling facility.

## 9.7 FIRST NATIONS

### Principle No. 7:

#### *Maintain and Enhance Relations with Local First Nations*

As noted in Section A, both the Ta'an Kwach'an, and Kwanlin Dun First Nations are in negotiations over land claims while the Champagne & Aishihik First Nations have settled a Land Claim and Self-Government Final Agreement. The Ta'an Kwach'an First Nation have interim protection on some lands within the planning areas whereas the Kwanlin Dun First Nation have not. This has created some uncertainty about the process, time lines involved, and the various details in the UFA for many existing residents in the Hotsprings Road area. Some residents expressed the need to ensure that land uses between the Hotsprings Road community and settlement land is compatible.

In order to maintain and enhance relations with local First Nations, the following policies shall apply:

**Policy 7.1:** Future development in the Hotsprings Road study area will benefit from the cooperation of the community and the Kwanlin Dun, Ta'an Kwach'an, and Champagne & Aishihik First Nations in working together to enhance the lives of all residents. This working relationship is encouraged to continue.

*Once land claims are settled, cooperation with the relevant First Nations is encouraged in order to ensure complementary land uses.*

**Policy 7.2:** During preparation of the Hotsprings Road Local Area Plan, several land claims were still in negotiation. The Plan should be reviewed once all First Nation Final Agreements and Self-Government Agreements are finalized to ensure consistency between the Plan and these agreements. Where there are inconsistencies between the Plan and these Agreements, the Plan may be amended.

**Policy 7.3: The Government of Canada, the Yukon Government, and the Council of Yukon First Nations should be encouraged to increase public awareness on the land claims and self-government process and the nature of self-government agreements. This will help to foster an understanding between First Nations and the existing community.**



HOTSPRINGS ROAD LOCAL AREA PLAN

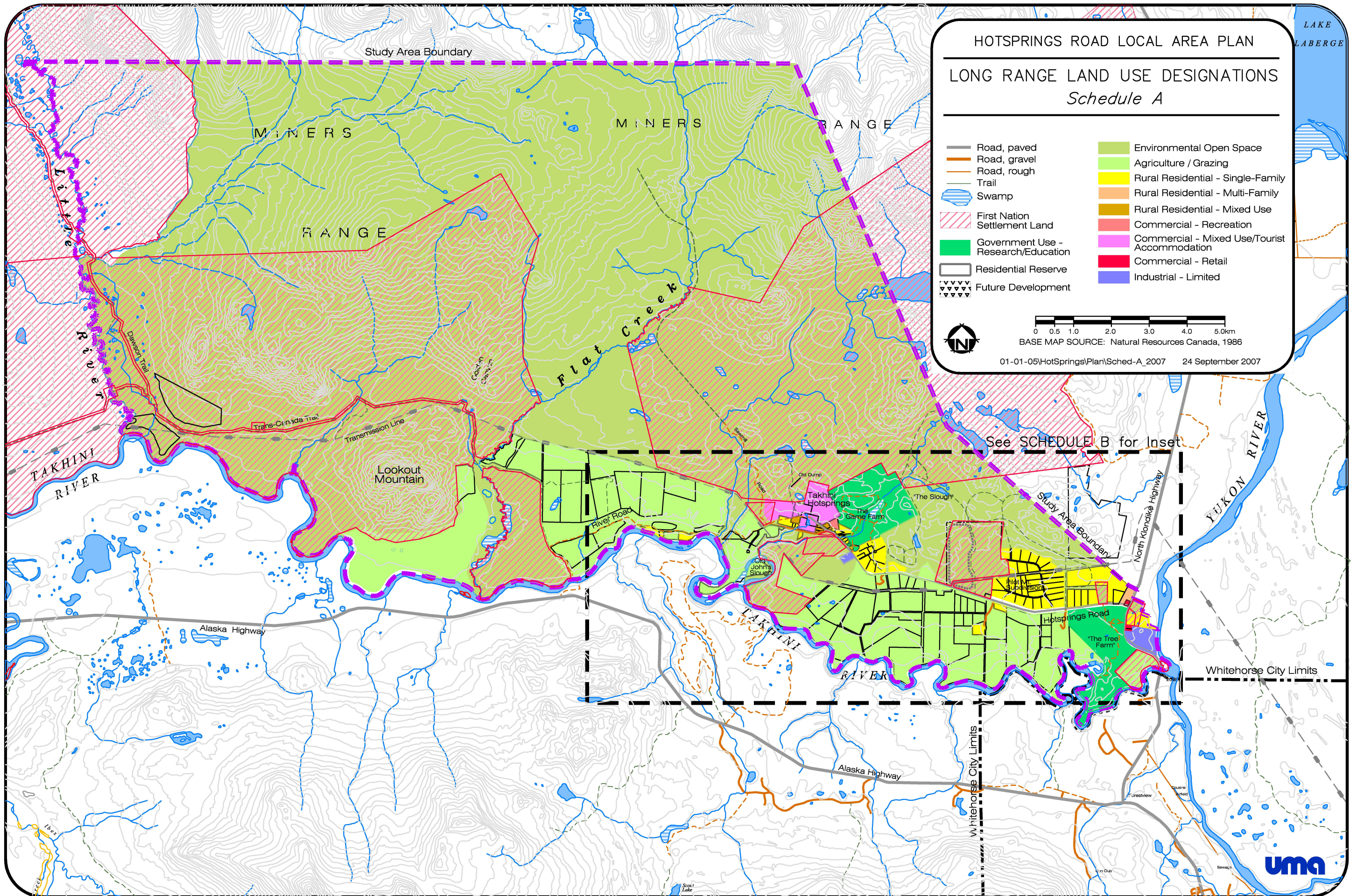
LONG RANGE LAND USE DESIGNATIONS  
*Schedule A*

