

# ***DEEP CREEK COMMUNITY PLAN***

***Prepared by the Deep Creek Planning Committee***

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Department of Community and Transportation Services***

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

November 13, 2001

Bonnie Burns  
Deep Creek Community Plan  
Steering Committee  
PO Box 5111  
Whitehorse, Yukon  
Y1A 4S3

Dear <sup>Bonnie</sup> Ms Burns:

**Re. *Deep Creek Community Plan***

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I would like to take this opportunity to inform you that the *Deep Creek Community Plan* has been approved by my department as an advisory document and also to congratulate the Planning Committee and community on the creation of this local area plan.

The *Deep Creek Community Plan* clearly reflects the character of your community and presents a vision for the future of the Deep Creek area. The Planning Committee's dedication to this initiative demonstrates a strong commitment to the community. At this time, I also wish to convey my respect for the manner in which the Planning Committee and Local Area Council collaborated in completing the Plan.

My department looks forward to using the *Deep Creek Community Plan* as a guide for land use within the planning area. In accepting the Plan as an advisory document, I note that the plan is subject to any existing or future Government of Yukon legislation, regulations or policies and also that zoning regulations (i.e. Area Development Regulations) will be required in order to fully implement the Plan. Staff from the Community Services Branch will be contacting the Planning Committee and the Local Area Council over the coming months in this regard.

Again, I wish to thank the Deep Creek Planning Committee and residents of the area for the numerous volunteer hours spent over the past three years developing the *Deep Creek Community Plan* through an open and inclusive public process.

Sincerely,

Pamela J. Buckway  
Minister of Community and  
Transportation Services

c. Chair, Deep Creek Local Area Council

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## **1. INTRODUCTION AND BACKGROUND**

### **The Setting**

The Deep Creek Community lies at the north limit of the Whitehorse periphery-an area where continuing development pressures have been felt over the past several decades. This has created land use conflicts as more Yukoners vie for use of the same land base for a variety of purposes.

The demand for a wide range of land uses including residential, agricultural, grazing, recreation, mining, fuelwood cutting, dog mushing and tourist related activities are being experienced in the Deep Creek area. Land use conflicts came to a head in 1997 when several large grazing lease applications and two agricultural applications were received by the Yukon Government for lands in the Richthofen (Fox) Creek area. At about the same time a local resident commenced fencing a large grazing lease adjacent to the community. The combined effect on the community was to create the impression that the open spaces surrounding the community were being cut-off without public notice or consultation.

The Deep Creek Community Association was formed and approached the Yukon Government with their concerns. In addition to the alienation of community lands, the Community Association identified environmental and servicing issues and requested a land use plan.

In response to the request of the Association, the Department of Community and Transportation Services began a land use planning study for the community of Deep Creek in July, 1997. The first step involved establishing a steering committee to reflect the interests, aspirations and goals of the community. In a public meeting at the Baha'i Center, members of the community were either nominated by fellow residents, or volunteered to sit on the planning committee. Over the course of the next two years, the steering committee met on a regular basis to discuss issues, ideas and planning recommendations. At the outset of the plan, a questionnaire was used to gather the views of area residents (the results of the survey are summarized in Appendix C). Newsletters were issued to keep the community informed of the planning process. Near the latter stages, a discussion paper was circulated to ensure the community had opportunity to review the planning work prior to the draft plan being prepared. A meeting held in April, 1999 provided an opportunity for the community to review and comment on the final draft of the plan.

### **Mission Statement**

The purpose of this planning study is to develop a consensus based document that will guide the management and future development of the area in a manner consistent with the goals and objectives of the community.

The Deep Creek Steering Committee has suggested that the following

Mission Statement be accepted to guide the development and implementation of the Community Plan:

*“The purpose of the Plan is to preserve and maintain the character of the Deep Creek area and quality of the rural and recreational lifestyle.”*

### **Planning Area Location and Boundaries**

The planning area is located approximately 50 kilometers north of Whitehorse and positioned on the western shore of Lake Laberge. It includes a portion of land currently zoned under the Grizzly Valley Development Area Regulations, OIC 1996/135. *Schedule A - Land Management Designations* of the Deep Creek Community Plan identifies this area as a Joint Management Region. Co-management of these lands by local authorities in Deep Creek and Grizzly Valley should be encouraged and based on mutual agreement with respect to watershed conservation, topography and settlement patterns.

The study area boundaries are shown on *Map 1 Land Tenure - Existing Land Use*. The study area boundaries encompass approximately 65 square kilometers and includes Richthofen Island.

### **Traditional Use**

The planning area lies entirely within the traditional territory of the Ta'an Kwach'an Council and Kwanlin Dun First Nation. *T'aa'an Man*, the Southern Touchone name for Lake Laberge forms the root of the name *Ta'an*

*Kwach'an*. Similarly, Lake Laberge is the heart of the Ta'an Kwach'an traditional territory.

A number of archaeological finds in the planning area support the oral history accounts of elders that Deep Creek was a traditional grayling fish camp in the past. Specific archaeological sites have been identified and have revealed a range of prehistoric materials, including flakes, chips and calcined bone along with some findings of obsidian and quartz flakes. In addition, a local boy discovered a 6,000 year old spear tip on the lakeshore. Archaeologists interpret these finds as evidence that the sites were used in the final stages of tool manufacture and as a lookout.

### **First Nation Land Selections and Interests.**

The Ta'an Kwach'an Council and the Kwanlin Dun First Nations have not finalized their agreements and so the land selections are currently held as Interim Protected lands. Once final agreements are in place these lands will be managed and governed by the respective First Nations according to the Final Settlement Agreements.

The Deep Creek planning process will not prejudice, or have jurisdiction over, any lands selected or Interim Protected by the Ta'an Kwach'an Council or the Kwanlin Dun First Nation.

## 2. CURRENT LAND USES

### Community Resources

#### 2.1 Residential/Cottage Lots

The Deep Creek community originated as a federal forestry campground and recreational area. The original subdivision (lots 1-45) was registered in 1955. Lots 48-64 were registered in 1972 and Lots 65-85 were registered in 1977. A Block Land Transfer (1982-929) transferred lands around and including the Deep Creek lots from federal to territorial jurisdiction.

The Deep Creek area has evolved into a community which has five geographical areas locally known as;

1. Campground Road,
2. South Road,
3. Lakefront North,
4. Fossil Point Road, and
5. Hinterland.

The Hinterland area has residences scattered throughout and includes a federal lease near Lake Laberge in the north of the study area. In addition, Lot 1004, west of the Klondike Highway is a privately titled property which has potential for development as a country residential subdivision.

The community consists of approximately 85 lots with approximately 35 year round residents. Over the years, a number of factors, including a shortage of residential land coupled with lifestyle choices, have contributed to a slight change in the occupancy patterns. A trend appears to be evolving towards more property owners using, or intending to use, their

Deep Creek property as their primary residence.

People who live in the planning area cherish the wilderness which surrounds the community, the ready access to water and the peace and quiet the area affords. There is some interest in running home based businesses in the area.

