

**KLONDIKE VALLEY
DISTRICT LAND USE PLAN
IMPLEMENTATION STRATEGY**




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Minister's Message

When the Department of Community and Transportation Services initiated the Klondike Valley District Land Use Planning Study late in 1986, it signalled a new approach to and recognition of the complex land and resource issues facing Klondike and Yukon people. Former Minister Piers McDonald broke new ground in the Yukon by appointing a Steering Committee to conduct the months of research, public review and study necessary to complete the plan.

It is my pleasure to provide the **Klondike Valley District Land Use Plan — Implementation Strategy** as the Yukon Government's statement of support for the work done by the Klondike Valley Steering Committee. The members of the Steering Committee can be commended for their effort in developing the land use recommendations that have been presented to the Yukon Government.

In response to the Committee's recommendations my Cabinet colleagues and I have deliberated long and hard in preparing the Implementation Strategy that we have before us. I believe this Implementation Strategy provides a very positive long term approach to land and resource management and decision making in the Klondike Valley. The plan strikes a balance between many competing and occasionally conflicting land and resource users. The approach being adopted to implement the plan recognizes the importance of both environmental and economic concerns and I believe will provide sound guidance well into the future as we continue to deal with important land use questions.



Maurice Byblow
Minister
Community and
Transportation Services
September 1989



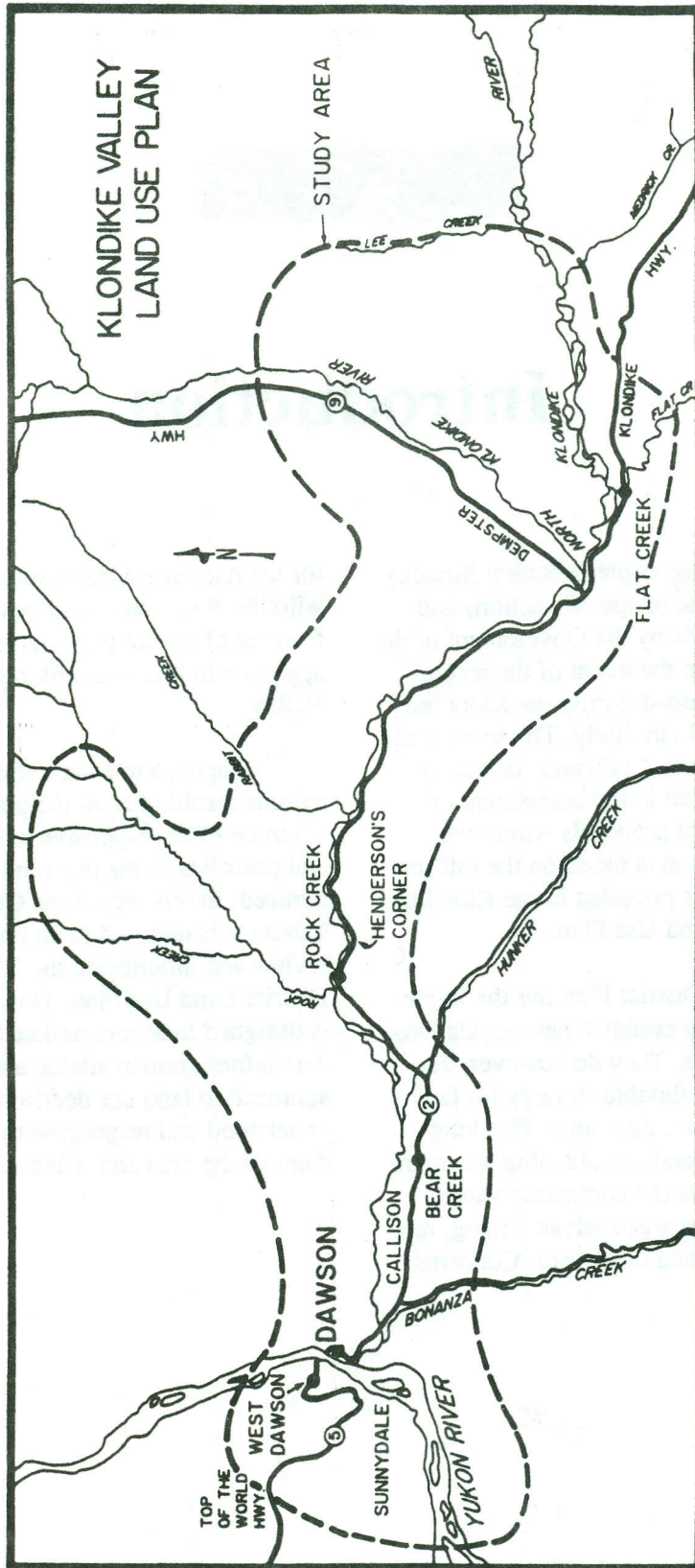
Introduction

The following Implementation Strategy provides an outline of specific actions and commitments made by the Government of the Yukon to maintain the intent of the recommendations developed during the Klondike Valley Land Use Plan Study. The Implementation Strategy clearly indicates the policy direction to be taken in the assessment of future development proposals within the Klondike Valley and is based on the information and guidelines provided in the Klondike Valley District Land Use Plan.

Neither the District Plan nor the Implementation Strategy establish new regulations or laws for the area. They do however, describe a longterm, flexible strategy for land use and management decisions. This long term approach to land use planning and management recognizes the competing values within the planning area such as mining, residential, industrial and other uses. Concerns

for the natural environment and protection of wildlife, forest and water resources are key features of the strategy and the long term approach to land use within the Klondike Valley.

The need to ensure that the recommendations resulting from the planning study continue to be responsive to changing needs and priorities in the planning area must be recognized. In this regard the Government of the Yukon is committed to an ongoing process of review and monitoring the Klondike Valley District Land Use Plan. This ongoing process is designed to accommodate the most up-to-date information available and to ensure the approach to land use decisions is clearly understood and responsive to the needs of residents of the area and Yukoners in general.



ISSUE/RECOMMENDATION

The following are the Recommendations of the Klondike Valley District Land Use Plan Steering Committee, hereafter referred to as the Steering Committee as presented in Chapter 2 of the plan:

