

Hamlet of Ibex Valley
Local Area Plan

PLAN IBEX



with
David Hedmann & Associates

September 1999

Hamlet of Ibex Valley

Local Area Plan

PLAN IBEX

This document contains:

1. Original Local Area Plan Policies (September 1999)
2. Amendment to Local Area Plan Policies Section 5.1.9 (2007) *Page 25*
3. Amended Schedule A-Land Management Designations (2007) *Page 37*
4. Addendum 'A' Amendments to Plan Ibex – April 2007 - Background Information
At end of document



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

March 26, 2001

Robert Atkinson
Chair, Hamlet of Ibex Valley Council
PO Box 20624
Whitehorse, Yukon
Y1A 7A2

Dear Mr. Atkinson:

Re. *Plan Ibex*

It is with great pleasure that I am writing to inform you *Plan Ibex – Hamlet of Ibex Valley Local Area Plan* has been approved by my department as an advisory document.

Plan Ibex clearly reflects the character of your community and I wish to commend the Hamlet of Ibex Valley Council along with all those community members who contributed to the plan's creation. Your dedication to this initiative clearly demonstrates a strong commitment to the community.

My department looks forward to using *Plan Ibex* as a guide for land use within the planning area. In accepting the plan as an advisory document, I note that *Plan Ibex* will undergo a minor review within 18 months of this letter and that Area Development Regulations (i.e. zoning regulations) further to the plan are required in order to fully implement the *Plan Ibex*. Staff from the Community Services Branch will be contacting you over the coming months in this regard.

Again, I wish to thank the Hamlet of Ibex Valley Council, members of the Planning Committee, and residents of the area for the many volunteer hours spent over the past years developing *Plan Ibex* through an open and inclusive public process.

Sincerely,

A handwritten signature in cursive script that reads "Pamela J. Buckway".

Pamela J. Buckway
Minister of Community and
Transportation Services

Hamlet of Ibex Valley

Local Area Plan

PLAN IBEX

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November 1998

4848-007-00-01

David Hedmann & Associates

UMA ENGINEERING LTD.

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**PLAN IBEX
HAMLET OF IBEX VALLEY LOCAL AREA PLAN**

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INTRODUCTION

1.1 PURPOSE OF PLAN

The Hamlet of Ibex Valley is situated immediately west of the City of Whitehorse, and spans significant stretches of land on both sides of the Alaska Highway. Over the past few years, the Government of Yukon and local residents have faced an increasing number of applications for home sites, agriculture and commercial uses. To offer guidance to long term land use, a decision was made to complete a land use plan to help manage land and resources in the Hamlet while preserving the characteristics valued by local residents. This plan document explains how land is currently used, provides technical background information, summarizes resident opinions, and provides policy direction for future land resource decisions.

1.2 HOW THE PLAN WAS PREPARED

Preparation of the Plan was directed by a Steering Committee consisting of local residents appointed by the Hamlet of Ibex Valley Council, with technical advice by staff from the Yukon Government (YTG). The background work and draft plan preparation was assigned to the consulting firm of UMA assisted by David Hedmann and Associates. Work on the project commenced in the summer of 1997, and was completed in the fall of 1998.

There was a strong mandate to seek community input throughout the process. Frequent meetings were held with the Steering Committee, augmented by a number of community meetings (at the Ibex Valley Fire Hall). Project staff also met on a number of occasions with local residents to discuss issues and ideas. Two questionnaires were employed to gather public opinion on planning options and local issues. Several information Newsletters were also 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 was summarized in two Discussion Papers and displayed on a variety of maps. Key information compiled in the process is included in this plan document.

1.3 HOW THE DOCUMENT IS ORGANIZED

The plan includes:

- a summary of information on the population and physical features of the Hamlet
- a description of regulations which now apply to land use
- a review of area resource capability
- a reflection of what people in the area said were important considerations for maintaining the rural and wilderness character
- proposed policies for land use and land management
- implementation recommendations

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

AREA CHARACTERISTICS

2.1 POPULATION

The estimated 1998 population of the Hamlet is about 330. This is a significant increase compared to the 1991 population of 240. It represents an increase of 90 persons, or about 35%, since the 1991 census. This growth is significant and is triple the rate of the overall territory, which experienced growth of 10.7% over the same period. On an annual growth basis, the Ibez Valley population increased by just over 6% per year in the years from the 1991 to the 1996 census.

The relatively recent addition of housing associated with the Champagne and Aishihik First Nation, near the Takhini Bridge crossing, provides additional population in the region, although this community is not within the Hamlet boundaries.

The number of dwelling units in the Ibez Valley in 1996 totaled 114. This results in an average population per household of 2.82 which is somewhat higher than the Yukon average of 2.65.

2.2 CURRENT LAND USE

Housing

Principal residential settlement areas within the Hamlet boundaries include the Echo Lake area immediately adjacent to the City of Whitehorse boundary, the Old Alaska Highway Loop, Takhini, Takhini Bridge, and Stony Creek. The total area is about 152 square kilometres. The greatest population concentration in the Hamlet is closest to the City of Whitehorse. Land use varies from rural residences to home based businesses and more concentrated country residential subdivisions. The principal populated areas are illustrated schematically on *Figure 1* on the page following.

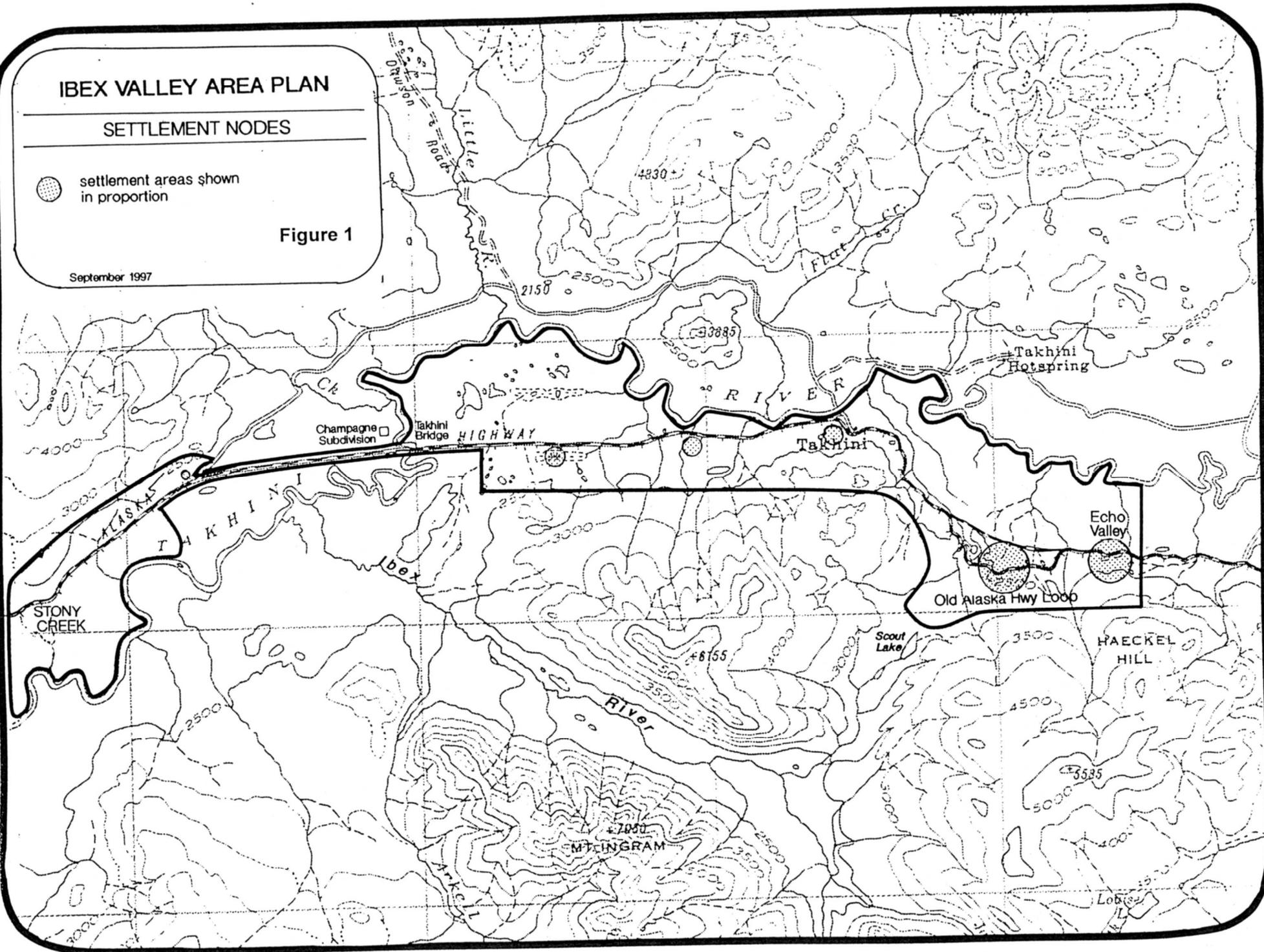
IBEX VALLEY AREA PLAN

SETTLEMENT NODES

 settlement areas shown in proportion

Figure 1

September 1997



The general patterns of settlement can be summarized as follows:

- Smaller holding rural residential settlement at Echo Lake adjacent to the Whitehorse boundary, with settlement on both sides of the Alaska Highway.
- Old Alaska Highway Loop, a continuous large lot rural residential development along a 6 km stretch (cut off from the main Highway in a 1977 realignment), including some business activities such as equipment repair and wilderness guides within the Loop and along Scout Lake Road. Virtually all these sites are situated within a 1986 Block Land Transfer (BLT).
- Large acreage farm residences scattered along the Alaska Highway between Old Alaska Highway Loop and Stony Creek.
- The Champagne and Aishihik First Nation residential subdivision immediately west of the Takhini Bridge, which is not a part of the study area but represents an important development in the overall region.
- Scattered rural residences situated at Stony Creek at the west end of the Hamlet.

All developments within the Hamlet are dependent on the Alaska Highway for primary access, using either frontage roads along the Highway or comprising communities on loop roads and other short secondary roads, leading from the Alaska Highway. The greatest population concentration is located in the Echo Lake and Old Alaska Highway Loop area, where an estimated 70 % of the 114 homes are situated.

Under its current development area regulations, the Yukon Government requires new residential lots to be at least 6 hectares (a 3 hectare minimum applies where no planning scheme exists). Historically, a range of sites were created. In the past, many of the lots in the Old Alaska Highway Loop were enlarged to 6 hectares or more. The distribution of lot sizes is illustrated in *Table 1*.

Table 1
Echo Lake and Old Alaska Highway Loop - Lot Distribution

Lot Size	No. of Lots	Percentage of Total
0 - 2.0 ha (0 - 5 ac.)	27	38 %
2.1 - 5.0 ha (5.1 - 12.4 ac.)	11	15.5 %
over 5.0 ha (over 12.4 ac.)	33	46.5 %
Totals	71	100.0 %

The table above does not include an un-built subdivision of 10 parcels ranging in size from 2.5 to 4.5 hectares situated on the north side of the Old Alaska Highway Road, and subject to a Kwanlin Dun First Nation Site Specific Claim. Generally, parcels are smallest in the Echo Valley Road area (with just over 20

parcels) with the vast majority of lots (75 %) sized at less than 2 hectares. On the frontage road north of the Alaska Highway, the 18 existing parcels are evenly split between lots less than 5 hectares, and those over 5 hectares. Remaining portions of the study area tend to have parcels of at least 6 hectares, accounting for roughly an additional 2 dozen lots. Several parcels have more than 1 home per lot.