With the exception of the agricultural parcels, (which are zoned Agriculture under the Agricultural Area Development Regulations) and Lots 1010 and 1021 which are within the Grizzly Valley Development Area, there is no zoning in the general area. There is some commercial activity, limited to a range of home based business. These include a bakery, consulting and tax return services, and an art studio. There is also a tourist-related operation offering dog mushing trips.

Locations within the planning area that have soils suitable for residential development have been identified on *Map 2 Community and Natural Resources*.

#### 2.2 Recreational Resources.

Lake Laberge is a largely undeveloped lake with excellent recreation and wilderness values which offers recreational opportunities for local and Whitehorse residents, and for wilderness tourism.

The large expanses of undeveloped wilderness/open space in the Deep Creek Study Area provide skiing, hiking, biking, wildlife viewing, horse riding and mechanized travel opportunities along

the numerous trails. Water oriented recreational activities include boating, swimming, fishing and bird watching.

There is a Yukon Government campground with a boat launching ramp at the mouth of Deep Creek. In addition to overnight camping, the campground functions as a popular day use area. As well, wilderness travelers use the boat launch as a starting point for travel along the Yukon River. Richthofen Island is a popular day use destination for recreational activities.

### ***2.3 Roads, Power and Telephone Lines.***

The main access into Deep Creek was built to service the Lake Laberge campground. As the area was further developed for recreation, roads from the Deep Creek Road (Campground Road) were built to access the new recreational lots. At the same time a network of trails was being developed by wood cutters, owners of agricultural properties, and grazing lease holders. The result is a network of roads and trails in the Deep Creek area which range from simple wood cutting trails to highway standard roads which accommodate school buses and campground traffic.

With the exception of Campground Road, South Road and Lot 1010, the area is not serviced with electricity. Lot 1004 may have the potential to be developed into a 16-3 ha lot subdivision and would likely be serviced with primary power at the time of the development. Provision of power to Fossil Point and Lakefront North is not anticipated until discussed by

neighbourhood residents and requested by the majority. A land line telephone system is not economically feasible according to Northwestel. Many residents have the more expensive Rural Telephone Service.

The Fossil Point Road is limited to a single lane from Lot 65 north to Lot 89, (formerly Lots 76 & 77). Residents of Lots 78 to 84 in the area known as the Peninsula must use a foot path or the lake to access their properties.

### ***2.4 Community Resources***

Presently, the community receives few services from YTG. A sanitary land fill is located one kilometer from the Klondike Highway just off Campground Road. The solid waste disposal site currently services the area north of Whitehorse as far as Fox Lake. It is currently maintained on a contract basis by a private contractor who provides burning, covering and trenching and clean up services.

Government of Yukon Reserve #5, an unused sani-dump reserve, is located closer to the Baha'i Centre along Campground Road.

In the Yukon, new solid waste management regulations are being developed. The current practice of open burning is being examined by the Department of Renewable Resources, and the regulations may result in prohibiting open burning, as most other provincial jurisdictions have done.

The Deep Creek community may wish to take a more active role in maintaining the existing site. This could achieve



two things: a recycling component could be included in the existing facility to encourage waste reduction, recycling, reuse, and recovery and to generate funds for a recycling society.

A second scenario which could evolve over the long term is that the Deep Creek dump could become a transfer station. This would result in the waste being dumped in a large container at the same location, and then being transported to Whitehorse on a regular basis. This option would require an arrangement between the Department of Community and Transportation Services and the City of Whitehorse. Preliminary discussions are presently underway.

Very little data is available regarding water and sewage disposal methods. A questionnaire was sent to property owners. However, a low response rate resulted in little data being obtained. It is known that some cottages use outdoor privies, while a number of residences use holding tanks/or septic systems with tile fields. To date, no data has been collected to indicate how often pump out services are required or provided.

Residents either haul their own water, have water delivery, or utilize their own wells.

The Yukon Baha'i Center is located at the intersection of the North and South Deep Creek Roads. In addition to being a meeting place for members of the Baha'i faith, this facility offers hall and cottage rentals, catering services, and other hospitality services. The centre also hosts community meetings

and events. The managers of this facility envision this use continuing on into the future with the possibility of some expansion.

## ***Natural Resources***

### ***2.5 Water Resources***

The two major watercourses in the area, Richthofen Creek and Deep Creek, have upstream drainage areas in the order of 506 km<sup>2</sup> and 40 km<sup>2</sup> respectively. Both watercourses drain into Lake Laberge. Species of fish found in the system include lake trout, whitefish, northern pike, lingcod, longnosed sucker, arctic grayling, with annual salmon runs of chinook. At one time, chum salmon also traveled through Lake Laberge, but have not done so in recent memory.

Lake Laberge has experienced a variety of stresses from past human activity. In the 1995 Yukon State of the Environment Report, it was noted that the levels of organochlorines in lake trout flesh and the burbot livers within Lake Laberge were two to ten times higher than other Yukon Lakes. Current data suggests that their levels are declining.

Lake Laberge had elevated levels of fecal coliform bacteria originating from the Whitehorse sewage outfall located upstream. With the recent upgrade to sewage treatment facilities, this problem has diminished.

Most of the residential development within the planning area is concentrated around the mouth of Deep Creek and along the west shoreline of Lake

Laberge near the Deep Creek subdivision. Due to the proximity of these dwellings to the creek, a variety of water related problems are occurring. A water quality survey of Deep Creek undertaken in 1987 and 1988 also revealed higher than normal counts of fecal coliform bacteria at the mouth of Deep Creek. Also some landowners have installed erosion control structures to prevent the loss of land. In some cases, the loss of vegetation has led to increased erosion and bank slumping.

Vegetated buffers between development and water bodies have become a standard protective measure in watershed planning. They serve to prevent erosion, preserve wildlife corridors and habitat for fish, and provide public access corridors. Due to the present lot layout for the Deep Creek residential area, the vegetated buffer is insufficiently sized.

There are wetlands within the study area which perform a variety of functions, including providing habitat for waterfowl and fish.

The Yukon Territory Water Board is responsible for issuing permits for water use for commercial and agricultural pursuits. To date, there are no water licenses issued for water use in the Deep Creek study area.

## **2.6 Wildlife**

Mapping has been completed for the Deep Creek area at a 1:250,000 scale and identifies only areas of regional and territorial significance. Local knowledge has been used to identify areas of locally important habitats (see *Map 2*

*Community and Natural Resources*). The following information has been reported about the area:

1. The shoreline of Lake Laberge, as well as Richthofen Island, is important for ducks, hawks, bald eagles, and other birds. Richthofen Island is informally known as a wildlife sanctuary and is classified as being territorially significant due to use as a nesting area during the summer months.
2. Mule deer are common in the area. Year round mule deer range is classified as key habitat in the Yukon because of their low numbers and their designation as "specially protected wildlife" under the *Yukon Wildlife Act*. They are commonly found in burn areas and on exposed, south-facing slopes. They prefer relatively dry sites where there is a diversity of habitat types such as grasslands, aspen stands, white spruce or pine stands.
3. A variety of wildlife are frequently spotted within the planning area including elk, fox, grizzly bear, black bear, lynx, coyote, wolf, flying squirrels and moose. Key moose habitat found in the study area includes winter range, traditional calving areas, and mineral licks.
4. Riparian vegetation is important for bear and moose which use riparian areas as travel corridors.
5. Lake Laberge is known to support a number of species of fish, including lake trout, whitefish, northern pike, lingcod, longnosed sucker and arctic grayling with annual salmon runs of Chinook.