IMPLEMENTATION STRATEGY

The Yukon government response to the recommendations in the Klondike Valley District Land Use Plan is as follows:

2.1 IMPLEMENTATION

The Steering Committee recommends:

1. The recommendations in this Report, when accepted by the Government of the Yukon and received by the federal government, shall act as guidelines to those responsible for making management decisions.

2. The jurisdiction over surface rights in Sunnydale, West Dawson, and from the mouth of the Klondike River to Henderson's Corner, excluding the City of Dawson and land claims selections, be transferred to the Government of the Yukon immediately.

The recommendations made in the Klondike Valley District Land Use Plan will guide land use and management decision making in the planning area.

The Government of the Yukon will request that the federal government accept and endorse the recommendations of the Klondike Valley District Land Use Plan.

The Government of the Yukon supports the transfer of lands and the jurisdiction over those lands from the federal government in an efficient and orderly manner. The Klondike Valley District Land Use Plan provides the framework for initiating specific land transfers such as those lands identified as being required for residential uses within the Klondike Valley. The importance of a simplified land management and administration system is also recognized and can be accomplished in part by the further transfer of lands to the Yukon government. As the first step or phase in assuming greater responsibility for land management and administration in the area, the Yukon government will seek to transfer those valley bottom lands from the mouth of the Klondike River, and the City of Dawson boundary to the Callison Industrial Subdivision. Other specific land transfers will be pursued with the federal government to meet program demands and to ensure the availability of land for Yukoners.

3. A Planning Advisory Body be established immediately by the Government of the Yukon to be composed of Klondike Valley residents, and a representative each from the City of Dawson and the Dawson Indian Band.

The responsibilities of this Advisory Body would be to:

- a) provide advisory and review functions for all land disposition and land use permit applications received by the Government of the Yukon;
- b) review and monitor the implementation of the Klondike Valley Land Use Plan;
- c) develop more detailed Area Development Plans for the Klondike Valley.

The Government of the Yukon is committed to ensuring opportunities for the active participation of area residents in the land use decision making process in the Klondike Valley. Upon adoption of the Klondike Valley District Land Use Plan, the Yukon government will form an Area Planning Advisory Committee to assist in the preparation of a detailed Area Development Plan for the lands between Dawson and the Callison Industrial Subdivision. To review and monitor the implementation of the District Plan the Yukon government will either reform the Klondike Valley District Land Use Plan Steering Committee or form a new steering committee. The Committee will be responsible for reporting back to the Minister of Community and Transportation Services on the effectiveness of the plan and the need for amendment. This formal review process will take place at least every five years or more frequently as deemed necessary by the Minister of Community and Transportation Services.