Other Land Uses

An important community focal point is the Ibx Valley Fire Hall, located strategically between the Echo Lake subdivision and Old Alaska Highway Loop. The fire hall is a relatively recent building and also provides a local meeting space. A small outdoor ice rink is situated immediately adjacent to the fire hall building. A major recreation reserve is located north of the Alaska Highway. Commencing immediately north of the western end of the Old Alaska Highway Loop, this recreation reserve offers space for dog mushing with numerous trails, as well as a gun club practice area. Almost all other recreation is less formal in nature, with access roads to hinterland wilderness areas including Scout Lake Road to Scout Lake, which continues further west to offer access to the Ibx River Valley.

The Ibx Valley loop (including the north access road and the south access road leading into the Ibx River Valley from the Alaska Highway) are important recreational corridors with mountain biking, hiking, and trail riding opportunities. The Takhini River, while not directly accessible at many points (due to steep bluffs and limited access trails), does offer opportunities for canoeing, kayaking, and fishing. In parts of the river (e.g. Takhini Bridge area) the river banks afford some excellent views over the river and country side. With the extensive rural-sized parcels, many informal and formal trails also provide winter recreation for snowmobiles and cross-country skiing.

Several farms are situated in the central and western portions of the Hamlet, including cattle ranches on both fee simple land and on land leased from the Yukon Government. Significant stretches of land are devoted to grazing.

Aboriginal people used the Takhini River Valley for transportation. There was a village on the north side of the river near the present Drury farm. From a historical perspective, First Nation cultural evidence exists, or has been reported, at a number of sites. This includes native sites at Mile 944 and Mile 948. Spirit houses associated with an old burial site occur at the Takhini River grave site at Kilometre 1526.3. Part of the local history is the Whitehorse to Dawson stagecoach road which traversed the valley, and crossed the Takhini River around Mile 948, where a look-out point exists. An RCMP post was also located near here. Historical remnants also remain of the Alaska Highway construction which was completed by the US Army Corps of Engineers in 1942

during the second World War. Responsibilities were transferred to the Canadian Army in 1946, and a number of maintenance camps were retained along the Highway. Over the years, almost all these camps were closed. At Milepost 937, there is part of the old army road to the Takhini River. At Stony Creek, some remnant foundations still occur from an old maintenance camp. A construction camp site was also located at Mile 946 near old Takhini crossing. An old settlers cabin occurs at Mile 932 (Billy Scurvey's residence).

Land use is illustrated on *Map 1 - Current Land Use*.

2.3 ENVIRONMENT

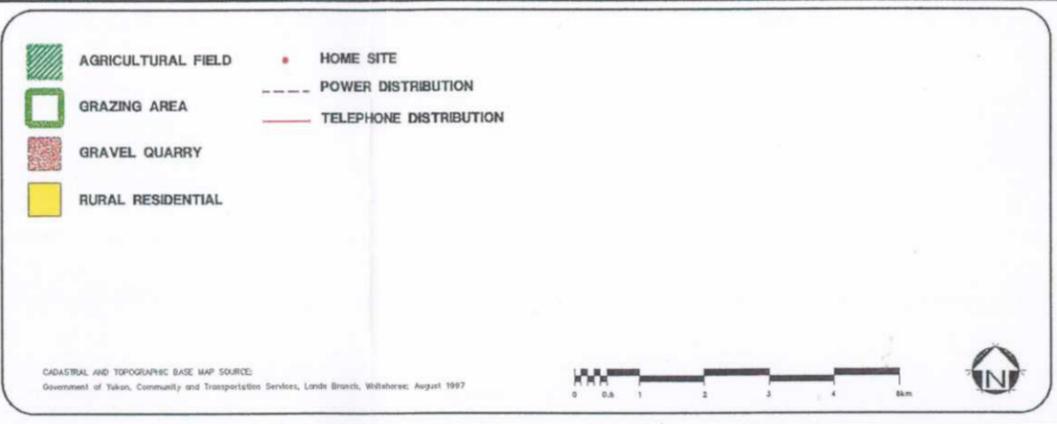
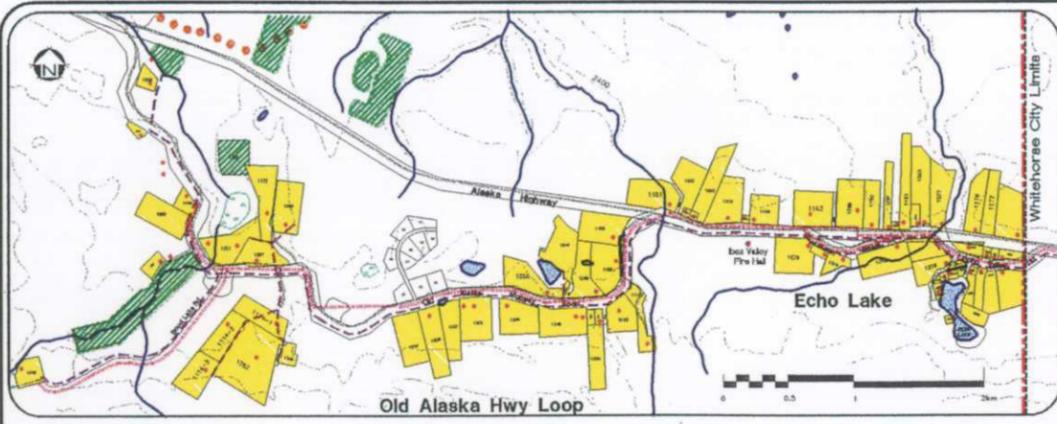
The Hamlet is situated within the Yukon Southern Lakes eco-region. Eco-regions are characterized by similarities in vegetation, soils, climate and landforms. Native vegetation includes white spruce, while the dryer south-facing slopes include stands of aspen and sagewort grasslands. The region is located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

The Hamlet is in the Takhini River Valley. The Takhini is 100 km long with headwaters at Kusawa Lake and drainage into the Yukon River.

Wildlife

The Ibex Valley is noted for its wildlife habitat. This includes important elk habitat in the Stony Creek area, with travel corridors and summer range along the Takhini River. Winter ranges for elk are mainly confined to areas north of the Alaska Highway. Fur bearing animals are found throughout the region. Both black bears and grizzly bears are common, particularly along the hillsides in the spring season.

Fox and coyotes are notable in the dog sled recreation reserve and surrounding lands. Moose frequent the slopes of mountains south of the highway. Mule deer inhabit the valley and hillsides south of the highway near Takhini Bridge, while the nearest Dall sheep population is found on Mt. "North Ibex", just south of the planning area.



PLAN IBEX

IBEX VALLEY AREA PLAN

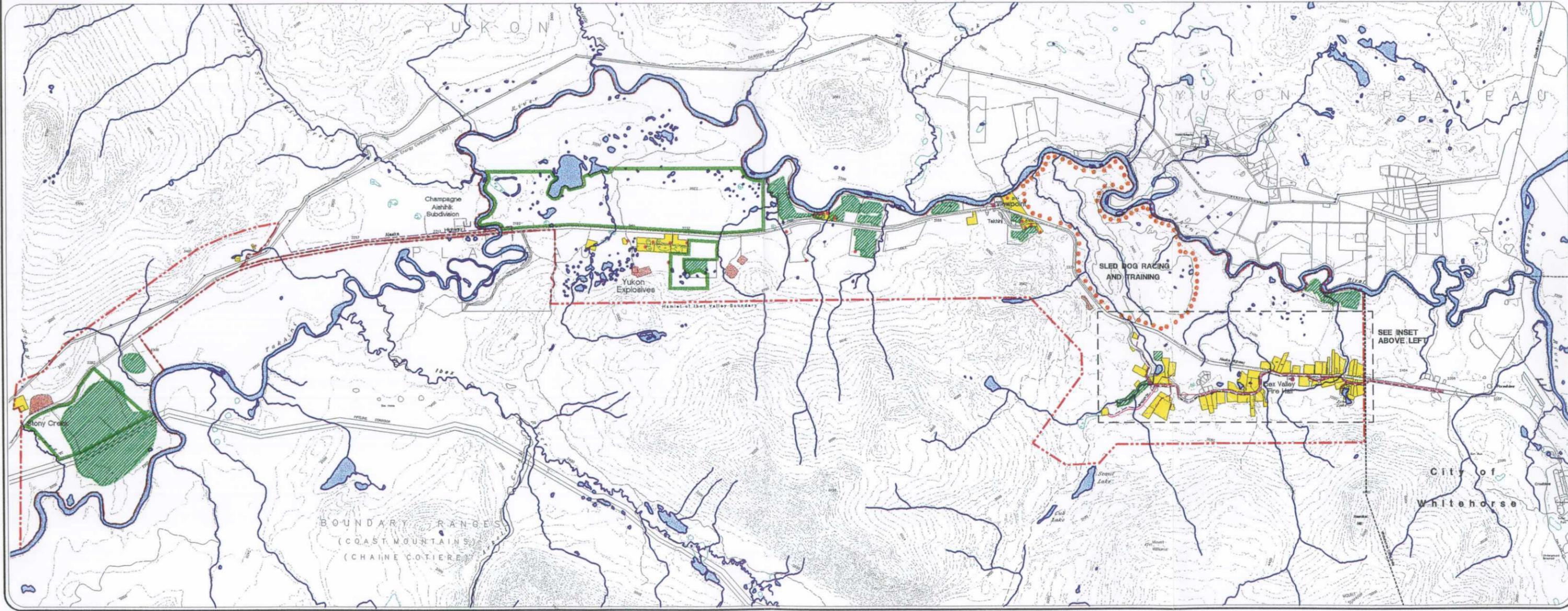
CURRENT LAND USE

Hamlet of Ibx Valley, Yukon

MAP 1


 with David Hedmann
 and Associates

Project 4848-007-00-01 June 1999



The riparian areas adjacent to the Takhini River function as migration corridors for a number of species. The many ponds and marshes have ecological importance, particularly some of the salt lakes.

Three types of bird species frequent the area. This includes resident species, some species present occasionally, and migratory species. Waterfowl habitat occurs in the marshlands north of the Alaska Highway near the Takhini Bridge. Peregrine falcon are also found in parts of the region. Song birds are active from late April into July. They tend to be among the first migratory bird species to leave, usually in early July.

Two outfitting concessions occur in the study area. These are, Area 13 which covers part of the Stony Creek region and extends north well beyond the study boundaries, and Concession Area 17 south of the Alaska Highway, extending east to encompass the surroundings of Whitehorse.

Fish

The Takhini River supports a number of fish species including king salmon, grayling and pike. Angling is prohibited during parts of the season as a means of conservation.

Vegetation

Major burns in the area, particularly the 1957 fire, have had a significant impact on vegetation. Vegetation is determined to a major degree by soils, aspect, and moisture. Regenerated vegetation tends to consist of aspen and white spruce. The valleys adjacent to the Takhini River include extensive natural grasslands, many of which are devoted to grazing. There is no active forestry within the study area. Major burns over past years have destroyed commercial forest opportunities, with large fires in the 1950s and again in 1991 leaving few stands of trees. Some areas of older growth spruce still exist, and regeneration is slowly occurring. In some nearby areas, consideration has been given to harvesting fuel-wood left from burns. Following a study of harvesting fuel-wood at the Haeckel Hill burn (which occurred in June 1991), a management decision was made that a three year wait should be observed to allow soil stabilization and vegetation regeneration, with only domestic cutting allowed during winter months, monitored to determine environmental effect (TransNorthern 1992). The policy is not to allow commercial fuel-wood cutting on Yukon lands.