Under the Wildlife Act, hunting is not

permitted within one kilometre of a residential area unless permission to do so is received from the affected landowner(s).

Wildlife and wildlife habitat represents an important value to the community. Residents of the planning area have stressed the importance of the area for wildlife viewing and have suggested that the area could be promoted for this purpose.

### **2.7 Shoreline**

In addition to sections of the Lake Laberge shoreline serving as a valuable wildlife corridor and nesting ground for waterfowl, portions are also utilized by area residents for recreational purposes.

The shoreline has been home to past residential development, a government campground, and some commercial activity. The remaining undeveloped shoreline is of considerable value to area residents.

Area residents feel that the portion of shoreline which is undeveloped to date should remain so in order to preserve its aesthetic value for present and future enjoyment.

### **2.8 Trapping**

There is one trapping concession which covers the entire planning area (Concession #224).

Under the *Wildlife Act*, trapping within 1 km. of an occupied dwelling is prohibited unless the affected landowner(s) provide permission to do

so. Trappers may place traps or snares on the traveled portion of any trails they have created. They may not place traps or snares on the traveled portion of a trail commonly used by the public. They can, however, place traps beside such trails.

### **2.9 Agriculture**

There are approximately 130 hectares of agriculture land within the planning area. Historically these lands have not been in production (see *Map 1 Land Tenure - Study Area Boundary and Existing Land Use*).

There are two new agricultural applications totaling 111 hectares in the north portion of the planning area along Richthofen Creek.

Agriculture competes for a landbase with wildlife habitat, public recreation and open space, trapping and rural settlement. Within the Yukon, as a whole, there has been considerable concern that the *Agriculture Policy* has been used as a means of acquiring rural residential land.

The *Agriculture Policy* has a provision for disposing of agricultural land through the establishment of designated planned agricultural areas. Spot land applications may be considered in areas without land use plans.

A recent land capability analysis completed for this plan has revealed that there is very little vacant land left with agricultural capability within the planning area. Lands with Class 5 soils are identified on *Map 2 Community and*

## *Natural Resources.*

### **2.10 Grazing**

A total of 967 hectares of land within the planning area is used for grazing purposes. An additional 469 hectares of land is currently under application (see *Map 1 Land Tenure - Study Area Boundary and Existing Land Use*).

Productive grazing sites generally occur as small patches scattered throughout a larger area. Using a rotational type of grazing system seems to work best for small operators with two to four horses since they can often make do with the restrictions of small fenced areas.

Conversely, it is recognized that large fenced grazing areas have the potential to interfere with the movement of wildlife. Consequently, key habitat is generally removed from grazing applications or may cause their cancellation. In some cases, where important wildlife travel corridors exist, seasonally based grazing leases have been used to prevent potential problems with wildlife movement.

Fenced areas give the perception of ownership which makes recreational users of public land feel unwelcomed when travelling through these areas. Proper gates are required where trails exist.

Residents within the planning area support the use of temporary fencing, rather than permanent fencing, as a way to minimize the impacts on recreational uses. This approach is currently being used on at least one grazing lease in the planning area.

Long term grazing leases up to 30 years affect government's ability to revisit conditions previously placed on a grazing lease. Revising conditions on a grazing lease may be considered appropriate in some cases where new issues or technology would improve the management of the grazing lease. Where changes are made to an existing lease prior to a scheduled review period as laid out in the Grazing Management Plan, government is required to compensate the lease holder by paying for the added costs brought on by those changes. Cancellation for cause, on the other hand, can occur at any time during a lease agreement.

### **2.11 Forests**

The study area lies within the Southern Lakes Ecosystem and is covered by various successive stages of boreal forest. Excluding Richthofen Island, approximately 70% of the area was directly affected by a forest fire in 1958. These areas presently consist mainly of trembling aspen with scattered white spruce and lodgepole pine regeneration. Areas such as the southside of Deep Creek, areas in close proximity to Lake Laberge, and other scattered pockets did not burn in 1958, and presently consist of mature spruce. Some mature lodgepole pine stands exist in well drained areas near the Klondike Highway. This area is not regarded as suitable for sawlog harvesting due to the very limited stands of merchantable timber, proximity to residential areas and waterways.

There has been only one YTG woodcutting permit issued in 1998

which was for the removal of wood along a right-of-way.

In 1998, there were three personal use fuelwood permits issued in the Deep Creek study area. These permits are for small volumes of wood, generally for 36 stacked cubic metres or less (3.6 stacked cubic metres is equal to one cord). These permits are all for downed or standing dead trees. There is one long-established 200 cubic metre commercial fuelwood permit in Fox Creek area.

### ***2.12 Mining***

The Deep Creek Study area is within an area known as the Whitehorse Trough. The underlying bedrock and outcrops were created some 150 to 200 million years ago and are marine sedimentary deposits. Existing land forms are largely due to working of the area during the McConnell Glaciation. Gravel, sand and silt deposits are the result of the melting of a retreating glacier during the McConnell Glaciation approximately 10 to 15 thousand years ago. While no specific studies exist, the region is considered to be of "medium" mineral potential.

The existing Mining Land Use Regulations address wildlife, recreation and visual quality issues as they relate to mining.

### 3. PLANNING ISSUES AND RECOMMENDATIONS

#### 3.1 Residential/Cottage Lots

The area lies at the northern limit of the Whitehorse periphery where development pressures may impose future demand for community lands. In addition, the historical recreational use of some properties is changing to residential use and resulting in more intensive use of the land than the lot sizes were designed for. For example, lack of sufficiently sized lots does not allow for adequate disposal of sewage or garages and out buildings.

The increasing use of land for residential purposes may require increased services and infrastructure, e.g., road modifications, provision of power, methods of disposing of community sewage and community water supply. These services may not be required by current recreational users of the lots who would prefer to keep the area less developed.

Residents are concerned that over the years development near the creek has caused bank erosion and stability problems which threaten property and buildings.

#### **Objective**

*To preserve the characteristics of the area for current cottage lot users while providing a level of services conducive for present and future residential uses and opportunities for home based businesses.*

#### **Recommendations:**

**3.1.1** Develop zoning regulations that provide for orderly and compatible land use.

**3.1.2** Any future residential development in the Deep Creek planning area should occur within the Deep Creek watershed and within areas designated on *Schedule "A" - Land Management Designations*.

**3.1.3** Where possible, provide for group or individual lot enlargements to facilitate improvement of onsite residential development including septic systems and garages while respecting public aesthetic values. Enlargements may be onto existing water access rights-of-way provided a minimum of 6 metres remains for access.

**3.1.4** Lot sizes for future development shall be large enough to accommodate more desirable types of on-site sewage systems (i.e. other than holding tanks). Lot sizes should be a minimum of 1.0 hectares.