The Yukon government will continue to provide opportunities for local area residents to participate in project specific planning and decision making exercises. This process would include circulation of applications to specific interest groups or the regular advertisement or public notification of applications being considered in the planning area.

2.2 MINING AND MINE WASTE DISPOSAL AREA

1. The Klondike Valley Steering Committee (henceforth to be referred to as the Steering Committee) recommends that:

a) the Klondike Valley floor from the City of Dawson boundary to Rock Creek be removed from claim staking under the provision of the Yukon Placer Mining Act. In making this recommendation, the Steering Committee notes that a withdrawal order from claim staking would not affect existing claims, but would prohibit restaking when non-bona fide operations are debarred, or lapse.

b) a more detailed plan be prepared for the Dawson to Callison area that would recognize existing mining operations and their requirements, other existing land uses, and other proposed uses for the area, and;

c) this work would be done in consultation with residents of this area, claim holders, mining operators, land owners, and the City of Dawson.

The Yukon government does not support the recommendation that the entire valley floor from the Dawson town boundary to Rock Creek be withdrawn from staking under the Yukon Placer Mining Act. As a first step in dealing with conflicts between surface and subsurface users however, the Yukon Government will request withdrawal from placer staking of lands between the City of Dawson and the Callison Industrial Subdivision. The specific boundaries for this withdrawal area will be determined in close consultation with the mining industry and other affected parties.

The Yukon government will also initiate discussions with the mining industry, the federal government and other interested groups or individuals to deal with potential land requirements and additional site specific withdrawals for the protection of heritage sites within mine tailings areas as well as for the provision of future residential, commercial, industrial and agricultural development.

The Yukon government supports the preparation of a detailed plan in the Dawson to Callison area and will initiate this work during 1989/90.

The Government of the Yukon endorses the idea that conflict solution mechanisms be improved to more effectively deal with disputes between the holders of surface and subsurface estates. The Yukon government will undertake discussions of the mechanisms with the Federal Minister responsible for Quartz and Placer Mining legislation in the Yukon.

2.2 cont.

2. In the area from the Callison Industrial Subdivision to the Hunker Creek Road, a working group be established to examine the options for settling ponds, the protection of the dredge tailings piles for their historic and visual values, and the opportunities provided in this area for other land uses.

As a second priority for the preparation of area specific planning, the Yukon government supports further study in the area from the Callison Industrial Subdivision east to at least the Hunker Creek Road. The terms of reference for this area would include the development of options for mining settling ponds, heritage protection and the availability of land for other uses. Any advisory committee or working group established to facilitate this work would require strong involvement of the mining industry and local area residents.

2.3 RESIDENTIAL USE

1. Given existing settlement patterns and services, limitations to residential development due to poor access, the Steering Committee recommends that in the immediate future residential development should be located within and between the City of Dawson and Henderson's Corner. Currently, land is needed for another 60 residences after taking into account residential development in the Dome Road area and at Henderson's Corner. Detailed studies for residential development should be made of the following areas:

- a. City of Dawson
- b. Rock Creek
- c. Klondike Valley Dredge Tailings
- d. West Dawson
- e. Bench above Lousetown
- f. Henderson's Corner

2. If the above areas cannot satisfy the requirements for residential land in the Klondike Valley, the Steering Committee recommends that Sunnydale, and the area east of Henderson's Corner be considered for residential development, but only after cost of development and environmental impact studies are done.

The Department of Community and Transportation Services has undertaken preliminary site suitability and design work in potential rural residential areas outside the City of Dawson. The areas that appear to present the greatest opportunity for development will also form the priorities for transfers from the federal government. The implementation of any of these projects will be carried out in consultation with area residents, the Dawson Indian Band and other interests.

Further land settlement in the area east of Henderson's Corner is deferred until such time as the development of other sites within the planning area is complete. The Department of Renewable Resources will undertake a detailed evaluation of the wildlife resources in the area from Henderson's Corner to the Dempster cutoff. This will provide an assessment of the impact of increased densities of residential development on the wildlife resources of the area and will be completed by the end of 1992. The Yukon government will also request that the federal government not issue rural residential leases in these areas.

2.4 AGRICULTURE

The Steering Committee recommends that:

1. Further agricultural development should take place in:

- a) Sunnydale
- b) West Dawson
- c) The south side of the Klondike Valley from Dawson to Henderson's Corner.