Slope and Soils

Steeper mountain sides occur mainly outside the Hamlet boundaries. Generally, land offering slopes of less than 30% is reasonably conducive to development, especially where larger parcels exist, and home sites can be accommodated within local physical constraints. Most of the settled area is situated in an elevation band between 670 metres (2200 ft.) and 825 metres (2700 ft.).

Soil survey information for the study area is dependent primarily on information compiled in 1987 (Mougeot Geo Analysis). The mandate of that study included a review of soil suitability for agriculture as well as various forms of settlement, mainly related to construction and septic tank suitability. The best areas for settlement closely mirror current homesite locations. Remaining soils are generally deemed to be poor for construction and sewage disposal purposes.

Agricultural soils are mainly soils rated Class 5 or better. The best available class in the Hamlet is Class 5. See *Map 2 - Bio-Physical Features* for details.

2.4 CURRENT LAND USE REGULATIONS

Land use in the Hamlet is regulated by the Interim Whitehorse Periphery Development Area regulations and schedules. According to the Yukon Area Development Act (Sec. 10), the regulations are in due course to be replaced by more comprehensive regulations. Within the Ibex Valley study area, one principal designation exists with the regulations summarized as follows:

Table 2 Current Hamlet Land Use Regulations
RR / (Rural Residential) restricted to one or two residences on parcels of large minimum acreage <ul style="list-style-type: none">• may include minor agricultural pursuits• size of parcel shall not be less than 6 hectares (15 acres)• some portion of lot shall abut a highway• some exemption may be permitted to lot minimum by Deputy Minister of Municipal and Community Affairs, where there is no overall increase in number of lots and no lot shall be less than 4.5 hectares (about 11 acres)

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

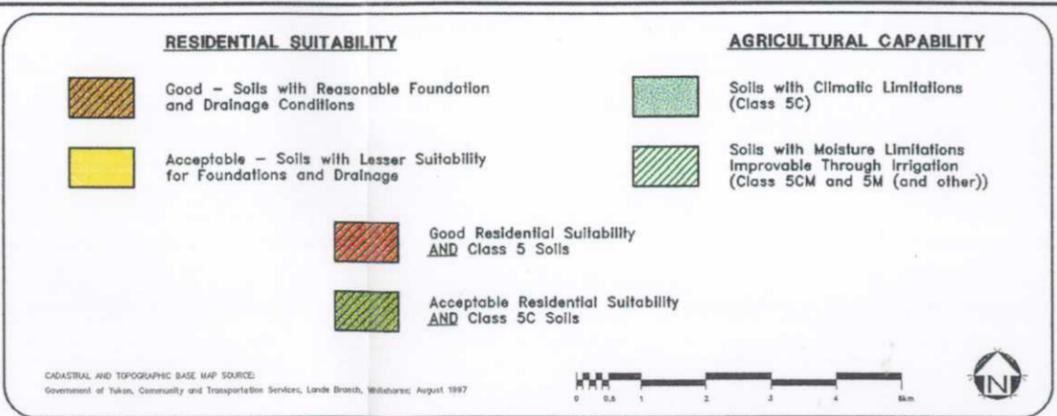
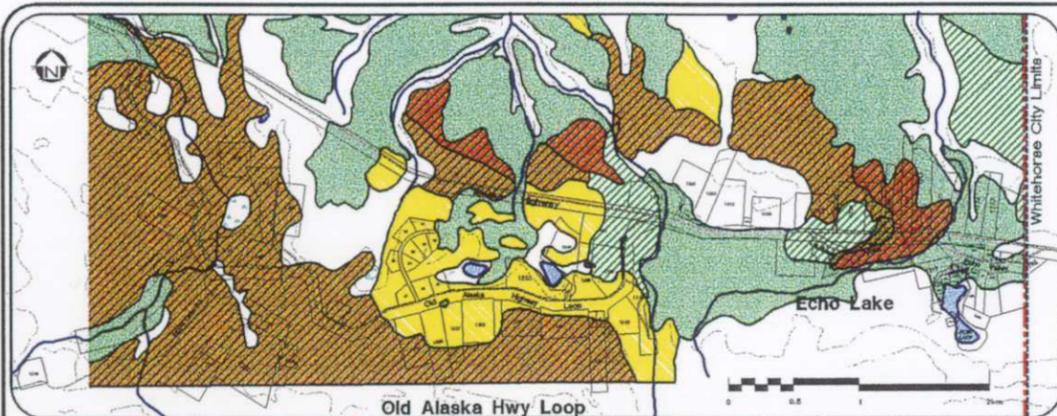
There are also a number of instances in the study area where parcels have been enlarged. Lot enlargements may occur to comply with the minimum parcel size stated in the Interim Whitehorse Periphery Regulations, and cannot negatively impact an adjacent owners opportunity to do the same. Lot enlargements may also result from a desire to accommodate economic or agricultural activity, or to reflect local natural or topographic conditions.

2.5 LAND CAPABILITY

Overall capability for various land uses within the study area is primarily reflective of natural conditions. With residential use and agriculture, the prime current or proposed activities, land capability is reviewed principally for those uses.

Terrain conditions, mainly slope, indicate that with the exception of some lands south of Takhini, terrain does not impose a major constraint to settlement. Generally, the Hamlet boundaries are drawn to exclude the steep sloping areas.

A Land Use Capability Map has been prepared to define areas that may have potential for additional settlement as well as agriculture by considering soils, foundations and drainage to determine the overall suitability for these activities (Mougeot Geo Analysis). This Land Use Capability Map is included in this document as *Map 3 - Land Capability*.



PLAN IBEX

IBEX VALLEY AREA PLAN

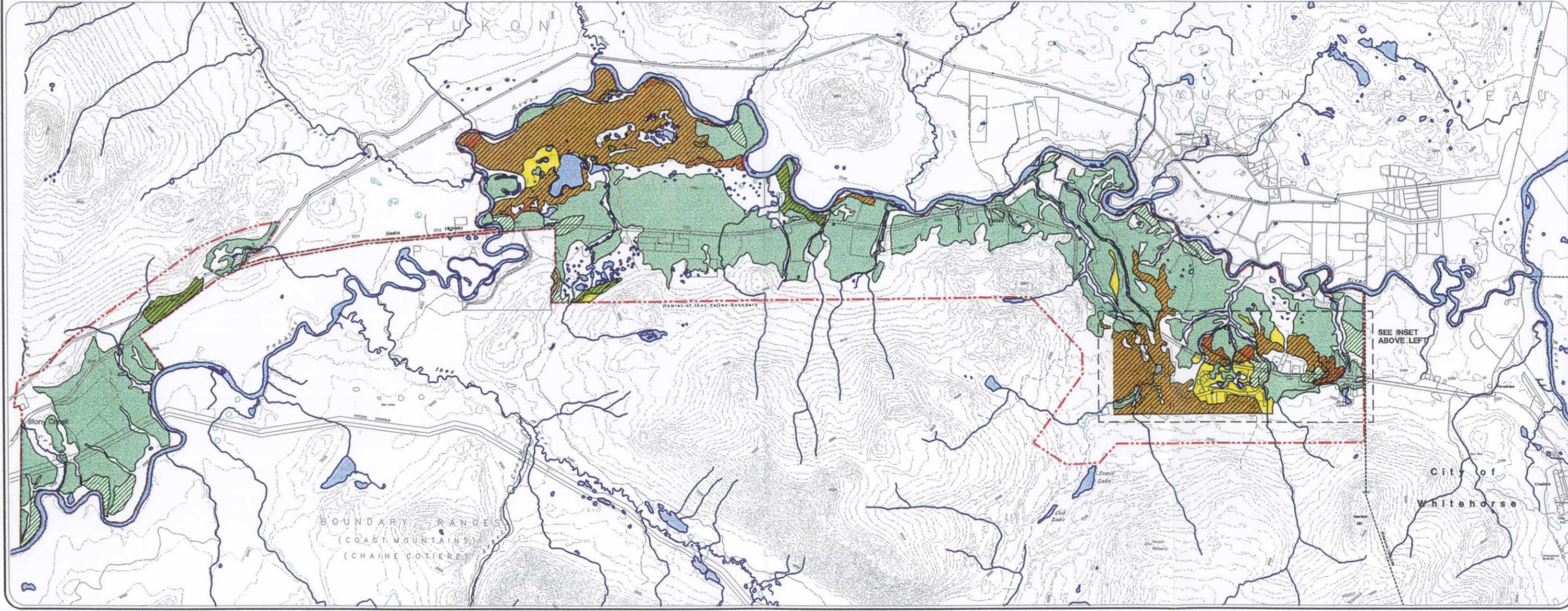
LAND USE CAPABILITY

Hamlet of Ibx Valley, Yukon

MAP 3

UMA
 with David Hedmann and Associates

Project 48-01-007-00-01 JUNE, 1999



Wildlife

Wildlife is found throughout the area, including migratory species. Known critical habitat areas exist in the western extent of the Hamlet, primarily around Stony Creek. Significant habitat has been identified for bear, moose, deer and several other species, including resident and migratory birds. This habitat includes winter range, mineral licks, lambing areas, as well as migratory trails and wetlands. Increased settlement, including grazing leases, in this part of the Hamlet is likely to interfere with wildlife values and should be considered as a tradeoff for wildlife and wilderness values.

Agriculture

For agriculture, soils have been mapped in relation to crop production potential. Soils in the Hamlet tend to be marginal, largely as a result of climatic and/or moisture limitations. Where moisture limitations exist, irrigation is essential to improve crop production. Due to the soil class, intensive management is needed for field crop cultivation.

Climatic limitation is the main constraint to agriculture in the few areas of the Yukon which have agricultural potential. The limited frost free period imposes serious difficulty on agricultural productivity due to the very short growing season. Suitability for soil-based agriculture and for grazing is defined on the Land Use Capability Map by mapping soils characterized primarily on the basis of climate or moisture limitations. Other soils are unsuitable for either soil-based agriculture or for supporting grazing. In examining the maps illustrating agricultural suitability information and existing agricultural leases, it is apparent that the majority of land deemed to have some suitability to agriculture has already been absorbed.

Rural Residential Suitability

To determine the extent of land suitable for rural residential purposes, a review of terrain and soils was made. This resulted in two major classifications: good and acceptable.

Areas of “*good*” suitability include soils with reasonable foundation and drainage conditions, no continuous permafrost, and low probability of flooding. The “*acceptable*” areas are those with lesser suitability for foundations and drainage. In several instances, there is an overlap with areas of agricultural suitability and residential suitability. However, the overlap is relatively small. The Stony Creek area, which displays high wildlife values, has virtually no soil/foundation conditions deemed suitable for residential settlement.

People in the Hamlet have indicated that they support maintaining most of the undeveloped lands remaining near Old Alaska Highway Loop as undeveloped. However, this area has some of the better soil and foundation conditions. The most difficult area with potential suitability is situated near the salt lakes. Limited access, environmental sensitivity, and the considerable distance through an established grazing lease may make this location the most problematic for development, despite the fact that the soils are otherwise suitable.

Some lands technically suitable for residential development remain near the Old Alaska Highway Loop. Other suitable areas include two stretches of land in the dog sled track area, however, development here could conflict with dogsledding recreational use.