**3.1.5** Residential development should be directed towards areas designated for such purposes at such time as reasonable demand is determined and in consultation with the community.

**3.1.6** Prior to a residential development, the community should be consulted on the subdivision design.

**3.1.7** Subdivision design should promote innovation and preserve aesthetically appealing topographical features.

### 3.2 Recreational Resources.

Grazing area fences have limited residents' access to trails in the open spaces surrounding the community. In some areas provisions for public access are not considered adequate as many gates are difficult to open and close. Concern has also been expressed that mechanized travel along trails and foreshore has resulted in some damage to the vegetation and soil.

#### **Objective:**

*To preserve the characteristics of the natural surroundings so that residents and travelers may continue to enjoy the recreational amenities the area offers.*

#### **Recommendations:**

**3.2.1** Wetlands and important wildlife habitat and scenic community viewpoints should be identified and protected as Wetlands and Protected Riparian Lands in *Schedule "A" - Land Management Designations*.

**3.2.2** A master trail plan should be developed by the community which, in accordance with this plan, identifies existing and potential recreational trails and provides guidelines for their use, motorized/non-motorized, or both.

**3.2.3** All land dispositions should be reviewed in the context of the existing trail/road system to ensure the roads or trails are not blocked. Where a fence line crosses existing trails, gates that are easy to open and close should be installed.

**3.2.4** Signs showing trails to wildlife viewing and scenic viewpoints are to be added to existing First Nations history displays at the Campground. A cautionary note asking travelers to respect private property and take care when building campfires is also required.

**3.2.5** Richthofen Island should be protected for passive recreational uses only.

### 3.3 Roads, Power and Telephone Lines

Residents feel that the high level of traffic along Campground Road during the summer creates noise and dust which affects their quality of life. The South Road ices over at the bridge and the camber in the bend of the road is incorrect. Residents have concerns regarding the intersection of the Deep Creek Road and the Klondike Highway as well as the intersection of the access road south of the Deep Creek Road and the Klondike Highway. The community desires a review of both of these intersections.

There is also concern that future power lines may occur without consultation with the community and may affect the quality of recreational trails and the visual quality of area.

There is concern that existing telephone service is unreliable and quality of service varies between areas within the community. Initiatives such as the Connect Yukon program and the proposed Northwestel Service Improvement Program may enhance telephone service in Deep Creek.

**Objective:**

*To provide a standard and level of safety for roads, and power and telephone services that meets the needs of the community.*

**Recommendations:**

**3.3.1** Ensure that the community is consulted prior to the development of new roads, trails, or rights-of-way.

**3.3.2** The community should review and seek improvements to road standards as required throughout the community.

**3.3.3** The Deep Creek Community should bring road and highway safety concerns forward to government for action. The request will include improvements to South Road bridge and camber, and improvement of the intersection of Klondike Highway and Deep Creek Road by undertaking a feasibility study which outlines options and costs as a first step.

**3.3.4** New power/telephone lines should be designed and coordinated in consideration of future development and with area aesthetics in mind. Existing disturbed areas should be considered as an alternative to creating new right of ways where possible.

**3.3.5** Land line telephone service to lots serviced by power lines should be pursued.

**3.4 Community Resources**

The Deep Creek Community is in a period of change. Development of the plan creates an opportunity to consider

future community needs.

**Objective:**

*To provide the community with the services required to meet its needs.*

**Recommendations:**

**3.4.1** Determine need for, and identify any lands with potential for, community activities, e.g., community hall location, community garden, composting station, ball diamond, potential community grazing area, outdoor rink, community well, cemeteries, playgrounds etc.

**3.4.2** Determine the feasibility/options, for dealing with sewage disposal and providing drinking water within the community, e.g., identifying a nearby septic repository for pumping out sewage from holding tanks, or drilling a community well.

**3.4.3** Study the possibility of forming a Deep Creek Recycling Society to maintain the facility and/or to initiate and manage a recycling program. This initiative may also include requesting funds in the five year capital plan to construct a recycling compound and may allow for the society to hire a local resident to maintain the facility. In the event that the site is not developed into a transfer station, this option could also involve a local group seeking to bid for the contract to maintain the site.

**3.5 Water Resources**

There have been high fecal coliform counts observed at the mouth of Deep Creek which are possibly related to improperly treated sewage, location of



privies, and presence of dogs and horses. Other sources of pollution include fuel from homes, boats, pumps and vehicles. In addition, there is a concern that soil conditions and the size of existing lots in the area do not allow for appropriate on-site sewage systems (i.e. other than holding tanks). Concern has also been raised by some area residents over the potential for watercourse alterations to affect water supply and/or fish habitat. Removal of riparian vegetation through development, or by livestock, may result in erosion and further affect water quality.

**Objective:**

*To ensure the long term protection of water resources including wetlands riparian zones and fish habitat.*

**Recommendations:**

**3.5.1** Wetlands in the study area, including riparian zones along Richthofen Creek and undeveloped riparian zones along Deep Creek, should be identified and protected for their ecological value. Any adjacent development should be evaluated for its impact on wetlands prior to allowing development.

**3.5.2** Future development, including the location of buildings and lot lines, should be set back a minimum distance of 30 meters from riparian zones of Richthofen Creek and Deep Creek and wetlands of Lake Laberge as shown in Schedule A. Greater setbacks should be considered for areas susceptible to slope instability and erosion.

**3.5.3** Landowners should be encouraged to leave areas next to the shoreline in a natural state (i.e. discourage the removal of vegetation, regrading or placement of fill).

**3.5.4** New development on existing lots (i.e., additions, accessory structures, etc.) or the replacement of existing buildings should be set back from watercourse corridors to the greatest extent possible.

**3.5.5** Alterations to watercourses should be discouraged. Exceptions may be considered where watercourse alterations are designed to protect existing development.

**3.5.6** The use of drainage designs that mimic natural processes, filter sediments and allow for greater infiltration of water into the soil (i.e. swales, grassed waterways, open channels) should be encouraged as an alternative to piped systems.

**3.5.7** When reviewing Graze Management Plans, livestock exclusion zones should be established along watercourses to protect riparian soils and vegetation. Fenced watering areas, no longer than 20 metres in length for every kilometre of stream, may be considered to accommodate livestock watering needs.

**3.6 Wildlife**

Residents have expressed a concern with the potential loss of key wildlife habitat through new development such as cleared land for agriculture and fenced grazing areas which may interfere with the movement of wildlife.

It was also noted that the impacts of residential development on wildlife extend beyond the area immediately occupied by the development.

**Objective:**

*To protect wildlife habitat and wildlife populations within the Deep Creek study area.*

**Recommendations:**

**3.6.1** Areas of significant waterfowl and wildlife habitat should be retained in their natural state. This includes important travel corridors between significant wildlife ranges.

**3.6.2** Where new development is proposed next to areas of significant waterfowl and wildlife habitat, or other wildlife areas within the planning region, the potential impacts on wildlife should be evaluated and considered.

**3.6.3** Where adverse impacts of new development on key wildlife habitat and/or long term wildlife populations can not be mitigated, new development should not be permitted.