2. The Steering Committee further recommends that market and agro-climate studies be done to determine the most feasible types of agriculture in the Klondike Valley. From these studies, the amount of land that should be allocated to agriculture can be determined. Market studies can be done either by the Government of the Yukon, by groups (e.g. Yukon Livestock and Agriculture Association) or by individuals involved in agriculture. Agro-climatic studies should be done by the Government of the Yukon and Agriculture Canada.

The Agriculture Branch of the Department of Renewable Resources has implemented an extension program to aid agricultural development in the study area. Applications for agricultural land in the areas recommended in the Klondike Valley District Land Use Plan will be accepted and processed quickly in accordance with the plan recommendations. No agricultural applications will be accepted outside areas recommended in the plan.

The Yukon government supports the development of a viable and economic agricultural industry in the Klondike Valley. Studies will be undertaken to investigate potential markets, products and farming techniques appropriate to the study area. These studies will be initiated by the Department of Renewable Resources and the Department of Economic Development, Mines and Small Business. The Government of the Yukon will also seek the participation of the federal government and the Yukon Livestock and Agriculture Association in these studies.

2.5 FORESTRY

Due to the relative scarcity of the productive forest base in the Klondike Valley and to its economic importance to the area, the Steering Committee recommends that:

1. The federal and Yukon governments protect and manage land with Class 4 and 5 forest capability primarily for forest purposes.
2. Exceptions to this policy are those areas where there is a need to accommodate other, competing uses of higher importance.
3. Those areas where the Steering Committee recommends that forestry be considered secondary to other uses are the Sunndale and West Dawson areas, and the south side of the Klondike Valley from Dawson to Henderson's Corner.
4. The Steering Committee also recommends that for those areas designated for forestry, the Yukon Forest Service undertake a forest management plan by 1992.

The Government of the Yukon supports the management of the forest resources of the study area and endorses any efforts by the federal government: Yukon Forest Service to complete mapping and forest management plans.

2.6 COMMERCIAL LAND USE

1. The Steering Committee recommends that the Government of the Yukon monitor commercial (industrial, highway and tourist commercial) land demand by monitoring the rate at which new commercial land is acquired and developed.

2. The Steering Committee recommends that the Government of the Yukon maintain a slight surplus of commercial land over commercial land requirements. This would maintain reasonable land prices, and help reduce pressure on other land for commercial use.

3. The Steering Committee recommends that industrial land use should be concentrated at Callison. It is impossible to predict future industrial land requirements but the Steering Committee recommends that land adjacent to the present Callison Subdivision be designated for future industrial use, and developed in phases as demand warrants.

4. The Steering Committee recommends that a detailed land use plan be developed for the Klondike Highway area from Dawson to the Quigley Road which would involve design and site planning for highway tourist and commercial, and industrial land uses.

The Government of the Yukon supports the recommendation that the supply of and demand for commercial and industrial land be closely monitored within the planning area. As part of its ongoing program responsibilities the Lands Branch of the Department of Community and Transportation Services will closely monitor the use and demands for these lands and attempt to maintain an adequate supply of commercial and industrial land to meet current and future needs.

The terms of reference for detailed area planning in the Dawson to Callison area will specifically address the identification and development of commercial, industrial and tourist commercial opportunities within the area.

2.6 cont.

5. The Steering Committee recommends that:
- a. the Federal/Territorial Lands Advisory Committee (FTLAC) re-examine its policy of granting surface leases to holders of placer rights in the Klondike Valley;
 - b. the issuance of surface leases on existing placer claims in the Klondike Valley occur only when lease applications have been reviewed by a local land use planning board (see Implementation section for further details on a planning board);
 - c. when surface rights are being considered for disposition, adequate public notice and/or public auction or lottery of the lands should occur;
 - d. the placer claim holder should have no advantage in acquiring surface rights to the claim because of ownership of that claim.

The Yukon Government supports the recommendations respecting land sale procedures. The Government of the Yukon will adjust current Yukon land disposition procedures and request that the federal government do the same.

2.7 REFUSE DISPOSAL SITES

1. The Steering Committee recommends that only one refuse disposal site, rather than two sites, be maintained for both the City of Dawson and outlying areas because of the shortage of good development land in the Klondike Valley, and because too much of this scarce land is needed for buffer zones around disposal sites.

2. The Steering Committee recommends that the Yukon Municipal Engineering Branch accelerate its efforts in locating a new refuse disposal site for the Klondike Valley.