- |                                     |                                              |
|-------------------------------------|----------------------------------------------|
| Road, paved                         | Environmental Open Space                     |
| Road, gravel                        | Agriculture / Grazing                        |
| Road, rough                         | Rural Residential - Single-Family            |
| Trail                               | Rural Residential - Multi-Family             |
| Swamp                               | Rural Residential - Mixed Use                |
| First Nation Settlement Land        | Commercial - Recreation                      |
| Government Use - Research/Education | Commercial - Mixed Use/Tourist Accommodation |
| Residential Reserve                 | Commercial - Retail                          |
| Future Development                  | Industrial - Limited                         |



BASE MAP SOURCE: Natural Resources Canada, 1986

01-01-05\HotSprings\Plan\Sched-A\_2007 24 September 2007



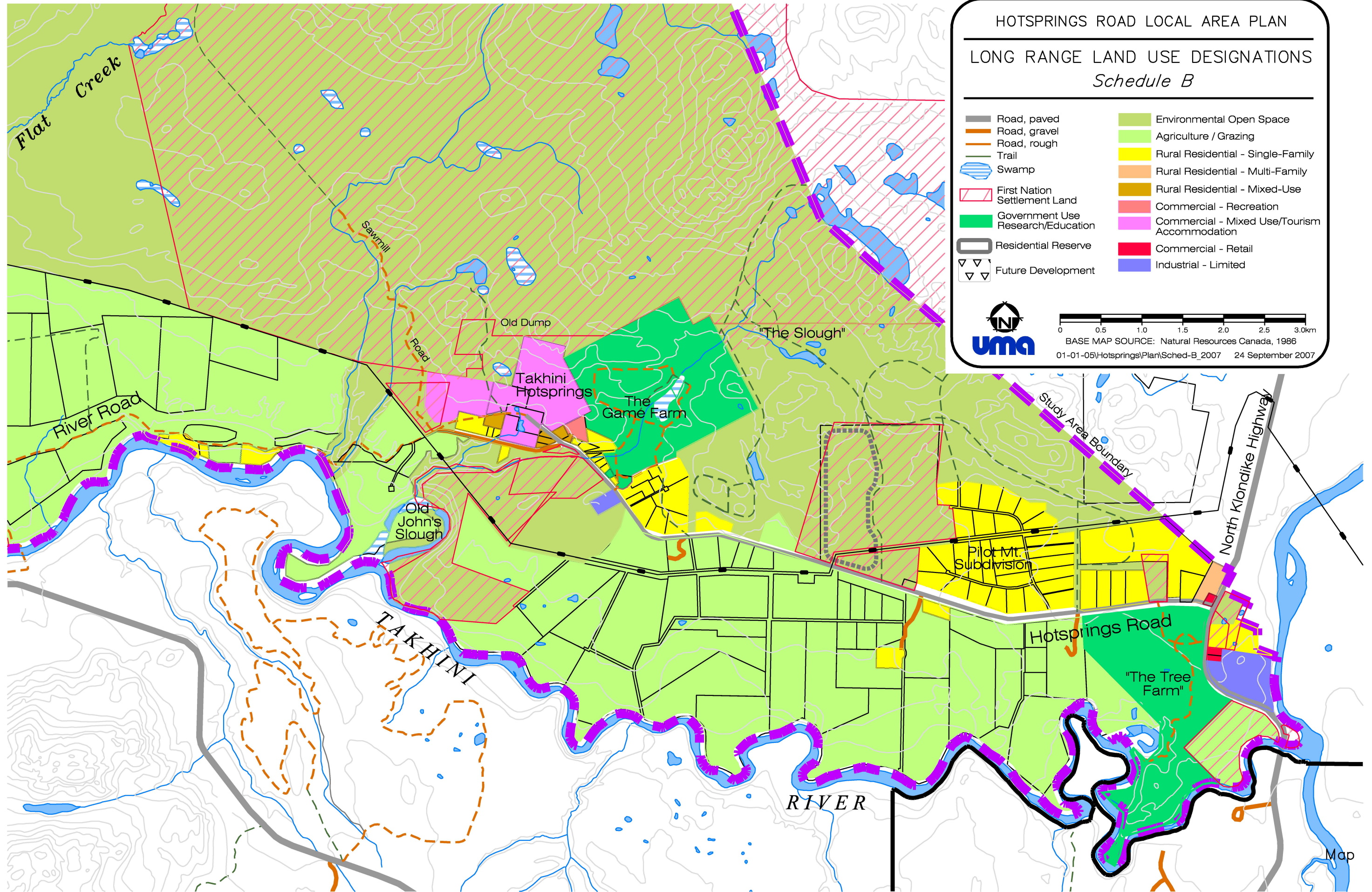
HOTSPRINGS ROAD LOCAL AREA PLAN

LONG RANGE LAND USE DESIGNATIONS  
Schedule B

- |                                   |                                              |
|-----------------------------------|----------------------------------------------|
| Road, paved                       | Environmental Open Space                     |
| Road, gravel                      | Agriculture / Grazing                        |
| Road, rough                       | Rural Residential - Single-Family            |
| Trail                             | Rural Residential - Multi-Family             |
| Swamp                             | Rural Residential - Mixed-Use                |
| First Nation Settlement Land      | Commercial - Recreation                      |