**3.6.4** A 1 kilometer “no hunting” corridor on Campground, South and Fossilpoint Roads should be investigated. If the corridor is supported by the community, a request to exclude those areas from hunting will be forwarded to Department of Renewable Resources.

**3.7 Shoreline**

Area residents feel strongly that the portions of Lake Laberge shoreline within the planning area that are

undeveloped should remain so for the purpose of facilitating passive recreation by area residents, protecting wildlands, and preserving the aesthetic value of the area.

**Objective:**

*To preserve those undeveloped portions of shoreline along Lake Laberge in their current form for the purpose of accommodating recreational uses and wildlife.*

**Recommendations:**

**3.7.1** New development on the shoreline of Lake Laberge (including Richthofen Island) should be prohibited or restricted to passive recreational uses only within the 100 metre shoreline protection zone.

**3.7.2** General public access to Lake Laberge should be directed to the government campground.

**3.8 Trapping**

There is little knowledge of where, and to what degree, trapline trails occur or are used in the planning area.

**Objective:**

*To determine the level of trapping in the study area.*

**Recommendations:**

**3.8.1** The Community should consult with the trapline concession holder and determine the extent of trapping activity in the planning area.

**3.8.2** Based on information gained from **3.8.1**, signs should be posted on trails used for trapping purposes to minimize potential hazards and to inform recreational users of these trails.

**3.8.3** Impacts on trapping should be considered in the evaluation of any proposed development.

### **3.9 Agriculture**

Many people feel that the study area is not well suited for agriculture given the limited capability of the soil and climatic constraints. To support this view, residents cite the fact that lands allocated for agriculture in the area have not been put into production.

Generally, residents value wildlife habitat and recreation areas to development of lands with limited agricultural capability.

In addition, it is felt that the intent of the *Agriculture Policy* (1992) has not always been followed and lands disposed for agriculture have not been farmed once title has been granted.

It is noted that there is little Class 5 land within the study area that could be considered for agriculture. The largest area of Class 5 lands lie within/adjacent to the Richthofen (Fox) Creek riparian area which is utilized by mule deer, moose and bear (grizzly and black) as habitat and as a migration corridor.

#### **Objective:**

*To minimize land use conflicts between agriculture and other land uses by ensuring the protection of wildlife*

*habitat, wildlife corridors, and recreation areas.*

#### **Recommendations:**

**3.9.1** Disposition of land for future agricultural purposes will occur only after consultation with the community and is to be directed to the area designated for such purposes (identified on Schedule A). Any such disposition will occur as a single, large (approximately 40 to 45ha) parcel for the purpose of soil-based agriculture.

**3.9.2** Any lands disposed of for agricultural purposes will be subject to the Subdivision Act and Regulations and the Area Development Act and Agricultural Development Areas Regulations.

**3.9.3** Revisions to the *Agriculture Policy* should ensure that alternative land uses are fully considered in the application review process in order to ensure land is managed in an integrated manner and utilized according to its highest and best use.

### **3.10 Grazing**

Fences designed to contain livestock are often viewed as an obstacle to recreational users. In addition, there is the perception that fenced grazing areas are privately owned making recreational users of public land feel unwelcomed.

Fences may affect the movement of wildlife and result in wildlife being funneled to the highway and/or residential areas to the detriment of the wildlife.

The *Grazing Policy* does not allow for residents, adjacent land owners or existing recreational users of the land to participate in the development of the Graze Management Plan (GMP). This has posed some problems with respect to type of fencing and location of gates. Furthermore, typical long-term tenures tend to limit government's ability to revisit conditions previously placed in a GMP.

There is also the concern that livestock accessing a stream may affect fish habitat by accelerating the erosion of stream banks.

**Objective:**

*To minimize land use conflicts that may occur between grazing, recreational land uses and wildlife habitat needs on multi-use lands.*

**Recommendations:**

**3.10.1** Grazing leases should only be granted in those areas that have a high per hectare carrying capacity. The average carrying capacity of leased areas will not be less than 400 kg per hectare, 50% of which must be left for other uses such as wildlife and to preserve the quality of the herbage.

**3.10.2** Grazing should be classified as a discretionary use under a Hinterland Zoning designation. This means grazing would be permitted at the discretion of the Development Officer (in accordance with the Area Development Act) after undertaking public consultation within the planning area.

**3.10.3** For the purpose of

accommodating wildlife and recreational values, Graze Management Plans should specify rotational, short-term or seasonally based grazing management practices. Gates are required where trails exist.

**3.10.4** Where Graze Management Plans stipulate a requirement for fencing, temporary fencing (preferably electric fencing methods) will be the only form of fencing permitted. "Drift fencing" will not be permitted within the planning area.

**3.10.5** Significant wildlife corridors, recreational areas, and access roads identified within the Deep Creek Community Plan should be recognized and considered in the review and granting of grazing leases.

**3.10.6** Where possible, all existing GMPs should, upon their next review, conform to the conditions of **3.10.1**, **3.10.3** and **3.10.4**.

**3.10.7** Where GMPs are reviewed, livestock exclusion zones should be established along watercourses to protect the riparian soils and vegetation. However, fenced watering areas (no longer than 20 meters in length for every kilometre of stream) may be considered to accommodate livestock needs.

**3.10.8** During reviews of grazing leases existing within the planning area, the Deep Creek Local Advisory Council will be provided with a copy of "Inspection Reports" (confidential information aside) generated by the Yukon Government Agriculture Branch pertaining to subject grazing leases for review and comment.

### 3.11 Forests

There is limited accessible dry fuelwood in the planning area. Most of the standing or downed trees from the 1958 burn have been cut or are no longer suitable for burning.

Residents are concerned with the future potential of wildfires. Areas in the Deep Creek vicinity most at risk of wildfire are the mature spruce stands that were not affected by the 1958 burn. These areas include the south side of Deep Creek and areas along the Fossil Point Road.

DIAND has no specific plan in place to deal with wildfire in the Deep Creek area. However, all areas in proximity to subdivisions and highways are treated as high priority action zones. All detected or reported wildfires would be suppressed.

#### **Objective:**

*To ensure the long term protection of the forests within the planning area for their wildlife, outdoor recreation, visual aesthetics and ecosystem values.*

#### **Recommendations:**

**3.11.1** The community should endeavor to undertake a "Fire Safe Communities Program".

**3.11.2** Fuelwood cutting activities within the planning area should be integrated with a "Fire Safe Communities Program" referred to in **3.11.1**.

**3.11.3** The Community of Deep Creek

should be consulted prior to issuing any commercial permits within the planning area.

### 3.12 Mining

Mining activity, such as mine access roads, stripping, and sluicing may have adverse effects on wildlife habitat, both terrestrial and aquatic. There may also be adverse effects on the visual quality of the area and a reduction in the quality of recreational activities.

There has been claim staking in the Deep Creek study area for the purpose of acquiring rural residential land.

#### **Objective:**

*To limit mining activity within the Deep Creek Planning Area.*

#### **Proposed Recommendations:**

**3.12.1** The community of Deep Creek should be consulted on mining land use permits prior to those permits be granted in the area.