Other potential developable areas include minor stretches of land at various scattered locations.

Capability for main land uses is illustrated on *Map 3 - Land Capability*.

3

LAND TENURE

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

Land in the area is controlled by the federal government (primarily through the Department of Indian and Northern Affairs - DIAND), Government of Yukon and First Nations. The Federal government controls disposition of federally held lands, and the Yukon Government administers Commissioner's lands which in the planning area, are primarily those lands described by OIC 1986-1284. The First Nations administer settlement lands through 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. Government controls lands under various tenures and may reserve a parcel of land to a government department for a specific use such as firehall, community centre or similar.

First Nations land claims have three designations. Rural Settlement Lands or "R" block claims usually refer to larger potential settlement areas, as agreed to in the Yukon First Nation Final Agreement. Claims identified as "S" blocks are sites which may refer to traditional use of a site as a home or a burial site, for example. Claims identified as "C" lands are those situated within BLT or Commissioner's Lands. It should be noted that these designations are used as a general guideline to describe the settlement lands. The actual use of the lands is determined through the application of self government powers that are associated with the settlement lands as agreed to in the Final Settlement agreements.

In 1991, the Agriculture Branch of the Department of Renewable Resources adopted a policy for farm lands. Within this policy framework (*Yukon*

Agricultural Policy, November 1991), farm land disposition criteria were included. These criteria are:

- the need to be a Canadian citizen and Yukon residency for at least 1 year
- 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 Order in Council to YTG, with the Yukon government's Department of Renewable Resources administering the subsequent lease or sale.

The study area also contains several reserves established for YTG, many of which apply to gravel quarries. Some reserves involve recreation, for example the dog mushing trail area.

Agricultural Policy

Lands disposed of for agriculture may not be subdivided, and may be further protected through development agreements and regulations and a mandatory Farm Development Agreement. The types of tenure permitted include Fee Simple Tenure, based on a 5 year agreement for sale, limited to one agreement for sale at a time. The second form, typically used for game farming, provides for up to 30 year leases where large tracts are needed for browsing or grazing. In the case of soil based agriculture, two thirds of 80% of the land must be arable and generally Class 5 or better. For non-soil based agriculture, only the first 6 hectares may be titled with the remainder being leased. The maximum amount of land considered for application is 65 hectares, although in some instances, an additional and contiguous 65 hectares can be applied for and consolidated with the first.

Grazing Policy

The Yukon Government, since 1985, has administered grazing leases (called grazing agreements under the former federal program, but issued as leases under YTG's system). There are several significant leases in the study area,

primarily east of the Takhini Bridge, and in the Stony Creek area. The total number of hectares under lease (in 1997) was 1,557.4 (3,847 acres).

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

Rights can be renewed for a 27 year period subject to review and cancellation. 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. Lease holders 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 the policy, it is also possible to establish community grazing lands, with review criteria and procedures similar to that for other leases.

First Nation Land Claims

Within the Hamlet area, a number of sites have been claimed by First Nations. Most of these claims are interim protected and depend on final agreement. The Champagne and Aishihik First Nation claims are now settled, granted as part of their land claim agreement.

The Ta'an Kwach'an First Nation are in the final stages of settling their land claims. The Ta'an Kwach'an has selected an R block in the area of the old dog sled track and pistol range. Several smaller sites (S blocks) are identified in the area of the Takhini crossing. The Kwanlin Dun First Nation has also made several site specific selections along the Alaska Highway, and one large R claim north of the Highway to the Takhini River. A subdivision north of the Old Alaska Highway is also part of a Kwanlin Dun specific claim. Others are currently being considered. Several other large claims exist adjacent to the Hamlet boundaries, and have been mapped for context.

Land use on settlement land will be regulated by the First Nation owners under the terms of land claim and self government agreements. This means that the regulatory regime for land within and near the Hamlet will include three First Nations, the Federal and Territorial Governments and the Hamlet Council.

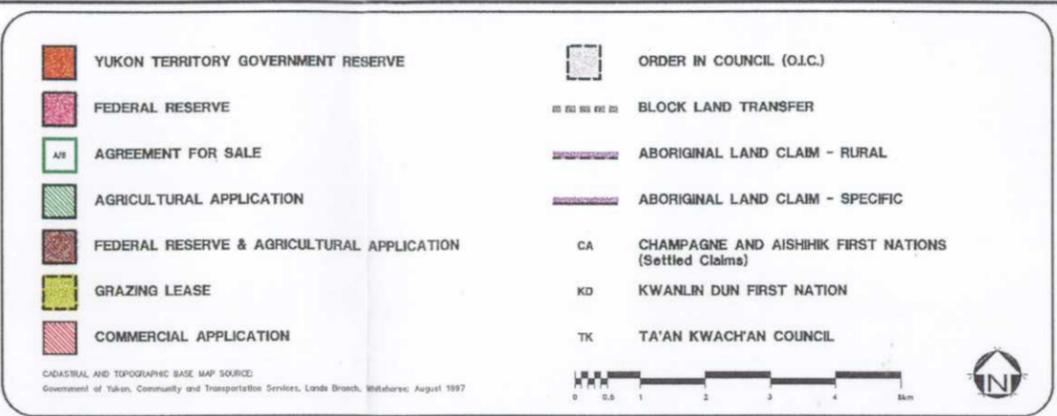
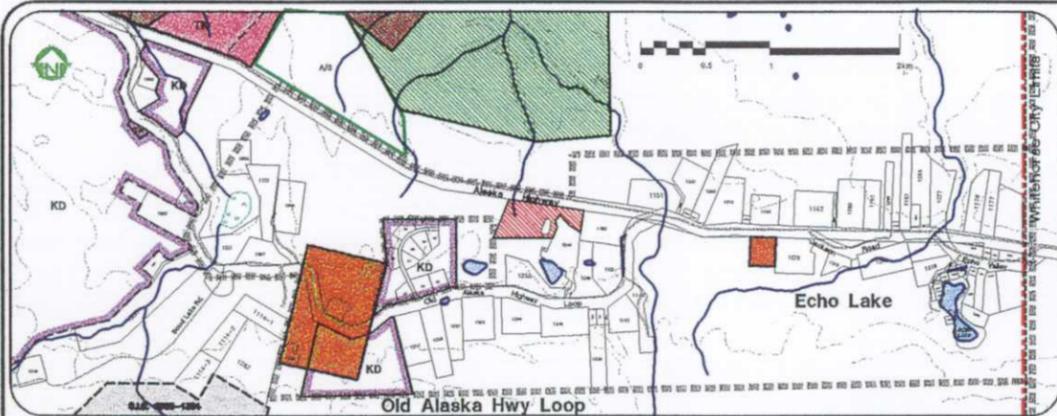
Mineral Claims

A few mineral claims are found within the study area, primarily consisting of quartz claims and placer claims. The quartz claims are mainly situated within the Old Alaska Highway Loop area extending along the Alaska Highway, with one quartz claim found at Stony Creek. All of the placer claims within the region are clustered along Stony Creek north of the Alaska Highway.

Information on land tenure (as of 1997), including land claims within the study area, is provided on *Map 4 - Land Tenure*.

Trap Lines

Components of five trap line management areas occur in the Hamlet. These include Concession Areas 283, 285, 286, 134 and 287. There are also two outfitting concessions. One is Area 13, which covers part of the Stony Creek region and extends north well beyond the Hamlet boundaries. The other is Area 17, south of the Alaska Highway, which extends east to encompass the surroundings of Whitehorse. The areas are illustrated on Map 5.