3. The Steering Committee recommends that the south facing slope of Lovett Hill be considered as a refuse disposal site.

4. The Steering Committee recommends that a waste management plan for the Klondike Valley be developed, and that this plan involve the Yukon Fish and Wildlife Branch to minimize wildlife/refuse conflicts.

The need to consolidate waste disposal facilities in the planning area and to establish a site that meets the needs of both valley residents and the City of Dawson is recognized. The Municipal Engineering Branch is now undertaking a detailed review of available sites for waste disposal in the planning area. The Lovett Hill Site is being actively investigated. The planning, design and operation of waste disposal sites within the study area will include a comprehensive review of all environmental considerations with the Wildlife Branch participating in and funding the implementation of specific measures designed to minimize wildlife conflicts.

2.8 WILDLIFE AND FISHERIES

1. The Steering Committee recommends that areas of significant and critical wildlife and fisheries be protected from land use activities that would have irreversible or long range impacts on species and habitat. The areas that are designated as significant and critical are:

- a. Yukon River Bluffs
- b. Floodplains of the Yukon and Klondike Rivers
- c. Klondike Valley east of Henderson's Corner

2. The Klondike Valley Steering Committee recommends that further wildlife studies be done in the Klondike Valley east of Henderson's Corner, and that these studies be commenced in 1988 and completed prior to 1992.

The importance of unique wildlife habitats is recognized in this plan. The Yukon government is committed to the protection and preservation of those areas which are determined through research to be important either as representative habitats or are critical to the survival or maintenance of local wildlife populations. These areas will be fully documented and their importance will be fully acknowledged in the review of land use proposals in or adjacent to the areas.

Those lands east of Henderson's Corner are recognized for their importance as wildlife areas and for a wide variety of other uses. The Department of Renewable Resources will complete detailed studies of these areas over the next 2-3 years to determine the impact of other uses such as agriculture or rural residential development on the wildlife resources of the area.

2.9 TRANSPORTATION AND COMMUNICATION FACILITIES

The Steering Committee recommends that:

1. Land disposition in the Klondike Valley not block potential access routes to the airport sites;

2. Improvements to the Klondike Highway between the Klondike River Bridge and Callison be undertaken by the Highways Branch, Government of the Yukon, that would incorporate left-turn lanes, and the development of a bicycle route.

3. If increased agricultural and residential development in the Sunnydale area occurs, a new access road to Sunnydale should be constructed.

Further detailed planning in the area, such as in those lands along the Klondike Highway between Dawson and Callison and within areas designated for future rural or seasonal residential uses will include a comprehensive assessment of the long term access requirements for future development.

2.10 HERITAGE

1. The Steering Committee recommends that a representative part of the dredge tailings in the Klondike Valley be designated as a Territorial Park, for the purposes of heritage protection and recreation. Specifically, the Steering Committee recommends that the easterly boundary of this Park be the Bear Creek Subdivision Road; the westerly boundary be the Quigley Road; the southerly boundary be a line 1,500 ft. from and parallel to the Klondike Highway; and the northerly boundary be the Klondike River. Excluded from this proposal are the Canadian Parks Services, Bear Creek Heritage Site, and private property.

2. The Steering Committee recommends that the Steamboat Graveyard site be retained as public land in order to protect the heritage value of this site.

Heritage resources within the planning area are recognized as an important component of the local area economy and the appeal of the Klondike Valley to tourists from around the world. The Heritage Branch of the Department of Tourism will continue their overall planning and assessment efforts within the Klondike Valley to identify areas of significant heritage value and to recommend approaches for the protection of these areas.

While there are no specific plans for the development of either the Dredge Tailings or Steamboat Graveyard sites at this time, protective measures such as the establishment of reservations will be investigated by both the Heritage Branch and the Parks Branch of the Department of Renewable Resources.

2.11 RECREATION

1. The Steering Committee recommends that the Government of the Yukon, Parks and Outdoor Recreation Section, continue its systematic planning efforts to identify candidate parks, and recreation sites and corridors within the Klondike Valley.

2. The Steering Committee recommends that the Government of the Yukon consider developing outdoor recreation opportunities as part of the proposed Klondike Valley heritage park.

The Government of the Yukon agrees with this recommendation and through the Parks and Outdoor Recreation Section will continue planning in this area as part of an overall parks and recreation systems plan.



Yukon

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