#### **4. Implementation Actions**

**4.1.** This plan will be reviewed by the Steering Committee and the Deep Creek Community at a public meeting prior to being forwarded to Cabinet for approval.

**4.2.** This plan will be forwarded to the First Nations in whose traditional territory the planning area lies.

**4.3.** This plan, upon approval, will be distributed to the various government agencies involved in resource and land allocation decision making.

**4.4.** The Department of Community and Transportation Services will undertake to develop zoning regulations, that respect existing uses of land and in consultation with the community, to implement the recommendations of this plan. Neighbourhood specific zoning regulations should be considered for the Deep Creek area.

**4.5.** During the development of zoning regulations for the area, co-management of the "Joint Management Region on *Schedule A - Land Management Designations* by local authorities in Deep Creek and Grizzly Valley should be encouraged. Development of zoning regulations for the Joint Management Region should be based on mutual agreement with respect to watershed conservation, topography and settlement patterns.

**4.6.** It is recommended that the community complete several initiatives suggested by this plan which include:

**4.6.1** Developing a master trail

plan by the community which, in accordance with this plan, identifies recreational trails and provides guidelines for their use.

**4.6.2** Determining need for and identify any lands with potential for recreational and/or community activities, eg, community hall location, ball diamond etc.

**4.6.3.** Providing signage at campground informing campers of location of private property.

**4.6.4.** Studying the possibility of forming a Deep Creek Recycling Society.

**4.6.5** Initiating a community review of roads standards throughout the community and make recommendations to C&TS for improvements as required.

**4.6.** A 1 kilometer "no hunting" corridor on Campground, South and Fossil Point Roads should be investigated.

**4.7** Land line telephone service to lots serviced by power lines should be pursued.

**4.8** The community should endeavor to undertake a "Fire Safe Communities Program".

**4.9** The Deep Creek Community Plan should be reviewed 5-10 years after its acceptance. Linkages to Regional Planning should be considered during reviews of the Deep Creek Community Plan.

## 5. Glossary

1. **Wetland** means an area where the soils are saturated for a sufficient length of time that excess water and resulting low oxygen levels are principal determinants of vegetation and soil development. A wetland is a swamp, marsh, bog, or similar area that supports natural vegetation that is distinct from adjacent areas. Wetlands may or may not be treed. Shrub-scars are included as wetlands. Shrub-scars occur primarily in broad depressions and low-lying areas where forest development is limited by cold, periodically saturated, soils. (Source: Timber Harvest Planning and Operating Guidebook, May 1, 1999, DIAND).

2. **Riparian zone** refers to the area adjacent to streams, wetlands and lakes that is wet enough or inundated frequently enough to develop or support vegetation cover distinct from the vegetation in neighbouring freely drained sites. (Source: Timber Harvest Planning and Operating Guidebook, May 1, 1999, DIAND).

3. **Development** means a change of use of the land or a building, or the construction of a building, or an addition to or replacement or repair of a building.

4. **Transfer station** means an area of land (normally located in a dump) set aside to collect area residents' waste in a container for subsequent transfer and disposal in the landfill site in Whitehorse - or a "higher level" disposal site in another designated area.

5. **Faecal coliform** are microorganisms found in the intestinal tract of warm

blooded animals (eg E.coli (Escherichia coli)) and are an indication of faecal or sewage pollution. Faecal organisms should be used as the indicator organism for evaluating the microbiological suitability of recreation waters and is one of two indicator organisms for drinking water suitability.

6. **Master trail plan** means a plan for the Deep Creek Development Area that identifies trails and their importance by use/season.

7. **Passive recreational** means recreational use not requiring buildings and not altering the soils or topography, such as open space and environmental areas.

8. **Territorially significant** means an area/site that has importance for biological, historical, geological, or visual reasons that has been evaluated and deemed to be so.

9. **Aesthetic** pertains to a sense of the beautiful or to a science of the aesthetic. A philosophical theory or idea of what is aesthetically valid at a given time and place. (Source: Random House Unabridged Dictionary - 2nd Edition. 1993)

10. **Percolation rate** is the time in which it takes a column of water to pass through a soil substrate over a one inch depth. Percolation tests help to determine the acceptability of the soil site and to establish the design size of the subsurface sewage disposal system.

11. **Ecosystem** means a self-contained entity of both organisms and their

complete biotic and abiotic environment. (Source: R.J. Putman & S.D. Wratten, Principles of Ecology, UCLA Press, 1984). Habitat is a closely related term. "Any area of nature that includes living organisms and non-living substances interacting to produce an exchange of materials between the living and non-living parts" (Source: E.P. Odum 1969).

**12. Lot enlargement** means the practice of increasing the area of an existing lot (usually containing a residence) with the intent of bringing the lot size into conformity with the minimum lot size as established by the zoning regulations/Area Development Regulations. A lot enlargement may also occur to allow sufficient area to create an acceptable septic waste disposal field, even though the lot may continue to be "non-conforming" in terms of area.



## APPENDIX A

### Deep Creek Community Plan

#### Proposed Terms of Reference

##### Purpose of the Deep Creek Community Plan

A number of activities currently compete for land use in the Deep Creek area. These interests include a desire to protect greenbelts and recreational areas, demand for residential lot enlargements, spot agriculture and grazing applications and requests for road re-alignments. Community discussions reflect a varying level of support for increased services in the area and, given that no zoning currently exists, there is some interest in clarifying the types of land use activities that are permitted on existing lots.

It is intended that a community plan will facilitate public discussions regarding these and other issues in a process which is consultative, transparent, and participatory. The primary aim of the planning process is to achieve community consensus on how these issues should be dealt with in the future. The Community Plan will articulate community values and establish the guiding principles for future development. It will also form the basis for detailed land use zoning regulations which will be developed as a final phase of the exercise.

The planning process will ensure that Ta'an Kwach'an and Kwanlin Dun First Nations are welcome to participate in the process. In the event of their decision to decline participation, the

Deep Creek planning process will not prejudice any lands selected or Interim Protected by these First Nations.

##### Study Objectives

1. To prepare a community plan for the Deep Creek area which reflects community interests with regard to management and disposition of public lands.
2. To review existing residential lots and make recommendations regarding lot enlargements where enlargements are possible.
3. To develop a set of land use maps which designate areas for specific uses.
4. To document known resource inventories, including wildlife habitat, heritage, agricultural, grazing, forestry (fuelwood) and wetland resources, and to make policy recommendations regarding the management of those resources.
5. To collect and document existing wildlife, habitat and trails information in order to make detailed recommendations about which areas require protection from disposition.
6. To develop general guidelines regarding land use which can be used to formulate land use regulations.

##### Study Area

The study area will include all of that

area shown on attached Map 1.