PLAN IBEX

IBEX VALLEY AREA PLAN

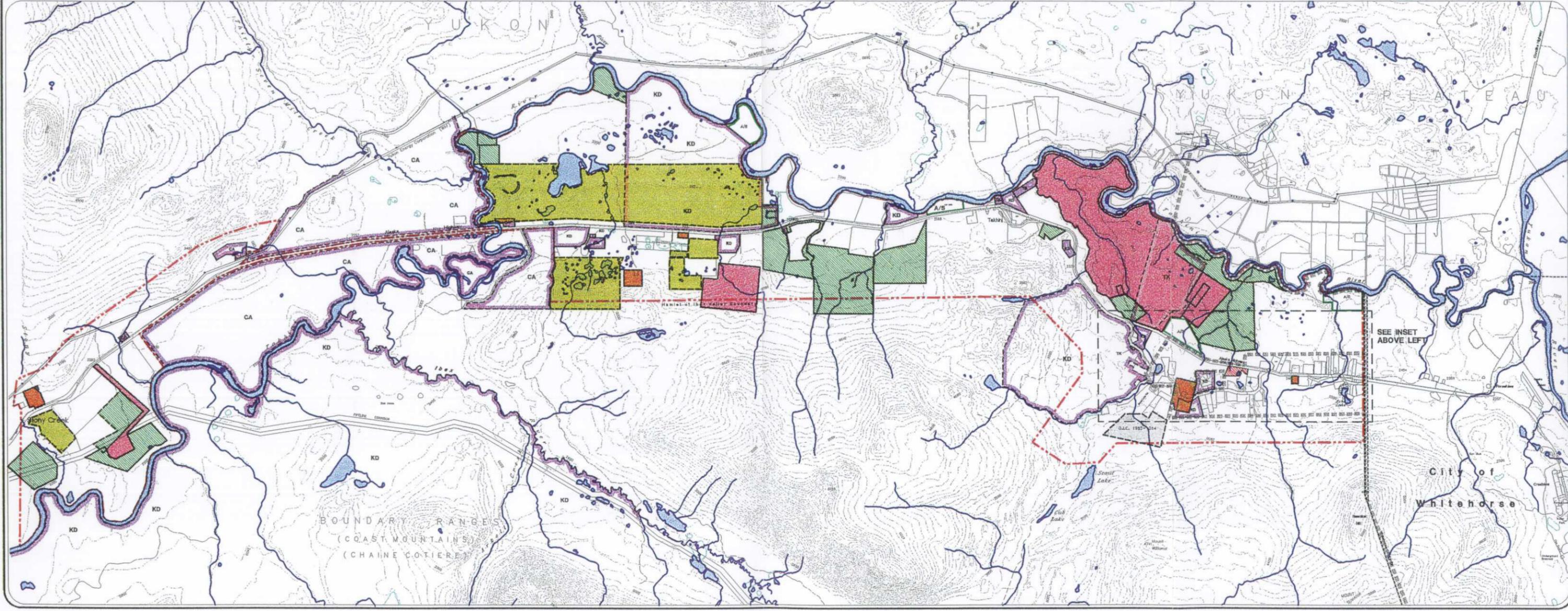
LAND TENURE

Hamlet of Ibez Valley, Yukon

MAP 4

with David Hedmann and Associates

Project 4848-007-00-01 JUNE, 1999



IBEX VALLEY AREA PLAN

MANAGEMENT AREAS

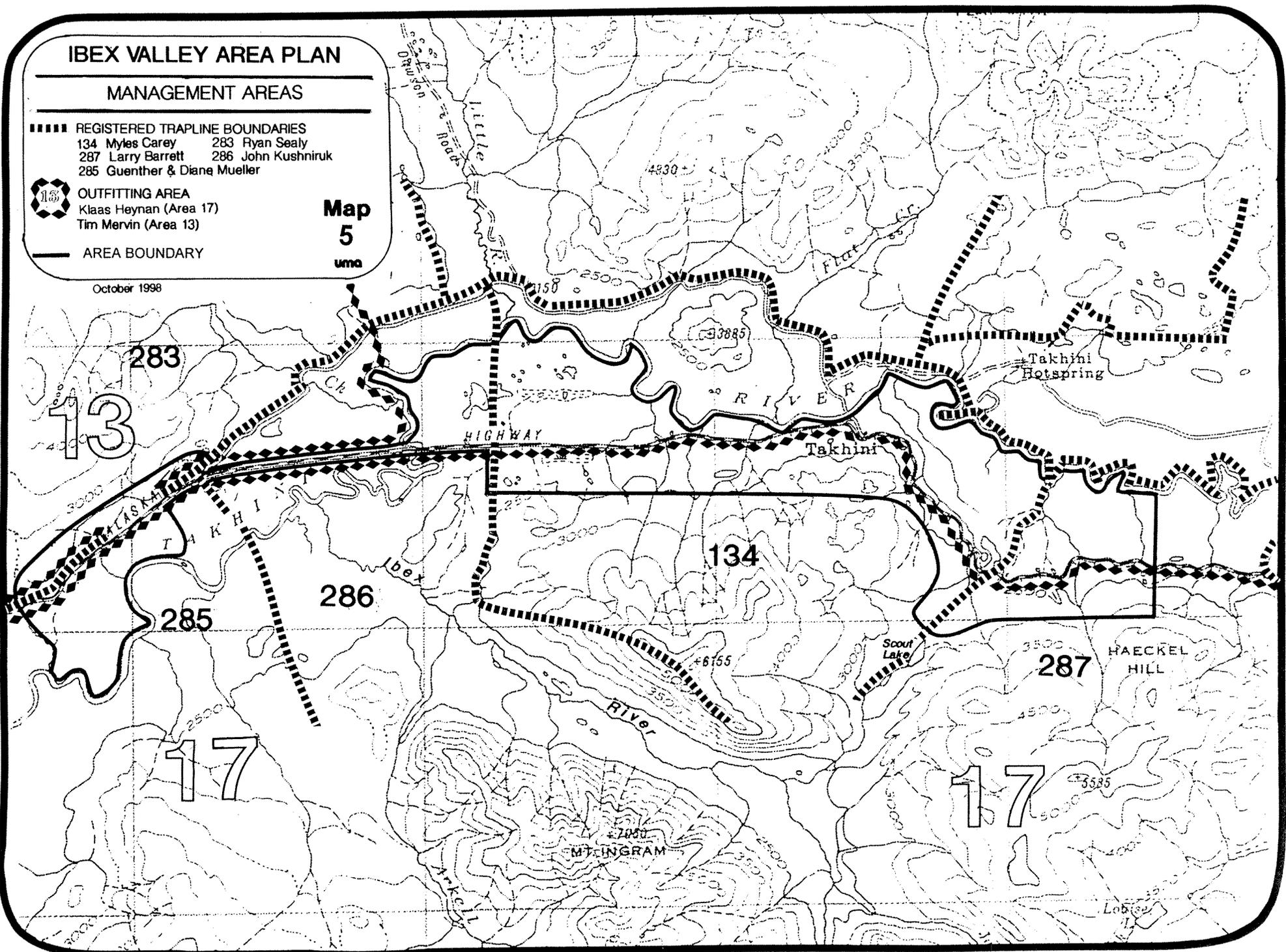
- REGISTERED TRAPLINE BOUNDARIES
134 Myles Carey 283 Ryan Sealy
287 Larry Barrett 286 John Kushniruk
285 Guenther & Diane Mueller

- 13 OUTFITTING AREA
Klaas Heynan (Area 17)
Tim Mervin (Area 13)

— AREA BOUNDARY

Map
5
uma

October 1998



4

ISSUES AND OBJECTIVES

4.1 PUBLIC CONSULTATION, NOW AND FUTURE

To help in preparing the plan, many meetings with local people were held to determine the planning issues and concerns. Several open houses were held throughout the process at the Ibex Valley Fire Hall. These meetings were supplemented with sessions at the homes of several residents in the Hamlet. One of the main issues people emphasized to the consultants is that any long term land use decisions related to lease applications and development applications, should be submitted to affected area residents for review and recommendation. A referral process to the Hamlet Council is now in place.

4.2 OTHER KEY ISSUES

During public discussions numerous other planning issues came up. Through the use of questionnaires, people identified the aspects and issues most critical. These included:

- The desire to preserve the overall rural lifestyle available in the Hamlet. While many appreciated the proximity to the city for shopping and services, there was little desire expressed to bring those services to the Hamlet. The general opinion was that any significant improvement to services could erode the qualities of the area.
- Another important issue is the preservation and proximity to wildlife in the region. There exists an overriding feeling that wildlife is one of the Hamlet's most valuable assets.
- The recreational qualities of the area, notably Scout Lake, are highly valued. It is noted that Scout Lake is not currently in the Hamlet. Because of the significance of Scout Lake as a regional recreation resource, several people in the Hamlet suggested a boundary adjustment to include the lake within the Hamlet. It is noted that a federal reserve (for YTG Renewable Resources) abuts the Hamlet boundary. Fuelwood cutting has been undertaken here under DIAND permit. The YTG Parks and Outdoor Recreation Office does not maintain facilities at the lake or has any funds allocated for this.

- A strong preference has been noted to maintaining rural lifestyles, with most people who responded to the questionnaires desiring relatively large parcel sizes. It is observed however, that by extending residential settlement over greater areas of the Hamlet, the wilderness qualities that attract people in the first place could be negatively affected (since more land would be needed to accommodate housing over large titled parcels versus smaller lots). The result may be a compromised quality of wildlife habitat, an attribute which so many cherish. For this reason some residents suggested clusters of smaller parcels with significant areas of open space.
- The construction of power lines, generally built to conform to the straightest line between two points is another concern, largely because this approach may create difficulties for other potential land uses and bears little consideration to future development or area aesthetics. It has been suggested that considerably more thought needs to be given to power line locations to avoid constraint on future use and access. It has been proposed that power line extensions be referred to the Hamlet Council.
- The current boundaries of the study area exclude most of the land involved in land claims. It is recognized that First Nations are involved in their own settlement, economic and social planning, however, a means to provide enhanced communication and planning, which jointly considers land use, environmental, and social issues, is important to the well being of the area. Improved communication among the FN's in the Hamlet, especially on issues of common interest is one way to meet shared needs.
- Over the years, numerous gravel quarries have been developed within the study area. A large new quarry is situated at the end of a new access road south of the Highway and east of the Takhini Bridge. This area is not within the planning boundaries. Clearly, such resource extraction areas (including mining) can have a profound impact on settlement, wildlife and the economy and in future should be planned with the participation of the Hamlet Council.
- It has been suggested that no new grazing leases be issued, and that grazing activity be confined to agricultural lands and to areas under current leases which comply with government conditions. Concerns have been raised about fencing interfering with wildlife movement, recreational access, and the wilderness quality of the area.

4.3 IBEX IN THE FUTURE

It is useful to summarize peoples feelings about the future of the Hamlet, by reviewing the key items that should guide long term policies. A summary of the overall vision, or objectives, for the Hamlet may be summarized as follows:

IBEX VALLEY AREA VISION STATEMENT

The people living in the Hamlet believe the following to be major goals which should be achieved:

- secluded rural residential settlements which retain extensive vegetation and green spaces and which respect wildlife values
- consideration of recreational needs within the Ibex Valley Area and for lands beyond, with any development to be of a scale that does not impinge unduly on wilderness features, wildlife habitat, and migration corridors
- recognition that a process must be established and maintained for federal, territorial and First Nation representatives to work together in the region on any new land use planning and development initiatives
- continuation and encouragement of economic activity that is compatible with rural lifestyles, that does not dominate, that does not affect the quality of life of current residents, and which does not compromise wilderness areas

IBEX LAND MANAGEMENT POLICIES

This section outlines the key long term land use policies. The policies are intended to guide the Hamlet Council and government agencies in future decisions on land disposition in the Hamlet, including land tenure applications, as well as all aspects of land use. For ease of reference all of the actual policy statements have been printed in this **bold type** face. The various long term land use designations are shown on *Schedule A - Land Management Designations*, at the end of this document.

5.1 NATURAL RESOURCES

One of the aspects on which there is a strong consensus, is the preservation of wildlife and the natural environment in the Hamlet. The following policies are directed to achieving this objective.

- 1. Areas identified in conservation studies and by the Department of Renewable Resources as having high capability for wildlife habitat shall be protected from encroachment by other uses including new residential settlement, agriculture, grazing, and mining activity.**
- 2. Public access to significant natural features is an important consideration to local people. Key recreational trails shall be maintained and extended where appropriate.**
- 3. There are limited opportunities to collect fuel wood in the Hamlet. The potential supply of fuel wood for local consumption shall be carefully considered by Renewable Resources in any land clearing for agricultural purposes.**
- 4. Where fuel wood cutting occurs, every effort is to be made to reduce the impact of clearing, by use of low density cutting and replanting of suitable tree species. Fuel wood cutting in sensitive wildlife habitat areas is to be discouraged (for example, appropriate exceptions can occur as was the case on sheep winter range lands in Faro).**
- 5. Any areas proposed in this plan for Rural Residential use shall be screened for potential wildlife impact before final approval is granted to concept plans.**

- 6. Encouragement is given to locating suitable wildlife viewing areas at strategic locations in the Hamlet, with emphasis on wildlife study and interpretation, oriented to local residents and visitors to the Hamlet. Examples include the Stony Creek habitat modified by fire, and the wetland area east of the Takhini River Bridge.**
- 7. Areas to be retained largely as natural wilderness are located predominantly in the map designation Resource. Existing home sites, grazing leases, agricultural uses, and other previously approved uses in this designation may continue.**
- 8. Areas designated Resource shall be kept free from new residential development except where a surveyed lot is required for a public or public utility use, or a public recreational use, in which case no minimum parcel size shall apply.**
- 9. Protection of lakes is paramount. Lake shorelines shall not be alienated for rural residential, commercial, agriculture, or other uses, and a construction-free zone of at least 200 metres is to be maintained along all principal lake shores and wetlands except for access and viewing trails. Modification to this setback will be considered for established, smaller lots found around Echo Lake.**

New agricultural development near the shorelines of all other streams in the planning area that are not designated as Greenbelt Corridor/Shoreline Zone shall respect a setback from the top-of-bank of thirty (30.0) metres for land dispositions and a hundred (100) metres for the construction of any permanent buildings or structures, other than fencing for the purpose of containing livestock (*Amendment – April 2007*).
- 10. To protect the Scout Lake corridor, a 100 m greenbelt shall be maintained along either side, except for access provisions to existing home sites.**