| Government Use Research/Education | Commercial - Mixed Use/Tourism Accommodation |
| Residential Reserve               | Commercial - Retail                          |
| Future Development                | Industrial - Limited                         |



0 0.5 1.0 1.5 2.0 2.5 3.0km  
 BASE MAP SOURCE: Natural Resources Canada, 1986  
 01-01-05\HotSprings\Plan\Sched-B\_2007 24 September 2007



Map

## **10.0 IMPLEMENTATION**

The land, water, and resource management policies are designed to provide long-term land use direction and to fulfill the vision of the community. They are not intended to reduce the extent of property rights afforded to property owners under the 1996 Hotsprings Road Area Development Regulations.

Once the Plan is reviewed and accepted as an advisory document by the Minister of Community and Transportation Services, it is recommended that new Area Development Regulations (i.e. zoning controls) be established to implement the objectives and policies contained in the Plan. The community has expressed a strong interest in participating in an open and transparent process in order to update the Hotsprings Road Area Development Regulations. Other implementation techniques that are recommended include the preparation of a Master Trail Plan, infrastructure development, FireSmart principles, phasing of new residential development, and ensuring shoreline and wildlife protection. It is recognized that implementation is to be a gradual process, which must reflect any final settlement of First Nation land selections.

Once the Plan is accepted by the Minister of Community and Transportation Services, 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. The community has expressed a strong desire to participate in an open and transparent planning process during the five-year review of the Hotsprings Road Local Area Plan.