### **Planning Process**

The Deep Creek Community Plan will be developed and guided by the input of the Planning Steering Committee. This committee was established by way of volunteers and nominations from the floor at the Public Meeting held at the Baha'i Center at Lake Laberge on July 7, 1997. At that time, the following names were put forth to comprise the Steering Committee:

Bonnie Burns, Bill Byers, Derek Fraser, Roger Horner, Norm Webster, Marcia Thompson and Angela Brewster. (Marcia Thompson later resigned)

The plan will be drafted by the Planning Steering Committee in conjunction with Government of Yukon Land Use Planners from the Community Services Branch, Department of C&TS.

The YTG planners will be responsible for taking minutes of the committee meetings and will circulate minutes after the meetings once they have been approved by the committee.

### **Plan Approval and Implementation Process:**

The plan will be approved by the Minister, C&TS. It will be implemented by area development regulations which will be developed and approved once the plan is finalized. The area development regulations will reference the plan as providing the guiding principles for the development and

management of lands within the Deep Creek area.

**APPENDIX B**

**DEEP CREEK COMMUNITY PLAN**

**COMMENT AND ISSUE SHEET**

As a resident of the Deep Creek Community your insights, interests and visions for the future are an integral part of this exercise. When completed, the Deep Creek Community Plan will articulate what aspects of the community residents value, how resources and public lands should be managed in the future, and any desired changes. While the final document will make recommendations on issues where some degree of consensus is achieved, all issues and ideas are open for discussion as we proceed. Please take a few moments of your time to share you thoughts on these matters.

Please complete this form and return it to Ann MacDonald, A/Manager of Planning, Community Services Branch, Third Floor, 2071 2nd Avenue, Whitehorse, or by mail to Government of Yukon, P.O. Box 2703, Whitehorse, Yukon, Y1A 2C6 before July 31, 1997.

*What aspect of this community do you value the most? (For example access to water, recreational opportunities, affordable housing, minimal services, peace and quiet, home based business opportunities, agricultural opportunities*

**RESPONSES:**

*Are there specific areas you would like to see preserved in a natural state from any form of development*

*Are there specific areas you would like to see reserved for some form of development, i.e. a commercial hub or strip, agricultural or grazing pursuits, mixed residential/commercial uses*

*What do you see as the primary nature of this community today? (i.e. residential, mixed residential/commercial, segregated residential, with segregated commercial and tourist related activities or other*

*What do you see as the primary nature of this community in the future? (i.e. residential, mixed residential/commercial, segregated residential, with segregated commercial and tourist related activities or other combinations*

*Please rate the importance of the following attributes of the Deep Creek Community as follows: A: VERY IMPORTANT, B: SOMEWHAT IMPORTANT, C: NOT IMPORTANT.*

- access to water;*
- proximity to Whitehorse for work related commuting distance;*
- limited services;*
- improved municipal type services, such as power or phone;*
- peace and quiet;*
- opportunity to conduct your business and economic interests from home;*
- agricultural pursuits;*
- wilderness and wildlife contact;*
- future interest in developing a tourism related business;*

\_\_\_\_\_ affordable housing opportunities;  
\_\_\_\_\_ seasonal recreational cabin, i.e. weekends, holidays;  
\_\_\_\_\_ trail networks for skiing, walking, jogging, etc.;  
\_\_\_\_\_ trail networks for motorized vehicle use;

*What changes, if any, would you like to see come out of this exercise*

*What time frame would you like to see these proposed changes occur within*

*In terms of specific issues, please indicate how important each of the following issues are to you:  
A: VERY IMPORTANT; B: SOMEWHAT IMPORTANT; C: NOT IMPORTANT*

\_\_\_\_\_ lot enlargements;  
\_\_\_\_\_ road realignment to redirect tourist traffic off the Deep Creek Road;  
\_\_\_\_\_ new dump facilities;  
\_\_\_\_\_ a new firehall  
\_\_\_\_\_ policies to protect the Deep Creek watershed;

\_\_\_\_\_ improved services(pls. specify

*For the Deep Creek Community Plan to be successful what elements or factors are most important to you?*

*Please place a check mark in those responses which apply to you:*

\_\_\_\_\_ I am an owner of land in Deep Creek and use this as my primary residence.

\_\_\_\_\_ I am an owner of land in Deep Creek and use this on a recreational basis.

\_\_\_\_\_ I neither own nor rent land in Deep Creek but recreate in the area but would like to own land here.

\_\_\_\_\_ I rent a recreational property in Deep Creek.

\_\_\_\_\_ I rent and live in Deep Creek and it is my primary residence.

\_\_\_\_\_ I have no desire to own land in the area

*Do you have any other comments?  
(Use space below to write any other opinions)*

## Appendix C

### Residents' Questionnaire: Questions and Responses

A three page questionnaire was circulated to residents on two occasions; the July 7, 1997 Public Meeting, the initial planning meeting, and a second one was mailed to residents prior to the September 15 meeting. The Comment and Issue Sheet was sent to 85 property owners. A total of 21 responses were received. A copy of the Deep Creek Comment and Issue Sheet is attached as Appendix B. The following summarizes the nature of the responses.

#### ***What aspects of Deep Creek do residents value the most?***

##### ***Access to water, recreation and peace and quiet.***

Access to water is the most highly valued attribute of the community along with peace and quiet, the natural beauty of the area and contact with wilderness and wildlife.

##### ***Recreation and seasonal use.***

Residents also place a very high value on the recreational uses of the area and most of the responses appeared to reflect a preference for seasonal and recreational use of the area versus full time residency.

##### ***Preservation of key areas.***

The responses indicate support for protection of crown land as open space, particularly along the mouth of Deep Creek, Richthofen Island and in the area directly adjacent to the existing dwelling units. Significant support

appears to exist to preserve the Fossil Point Road area as a distinct area along the beaches, with strong support for no further development along the waterfront area.

##### ***Limited support for commercial development.***

There appears to be some limited support for some commercial development in the area. The option of home based businesses was popular, with some consideration given towards the concept of a commercial hub sometime in the future. Respondents provided mixed views on the idea of allowing for a commercial strip along the Deep Creek Center Road in the Central area although there was widespread support for home based business throughout the rest of the Deep Creek community.

Residents view the primary nature of the community as recreational with some opportunity for low service residential. It was noted that the campground is currently underutilized and therefore any plans for future expansion appear to be unwarranted.

##### ***Residents want to keep the rural character of the community:***

Residents appear to enjoy a shared vision on the future of their community. For the most part, residents have expressed a desire to retain the rural residential and recreational aspect of the community. The area adjacent to the Deep Creek Road was widely recognized as distinct from the Fossil Point Road area and a clear desire to respect this difference by way of varying levels of services, commercial opportunities and developments, was

expressed.

***Residents want more control over agriculture and grazing uses of the land:***

There appears to be very limited support for further grazing interests and only with more stringent conditions included to protect community interests.

There is recognition and concern that increased grazing and agricultural interest may impact on wildlife by limiting habitat. Residents also note that the best habitat area is used for grazing which renders the area unavailable for grazing by wildlife, both due to competition and fencing.

Respondents stated that grazing leases limit access to lands used for skiing, hiking and walking and, in many cases, do not reflect the highest and best use of the lands.

***What are the important attributes of Deep Creek?***

Residents were asked to rate a number of attributes of Deep Creek as Very Important, Somewhat Important or Not Important.