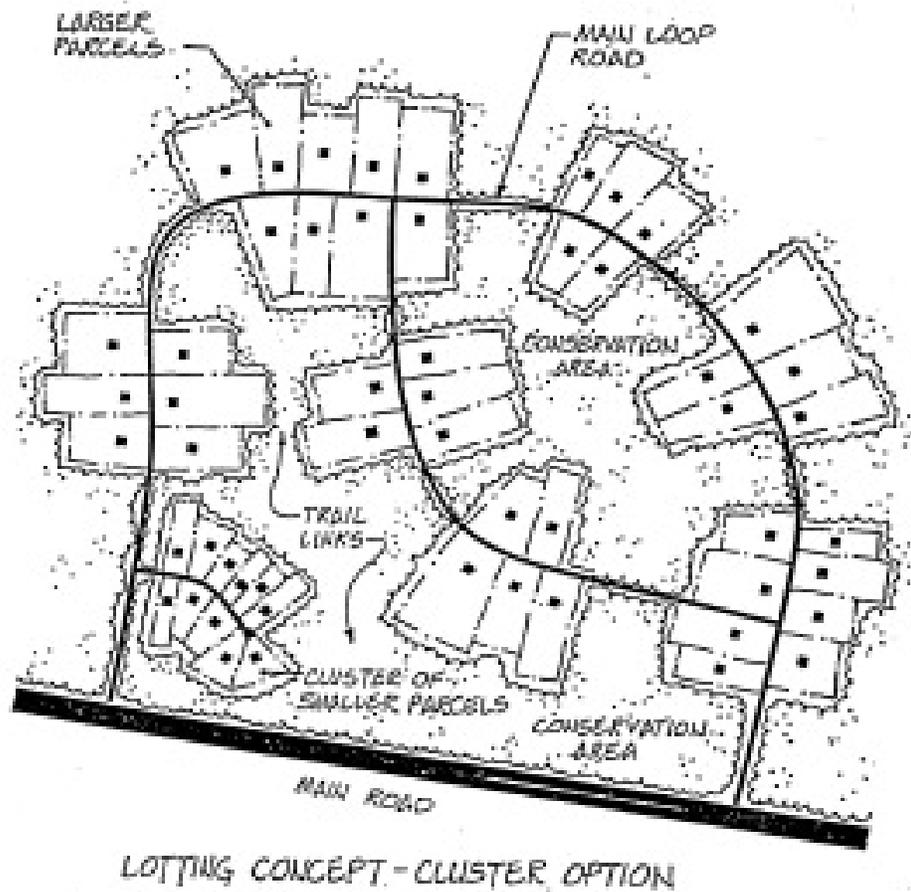
5.2 RURAL RESIDENTIAL SETTLEMENT

A strong consensus exists about maintaining the rural and wilderness quality of the Hamlet. To many people, this implies no more development (voiced by many in the Old Alaska Highway Loop and Echo Valley area) or additional housing. Through questionnaire responses, many indicated a preference for larger parcels. As noted earlier, large lots (and their required access roads) will require a greater area of land than small lots, because larger parcels will spread people over a greater area. This may impact wildlife (through displacement and the destruction of habitat) and will also make extension of power and telephone more difficult. This is not a concern to everyone, but to some it is. There also is recognition that land claims may result in additional population in the area, as new settlements are finalized. There is an acceptance to allowing limited opportunities for home based businesses, a lifestyle that cannot be easily accommodated in Whitehorse. Thus the Plan proposes that some options for rural residential use continue. These suggested areas in the Hamlet are intended for consideration as potential long term rural residential homesites where access, and recreation activities are available, and where wilderness values will not be unduly threatened. Most existing home site areas are proposed to remain at the 6 hectare density, and much of the remainder of the Hamlet is proposed to stay in its natural condition, in recognition of wilderness and recreational values.

To accommodate some long term potential growth, the Plan provides for only limited new rural residential use. The main designation of Rural Residential, maintains a 6 hectare minimum parcel size. It is suggested that this minimum size be reviewed upon future revisions of the Plan. The minimum parcel size of at least 6 hectares will continue to apply. This could, over the long term, accommodate some very modest growth, probably in the range of 10% over current population figures. Long term consideration is proposed for one new rural residential area. This is a site situated north west of the saline lake and south of the Takhini River, about 2 km north of the Alaska Highway by the Takhini River crossing. This area has reasonable soil and foundation conditions but limited access. (It is immediately west of a First Nation claim - main claim areas are shown on the Schedule A map, with details on the Land Tenure map.) This suggested area should be subject to an acceptable preplan to show how home sites can be designed around natural characteristics. The approximate locations of the suggested area is shown on *Schedule A*.

A sketch plan illustrating a possible development pattern for new rural residential home sites (accommodating a variety of lot sizes, most in excess of 6 hectares) is conceptually illustrated on the accompanying sketch. Proposed conservation buffer areas and recreation trails should comprise an integral component of any plan.

Figure 2
Rural Residential Concept



The following policies apply:

- 1. In accord with Schedule A, residential settlement is to be confined mainly to lands designated as: Rural Residential, with a minimum lot size of 6 hectares. Subdivision of large rural parcels may be permitted, provided each resultant lot is a minimum of 6 hectares. It is suggested that the minimum lot size policy receive further consideration after several years more experience.**
- 2. In Rural Residential, properties may be used for a home site, a home based business, a second residence, agricultural use, and dog mushing. Home based businesses shall:**
 - a) not detract from the rural residential nature of the property**
 - b) not create undue noise or be unsightly**
 - c) not include signage, other than the name of the business or service offered**
- 3. The following site stipulations shall apply where a parcel is used for a home and an ancillary use:**
 - a) non-residential buildings shall be sited at least 15 metres from a property line**
 - b) where dog mushing, animal raising and similar activities are carried out the parcel shall have an area of at least 3 hectares**
 - c) where non-soil based agriculture occurs, the parcel shall have an area of at least 6 hectares**
- 4. New areas for Rural Residential development shall be subject to completion of a pre-plan, giving consideration to:**
 - local roads and road continuity**
 - the potential for utilities including power and line telephone service**
 - wildlife values and green corridors, including trail links for recreation purposes**
 - privacy between residences, through use of natural buffers**
 - lot sizes, including consideration of a variety of parcel sizes to accommodate different lifestyle and economic needs.**
- 5. Individual, single lot applications for residential development which do not comprise part of a Rural Residential designated area are not supported.**
- 6. No Rural Residential use is to be permitted in areas having high values for wildlife.**
- 7. Where a Rural Residential node is planned adjacent to the Alaska Highway a minimum green space buffer shall be**

maintained along the Highway, and access to the settlement shall be by way of one access road or a frontage road.

- 8. Within the Old Alaska Highway Loop, support is given to development of already existing surveyed lots, provided such lots are at least 6 ha in size.**
- 9. Zoning for commercial development is not supported in the Hamlet, with business activities to be permitted only where the use is ancillary to a home site.**

5.3 ECONOMIC DEVELOPMENT

A number of residences in the area include secondary businesses with only a few apparent full time operations. No primary commercial or retail ‘store front’ uses exist. Businesses range from equipment contracting, repair shops and farm sales (e.g. Quantum Machine Works, Alcan Backhoe Services), to tourism/guiding operations (e.g. Uncommon Journeys). In most cases, these uses appear ancillary to the residential use and provide a lifestyle and economic support for the home sites.

The study area also includes many large and small gravel and sand pits which provide construction aggregates. One of the major sites south of the Highway near Mile 941, is also used as an informal shooting range. Most gravel quarries are now no longer active. One significant industrial storage use is Yukon Explosives which is situated south of the Alaska Highway near Mile 945. There is no active mining in the study area, although interest has been expressed in some properties and a number of mineral claims exist (see Land Tenure section). Some mineral exploration has occurred east of Takhini and south of the highway (Midgett Claim). The principal mineral here was copper and several previous old pits exist. Some drilling has also occurred as part of the Allison claim, with the claim block extending along the highway mainly into the Whitehorse area (between Mile 926 and 929) There are no logging or sawmills operations within the study area, although there is some woodcutting for home heating use.

An important regional economic activity is farming. Most of the agricultural lands in the Yukon are of marginal quality with soils rated no better than Class 4 (Dawson area) or lower. This reflects a 7 class system, with Class 1 being the best. There are, however, a number of soil-based farms, as well as animal raising operations with Black Angus cattle, Buffalo, Elk and pigs. Most of the agricultural soils in the Ibex Valley are Class 5, which is capable of supporting a limited number of crops including oats, barley, and canola. Irrigation is required for most crops. The central and western portion of the study area, contain numerous large agricultural grazing leases. Major farm operations include Circle M Ranch, and Drury farms, with grazing areas dominant in the central

portion of the study area and at Stony Creek. Some interest exists for cattle ranches to move to game ranching/farming for elk and bison.

A. Agriculture and Grazing

The following policies relate to agriculture and grazing:

- 1. Areas where agricultural uses are acceptable are designated on Schedule A as Agricultural.**
- 2. New agricultural applications and grazing lease requests shall be submitted to public review in the Hamlet, and as part of this review any background technical data, irrigation proposals, and soils information shall be made available.**
- 3. Applications for agriculture should be limited to areas with soils rated as class 5, with at least 80% of the area applied for consisting of lands with this soil capability.**
- 4. To avoid excessive alienation of land for agriculture, it is proposed that any new areas controlled by one owner or owner group be limited.**
- 5. New grazing leases are recommended as permitted uses only in Agricultural designated areas. This does not apply to leases already approved and in compliance with all applicable conditions.**
- 6. It is proposed that when grazing leases are reviewed, that consideration be given to economic viability, and the impact of leases on wildlife and recreation in the area.**
- 7. In considering agricultural and grazing applications adequate consideration shall be given to trap line concessions, with the intent of respecting the rights of each, and minimizing potential conflict. Where a trap line is negatively affected by a Yukon Government initiated development, the compensation policy may apply.**
- 8. Any applications made for non-soil based agricultural activities are to be carefully evaluated in terms of economic and market viability and shall not be used as a means of obtaining a site for residential settlement. Non-soil based agricultural use may be considered for areas designated as Agricultural and Rural Residential.**

B. Mining and Quarries

- 1. While there appears to be limited potential for mining in the Hamlet, it is proposed that any mineral claims and staking be considered in conjunction with rural residential, environmental and recreational attributes and map designations as described in this plan.**
- 2. The intent of the Yukon Quartz and Placer Acts shall be stringently followed in order that claims are not used as an alternative method of creating rural residential settlement.**
- 3. The Government of Yukon shall make every effort to rehabilitate disused sand and gravel quarries, particularly those situated along the Alaska Highway. Close out plans allowing for regrading to fit with the general contours of the land shall be filed as part of any proposed quarries, and should be made available for comment by local residents.**

C. Other

- 1. Home businesses, ancillary to the principal residence are encouraged. Such home businesses may, depending on lot sizes, include ancillary buildings, as further described in the Rural Residential policies.**
- 2. Commercial fuel wood cutting shall not be allowed within the Hamlet area. Fuel wood gathering and cutting is to be limited to domestic needs only.**
- 3. Forest management plans to allow for domestic wood cutting should be considered for areas having appropriate soil and climate attributes. In establishing such management plans careful consideration is required to stand replacement (specie type) and the minimization of potential forest fire hazards.**

5.4 RECREATION

The Ibex Valley is home to numerous formal and informal recreational trails. These are used for hiking and biking in summer, and for skiing and in some cases dog sledding and snow mobiling in winter. Key current and proposed trails as suggested during the public process are identified on the plan map. However, given public interest, a separate more detailed trail study is highly desirable. Special provision is also made for the Takhini River corridor which has significance not only for wildlife but also has important recreational values.

The following policies apply:

A. General

- 1. 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.**
- 2. The location of future trails shall be planned in collaboration with people in the area affected. Every effort is to be made to avoid blocking established trails as a result of lot expansions through creation of new lots, or through issuance of leases.**
With considerable public interest in locating, developing, and maintaining recreational trails, it is proposed that consideration be given to preparation of a Trail Master Plan as means of guiding future trail planning. Such a plan should be subject to significant local consultation.
- 3. Some key current and proposed trail links are shown on Schedule A. Proposed trails will require more detailed planning.**
- 4. Where feasible, consideration shall be given to separate trails for motorized recreation and for non-motorized recreation. Joint use may be considered for the Trans-Canada Trail where it traverses the Hamlet.**
- 5. Areas with high wildlife values and a significant level of environmental sensitivity shall be identified, and all terrain vehicle use in such areas shall be restricted.**
- 6. Consideration shall be given to the creation of wildlife interpretive areas catering to both local residents and to travelers. Such interpretive areas should be adequately signed, but be low key and not interfere with sensitive natural areas. Wildlife viewing and education are to be prime considerations in the creation of interpretive areas.**
- 7. The provision of unobtrusive interpretive trail head signage is proposed to facilitate public knowledge and the use and appreciation of major trails in the area.**
- 8. Where wetland interpretive areas are considered (for example by the saline lakes and the wetlands east of the Takhini River Bridge), viewing areas shall be constructed on viewing platforms to minimize human impact on wetland habitat and wildlife.**

9. **In considering any applications for agriculture, homesites, grazing, and quarry development, recreational resources and activity shall be reviewed as an integral component of any management plan.**

B. Takhini River Corridor

At public meetings there was agreement that special consideration should be given to the environmental and recreational attributes of the Takhini River which comprises a major natural element in the Hamlet. For this reason, a series of special policies are suggested for this corridor.

1. **Given the sensitivity of the Takhini River corridor as a special wildlife region, the Takhini shoreline is designated as a Shoreline Zone. This designation extends 100 metres from the high water mark of the river, along the entire shoreline within the Hamlet. Where the river bank is comprised of steep banks, the 100 metre setback shall be applied from the top of bank.**
2. **Within the Shoreline Zone designation no new development including agriculture and grazing shall be allowed.**
3. **Within the Shoreline Zone designation recreation trails and river viewpoints may be developed, subject to consideration and protection of wildlife values. Where information on wildlife values is incomplete, more detailed study shall occur, prior to any improvements carried out for recreation purposes. Improvements shall be confined to passive types of recreation with no provision made for motorized recreation.**
4. **Any access to the Takhini River and lakes and tributaries for irrigation purposes is to be reviewed in relation to overall river water availability and the impact on water quality.**
5. **The entire corridor area shall be preserved for public use, and shall not be alienated for private purposes.**
6. **Fuelwood cutting within the Shoreline Zone is to be discouraged.**

5.5 INFRASTRUCTURE

A. Utilities and Transportation

Many people in the study area have made a lifestyle choice to live in a rural or country style environment. With the low population density and dispersed

housing, utilities are limited. Water supply is by individual wells, or in many cases, water for domestic purposes is trucked to the site. Those having wells generally reported reasonable water quality, but flows tend to be limited.

The Water Resources Division has issued two water licenses in the study area for agricultural purposes.

Sewage disposal is by individual septic fields or is disposed of through pump hauls.

Transportation is limited to one main highway, the Alaska Highway. Several roads extend from this highway to serve area residents. Principal local roads include Echo Valley Road, Jackson Road in the Echo lake area, the Old Alaska Highway Loop and Scout Lake Road in the Highway Loop area, and several short minor roads in Takhini and Stony Creek.

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

Policies:

- 1. The Alaska Highway shall continue to function as the Hamlet's main transportation corridor, with any new developments limited to frontage roads or secondary roads.**
- 2. New residential nodes shall be designed using a local loop road to ease maintenance. Long dead end roads are to be avoided where feasible.**
- 3. To minimize the intrusion into wildlife areas, consideration is to be given to having local roads serve not only as residential access, but as links to and within recreation corridors.**
- 4. Free standing signs along the highway are to be strongly discouraged, with the exception of government controlled signage to the traveling public, and for signage related to view and interpretive areas.**
- 5. New residential areas shall 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.**
- 6. Appropriate soil testing shall occur in advance of proposed development to determine the adequacy of soils for sewage percolation, and potential for conflict with ground water**

resources. Resultant information shall be made available to prospective tenants and owners.

B. Telephone and Power

Most households in the Alaska Highway Loop and Scout Lake Road area are connected to the telephone system (Northwestel). Electric power is available in the eastern portion of the study area (Echo Lake and Old Alaska Highway Loop). Some area residents supply their own power by using diesel/gas generators, and in some instances wind generators. There is also the potential for small hydro installations. The cost of supplying power has been a major deterrent in expanding on existing service. The Champagne and Aishihik First Nation Takhini River Subdivision is supplied with power through the Whitehorse Aishihik Faro (WAF) transmission lines, and a 100 Kv transformer. Since the First Nation paid for the installation and is expected to use all the transformer capacity, the Yukon Energy Corporation will not allow other connections from this installation.

The Yukon Government has a Rural Electrification and Telecommunications Policy in place. Property owners can petition for services for their area and 65% of the affected property owners must approve the project costs. The government may finance the capital cost of the project up to 25% of the total property value (including improvements) with costs recovered through a local improvement tax with pay back over a period which may be up to 15 years. The cost includes power poles on public roads, and on private property.

Policies:

- 1. The location of new power lines shall be considered in relation to current and future lotting patterns and road layout, to minimize disrupting the potential for future or infill development. Existing corridors or disturbed areas should be followed where practical.**
- 2. Every effort is to be made to carry out advance planning to facilitate provision of telephone service and power to new rural residential nodes. As part of the planning process, consultation is to occur with Yukon Electrical and with NorthwesTel.**
- 3. Subject to government and environmental approvals, consideration may be given to small hydro projects for domestic power production only.**

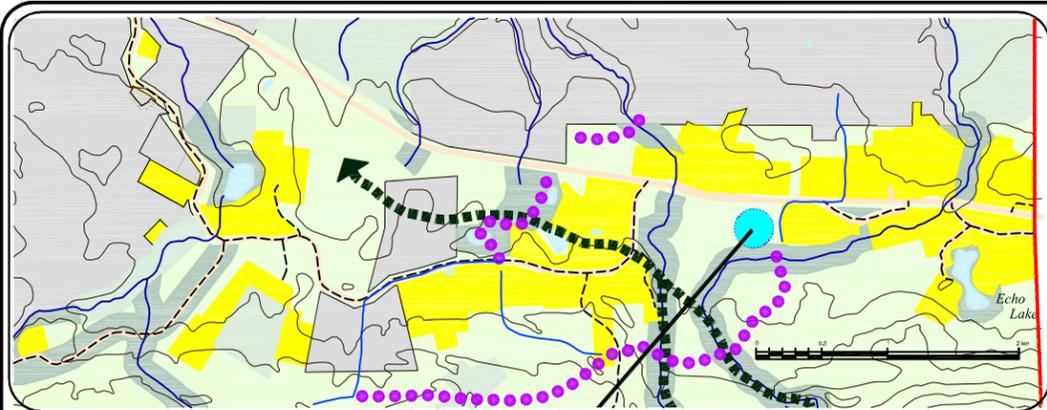
C. Other

Public uses in the Hamlet are very limited, with the main established community use being the Ibex Fire Hall. Given its central location, an area near the hall should be preserved for other long term community uses.

Policies:

- 1. A land area around or near the Ibex Fire Hall shall be retained for future community administrative, recreational and educational facilities.**

The *Schedule A - Land Management Designations* map provides direction over long term land use.



LEGEND:

 RESOURCE	 FIRST NATION SETTLEMENT LAND AREAS
 AGRICULTURAL	 RURAL RESIDENTIAL
 GREENBELT CORRIDOR SHORELINE ZONE (Along all streams and Takhini River)	 RECREATIONAL TRAIL

0 0.5 1 2 3 4 5km



PLAN IBEX

IBEX VALLEY AREA PLAN

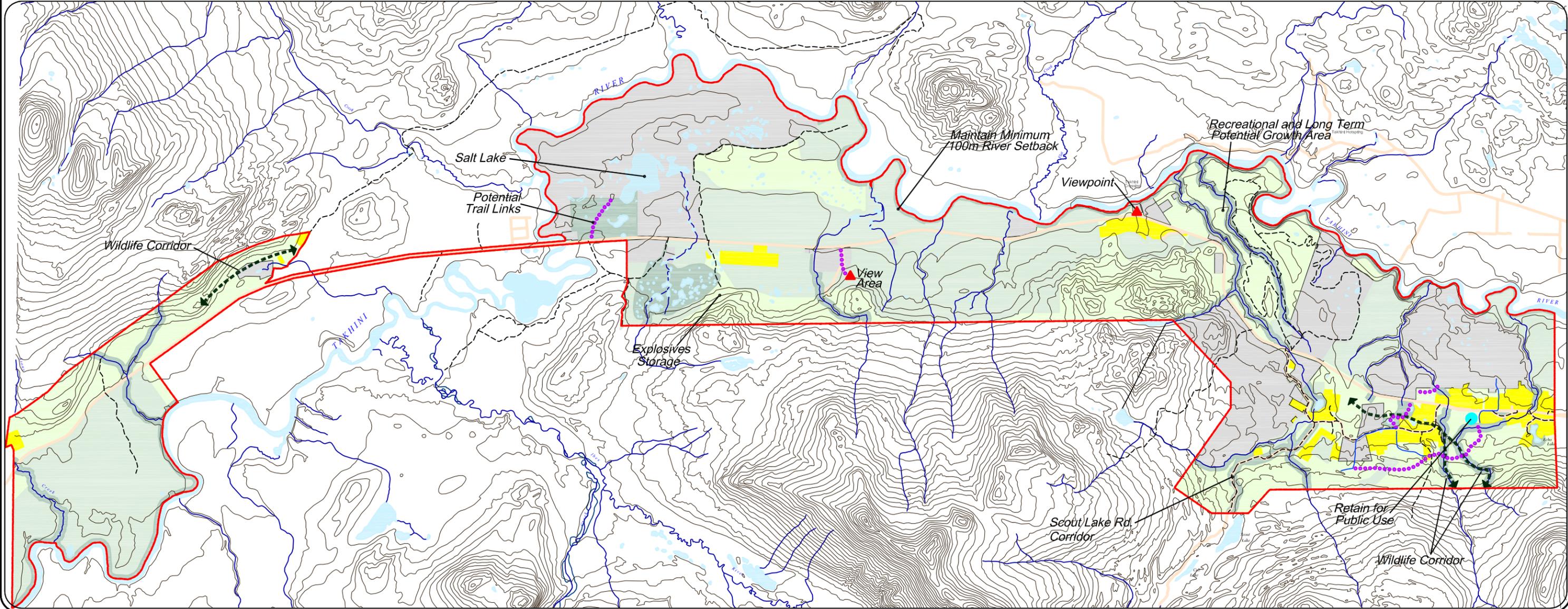
LAND MANAGEMENT DESIGNATIONS

Hamlet of Ibx Valley, Yukon

REVISED SCHEDULE A

Yukon
Community Services
Community Development Division
Community Land Planning Branch

September, 1999 (R) Revised April 2007

IMPLEMENTATION

6.1 POLICY IMPLEMENTATION

A number of measures are desirable as a means of implementing this Local Area Plan.