***Very Important***

***Peace and quiet & wilderness***

Overall, the majority of residents who responded rated the following very important: access to water, peace and quiet, wilderness and wildlife contact, the use of the area for a seasonal cabin and recreational use of the land for skiing, walking and jogging. Many respondents also expressed their desire to maintain the area's limited services.

***Somewhat Important Attributes:***

***Affordable services and housing.***

A significant number of respondents also indicated a desire to upgrade the services, particularly power and telephone services. The opportunity to obtain affordable housing opportunities was also noted as somewhat important.

***Not Very Important Attributes:***

***Limited future for more agriculture.***

There appears to be very little interest in further development of agricultural opportunities for the area. Many residents have indicated that, given the small size of most of the recreational cottage lots, the vacant crown land surrounding the residential area is highly valued in its natural state and should be maintained for recreational use.

In addition to protecting the intrinsic value of wilderness and wildlife habitat by way of natural wilderness, many respondents indicated that agriculture was not the best use of the area and indicated their desire that no further agricultural dispositions occur.

Respondents stated that, given the low grazing capability of the land, huge areas needed to be set aside to support only a few cows or horses. It was argued that this did not reflect the best use of the land.

***Limited future for motorized trail use.***

As well, the use of recreational trails for motorized vehicle use, such as snow machines and all-terrain vehicles, does not appear to be important to residents.

***What are the Important Issues?:***

***Lot enlargement, protection of watershed***

Responses were mixed on the question as to specific issues. Overall, a majority of respondents rated lot enlargements and policies to protect the Deep Creek watershed as very important issues.

***Not Important Issues:***

***New and improved services***

Conversely, responses indicate that improved services, a road re-alignment of the Deep Creek Center Road, a new dump and a firehall were seen as not very important issues to those residents who responded to the questionnaire.

***What should the planning process achieve?***

***Consensus and community cooperation:***

A final question involved the elements of the planning process which were important to residents. A clear majority of respondents indicated their desire for the planning process to generate consensus on a number of planning issues. It was noted that the plan should foster a spirit of co-operation and be based on a process which involved residents and encouraged their input.

***Detailed land use regulations:***

Respondents indicated that, once complete, the plan should be used to direct and manage growth in the community in the future, and result in a set of detailed land use regulations to ensure that the plan is implemented.

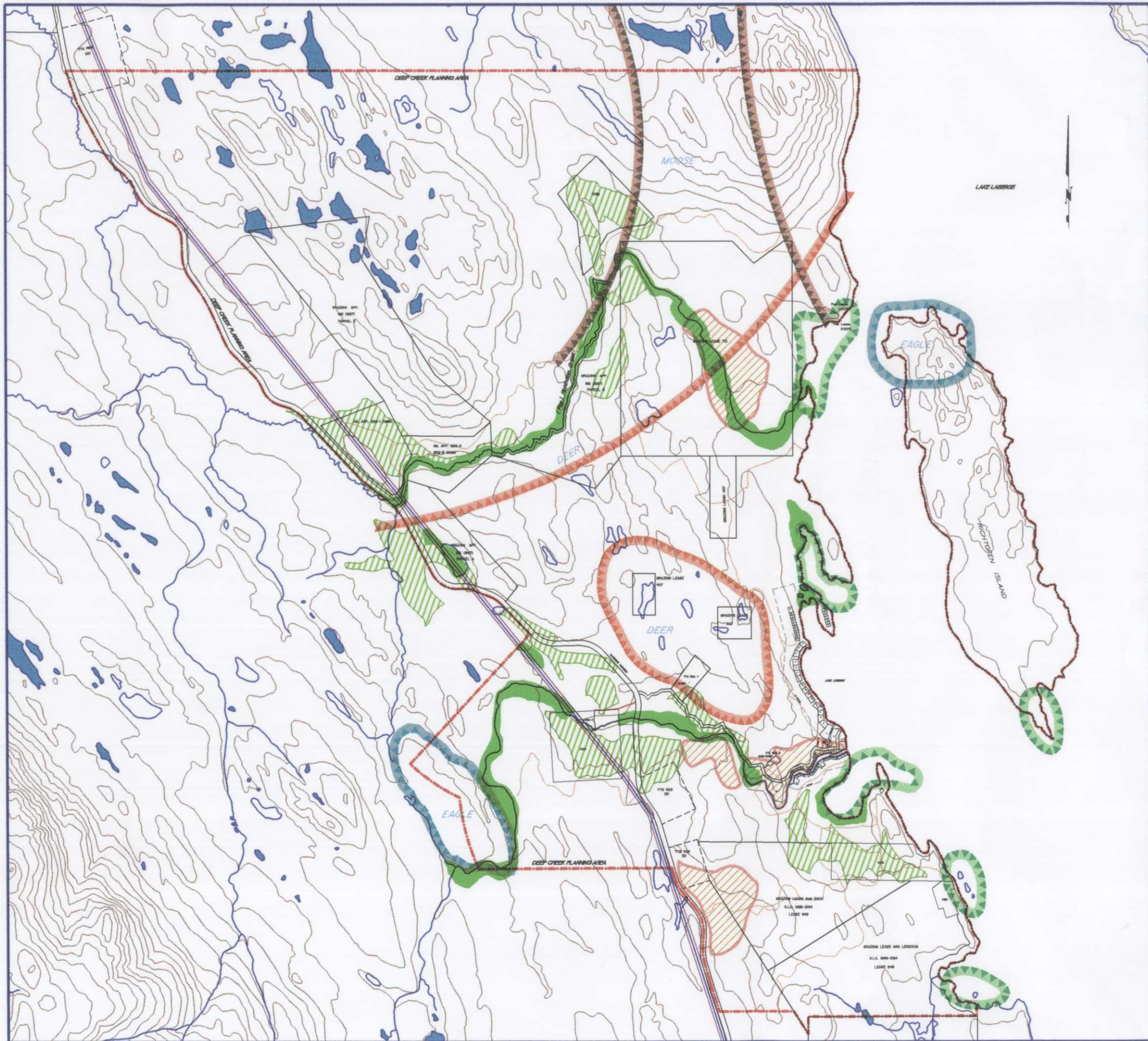






**Legend**

- WILDLIFE KEY HABITAT AREAS**
-  WATERFOWL NESTING & STAGING AREA
  -  MOOSE
  -  MULE DEER
  -  EAGLE SITES
- SOIL TYPE**
-  CLASS 5 SOIL TYPE
  -  ACCEPTABLE FOR RESIDENTIAL
  -  RIPARIAN ZONE





**"SCHEDULE A"**  
**LAND MANAGEMENT**  
**DESIGNATIONS**  
**DEEP CREEK COMMUNITY PLAN**

- Legend**
- Residential
  - Institutional
  - Agricultural Land
  - Future Agricultural Land
  - Public Use
  - Shoreline Protected Lands
  - Passive Recreational Uses
  - Interim Protected Lands
  - Wetland & Riparian Protected Lands
  - No Future Development
  - Open Space
  - Vacant Public Lands
  - Joint Management Region
  - Long Term Rural Residential