1. The Plan was reviewed by the study area Steering Committee and the Hamlet Council with a recommendation made to the Yukon Government. A similar process is recommended for any future text and map changes.
2. It is recommended that copies of the document be provided to planning and resource agencies at the territorial, and the federal level, in order that senior government policies and approval processing can take into account the policies incorporated in the final Ibex Valley Plan document.
3. The three First Nations affected directly by the Plan were provided with copies at the draft stage for input. Copies of the final document should also be made available.
4. It is recommended that any future land use applications be considered by all parties affected by the plan and that this include formal referral to First Nations in the applicable area.
5. Any proposals for new rural residential home sites should be considered only in relation to preparation of a subdivision preplan which considers the policy issues raised in this document, particularly those concerning the need for trail links.
6. Consideration should be given to a boundary adjustment to the Hamlet in the Scout Lake area to encompass its recreational values, to reflect its regional importance, and especially to acknowledge the need for local input in land use decisions affecting this area. This will require further discussion between the Hamlet Council, Renewable Resources, Parks and Outdoor Recreation Office, and DIAND.
7. Consultation with First Nations in the Hamlet is critical. An integrated process which considers economic, environmental, and settlement issues, both within and in proximity to the planning area, will go far in ensuring that respective values are appreciated and recognized in the decision making process.
8. In response to public interest in trail planning and management, completion of a Trail Master Plan should receive high priority.
9. It is recommended that new Area Development Regulations be prepared to give effect to the policies incorporated in this document.

10. One the Plan is accepted, it is proposed that a minor review of its effectiveness occur within 18 months after acceptance, and that a more thorough review and update occur at least every 5 years thereafter.

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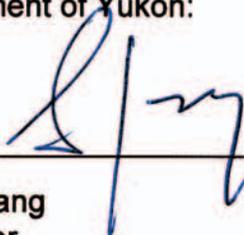
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Addendum 'A'
Amendments to Plan Ibex
April 2007

Accepted as an Advisory Document on behalf of the
Government of Yukon:

A handwritten signature in blue ink, appearing to be 'A. Lang', is written over a horizontal line.

Archie Lang
A/Minister
Community Services

1.1 Background and Purpose for the Amendment

In 2001, Plan Ibex was approved by the Department of Community Services as an advisory document. The plan was created to offer guidance to long term land use in the area and assist in the management of land and resources in the Hamlet while preserving the characteristics valued by local residents. Section 6.1.10 of the Plan recommended that a minor review of its effectiveness be undertaken 18 months after its acceptance and that a more thorough review and update of the Plan occur at least every 5 years thereafter.

The first minor review of the plan began in late 2003 with technical assistance provided by Yukon government staff. The review and public consultation process was lead by the Hamlet Council throughout 2004 and was finished in early 2005. The review primarily made use of existing resource information and analysis from the original plan and only focused on possible changes associated with Yukon Land. Unlike the original planning process, there was now greater certainty regarding the location of First Nation Land Selections. As a result, the Hamlet Council was in a better position to consider possible land uses in areas where future land status was previously uncertain.

The Hamlet Council held regular public meetings (at the Ibex Valley fire Hall) to identify and address issues and seek input on proposed changes – either to the existing land use designations or the plan’s policies itself. Residents were updated on a regular basis and consulted by Hamlet council through an information letter and survey questionnaire. Residents were also invited to send their comments and opinions in writing to the Hamlet council for consideration in the review.

In August of 2005, the Hamlet Council forwarded a proposed amendment package to the Minister of Community Services for review and consideration. Upon receiving the amendment package, Community Services forwarded the proposed amendments to affected First Nations (i.e. Kwanlin Dun, Champagne Aishihik and Ta’an Kwach’an Council) for review. Based on the comments received and further discussions with the Hamlet Council, the amendment package was revised.

The plan amendments call for approximately 1,174 ha of Yukon Land to be re-designated for agricultural use. The amendments also include a modification to the application of setbacks for new agricultural development on some of the smaller streams in the planning area. The details and rationale for these amendments are explained in the remaining sections of this document.

1.2 Amendments to Schedule A – Land Management Designations (refer to attached ‘Proposed Schedule A’ map)

One of the primary interests identified through the minor review was the need to designate more land for agricultural use in order to allow local farmers to expand

their existing operations. The need to accommodate for future rural residential growth in the area was also identified as a review item.

To determine where to expand the agricultural land base, six candidate sites were examined by the Hamlet Council in terms of agricultural soil suitability as well as the potential impacts and benefits from an environmental and community use perspective (refer to attached 'Location of Study Areas' map). After consultation with the community, the Council considered and selected five sites - four for expanded agricultural use and one as a recreation and possible future development area. The following provides a description of the proposed land use designation changes at each site as well as the rationale for proposing these amendments.

Site 1: This area, located in the westernmost region of the planning area, was not selected for agricultural expansion due to elk habitat considerations.

Site 2: A significant portion of the land at this site will be re-designated from Resource to Agricultural. In addition, a small area located next to Lot 1001 & 1002, Plan 65631 CLSR, will be re-designated from Rural Residential to Agriculture. The wetland itself in the interior of this site will remain under the Resource designation, however the green belt corridor around the stream flowing north of the wetland will be re-designated to Agricultural.

Rationale: Previously it was thought that the stream was a hydraulic connector between the wetland and the salt lake area on the opposite side of the highway. It now appears that the mapping used to make this assessment was out of date. The stream in the protected area has dried up and is no longer considered a hydraulic connector between the two water systems. This assessment is based on visual inspection of the site by community members and Yukon government staff. It has been further substantiated by the research of a scientist working in the area. Dr. Chris Burn of Carlton University confirmed that the stream had been fed by permafrost and that there are no longer sufficient amounts near the surface to sustain the stream.

Site 3: A significant portion of the land at this site will be re-designated from Resource to Agricultural.

Rationale: This entire area was previously designated Resource and much of it was used for horse grazing. The Resource designation was considered appropriate at the time since the long term use of these lands was uncertain prior to the settlement of Land Claims in the area. As the location of First Nations Settlement Land is now known, the community feels that a portion of the remaining lands should be used for agriculture as it has a flat topography and good soils. A portion of the land in this area will remain under the Resource designation as it is swampy and considered unsuitable for agricultural use.

Site 4 (the former dogsled track area): This area will continue to be designated as Resource, however a notation will be placed on the amended Schedule A map to identify this area as a recreational and potential future growth area.

Rationale: The Ibex Valley Council has recognized a need to designate potential land to accommodate community growth in the future. The Yukon government had suggested that this area be considered for rural residential use in the future. A survey was distributed to the residents of the Ibex Valley and copies were sent to the Ta'an Kwach'an, Kwanlin Dun, and Champaign Aishihik First Nation. Based on the responses provided, it was clear that the Ibex Valley Residents would prefer not to see this area designated for rural residential use at this time. As a result, Hamlet Council is proposing that this area be designated for recreation and be considered for development in the future should it become desirable by the community.

Site 5: A significant portion of the land in this area will be re-designated from Resource to Agriculture.

Rationale: Much of the land in this area had been designated Resource due to long standing agricultural land application (15 yrs) in this area that was awaiting the completion of the Kwanlin Dun First Nation Final Agreement before a decision could be made. With the settlement of the First Nation Final Agreement, the community feels this area can now be re-designated as the lands are suitable for agricultural development.

Site 6: A significant portion of the land at this site will be re-designated from Resource to Agricultural.

Rationale: This area was not previously used for agriculture because of access issues. There is now a road into the area and residents feel that since this parcel of land is suitable for agriculture development it should be re-designated for that purpose.

First Nation Settlement Land: The mapping in plan IBEX will be updated to clearly show all Ta'an Kwach'an, Kwanlin Dun and Champagne Aishihik First Nations land subsequent to the settlement of their final agreements.

Rationale: The original Plan Ibex mapping was completed prior to the settlement of the Kwanlin Dun First Nations final agreement. This land claim has now been ratified and the Kwanlin Dun land holdings are clearly stipulated in the Kwanlin Dun final agreement. This has made it necessary to update the mapping in Plan Ibex to accurately show the Hamlet boundaries and First Nations land holdings in the area.

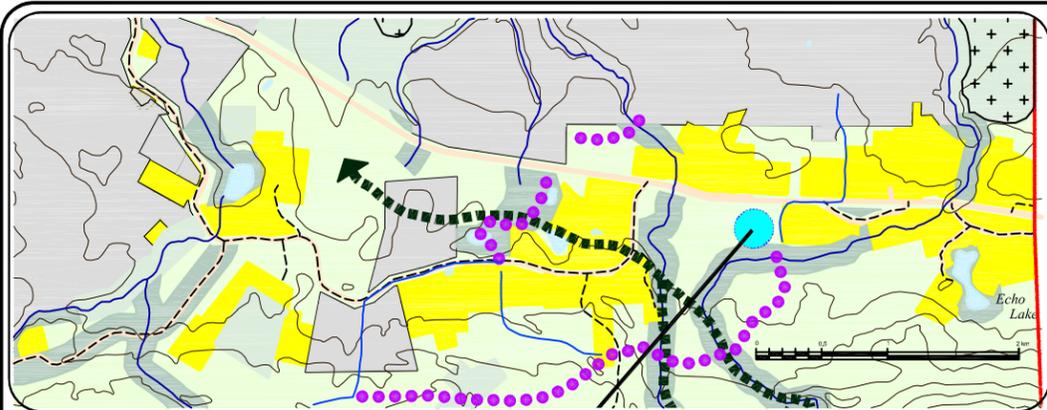
1.3 Amendments to IBEX LAND MANGEMENT POLICIES

During the public consultation process for the minor plan review, the only suggested change that was raised to the Land Management Policies of the plan itself (as outlined in Section 5 of the plan) were related to the treatment and delineation of the Greenbelt/Shoreline Zone designation around some streams. Although the community continues to support a 200 m setback along all principal wetlands and lake shores, the community feels that the mandatory 100-meter stream setback is excessive on some of the smaller streams. This is particularly viewed as the case for agricultural uses and is inhibiting some farmers from conducting their farming operations successfully. On many agricultural lots, varied terrain means the 100-meter setback significantly reduces the amount of land usable by residents when the setback is measured from the top-of-bank of a steep slope. Some pointed out during the review process that the current policy refers to a “construction-free zone”, suggesting that the setback was intended to apply to the construction of permanent buildings and structures rather than the location of land dispositions themselves. In either case, Ibox residents felt that a more flexible approach was necessary for smaller streams.

Consequently, it is proposed that Section 5.1.9 of the plan be replaced with the following:

5.1.9 Protection of lakes is paramount. Lake shorelines shall not be alienated for rural residential, commercial, agriculture, or other uses, and a construction-free zone of at least 200 metres is to be maintained along all principal lake shores and wetlands except for access and viewing trails. Modification to this setback will be considered for established, smaller lots found around Echo Lake.

New agricultural development near the shorelines of all other streams in the planning area that are not designated as Greenbelt Corridor/Shoreline Zone shall respect a setback from the top-of-bank of thirty (30.0) metres for land dispositions and a hundred (100) metres for the construction of any permanent buildings or structures, other than fencing for the purpose of containing livestock.



LEGEND:

RESOURCE	FIRST NATION SETTLEMENT LAND AREAS
AGRICULTURAL	RURAL RESIDENTIAL
GREENBELT CORRIDOR SHORELINE ZONE (Along all streams and Takhini River)	RECREATIONAL TRAIL
AREAS CONSIDERED FOR LAND USE DESIGNATION CHANGE	IBEX HAMLET BOUNDARY

0 0.5 1 2 3 4 5 km

PLAN IBEX
IBEX VALLEY AREA PLAN

LOCATION OF STUDY AREAS
(Sites 1 through 6)

Hamlet of Ibex Valley, Yukon

Yukon
Community Services
Community Development Branch
Community Mapping Program

WMA
David Hodgson
and Associates

September, 1999 (R)
Revised April 2007

