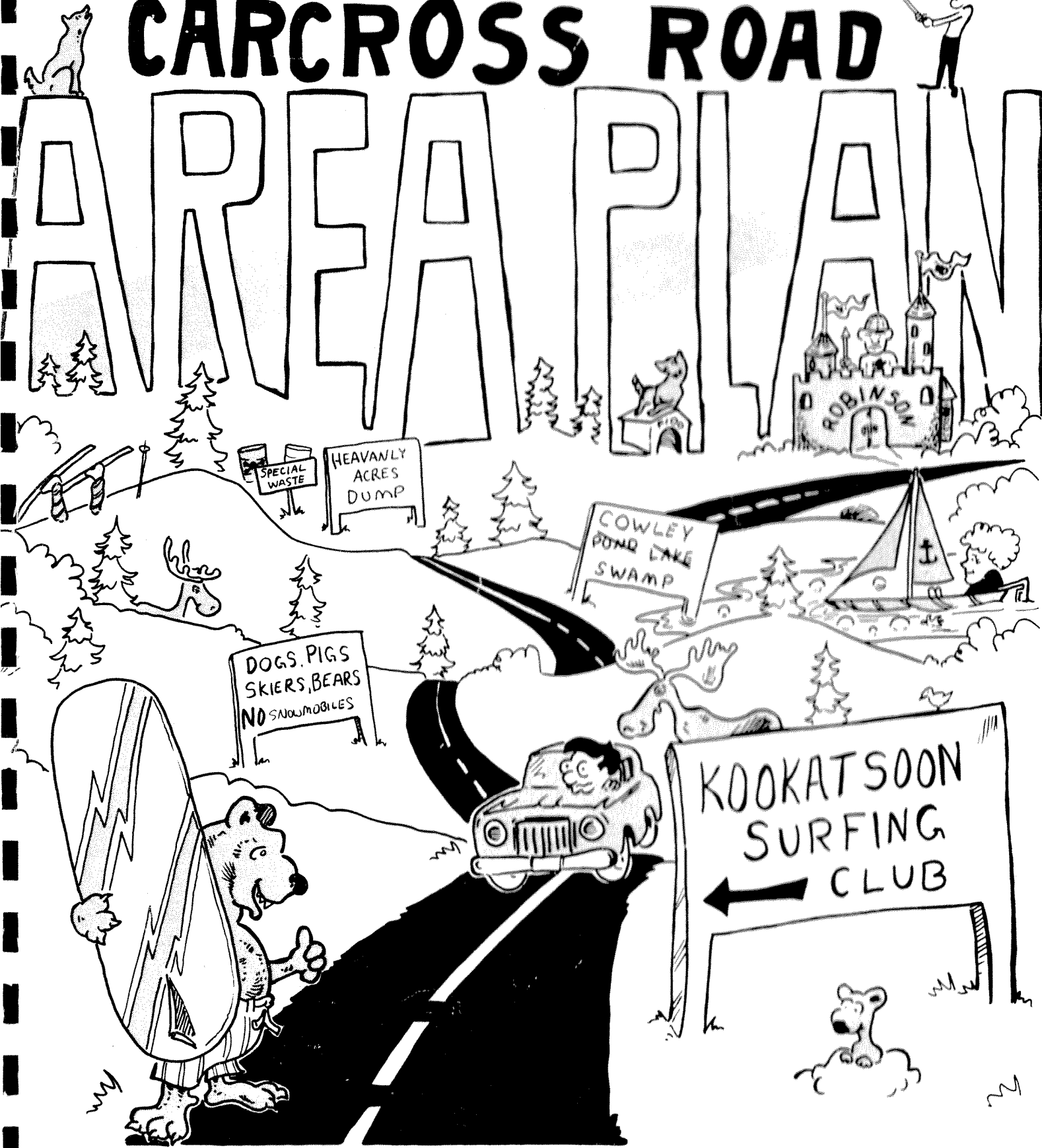


HAMLET OF MT. LORNE

AND

CARCROSS ROAD





Office of the Minister
Box 2703, Whitehorse, Yukon Y1A 2C6
(403) 667-5811 FAX (403) 667-3633

Our File:
Your File:

March 2, 1995

Brent Walden
Chairperson
Mt. Lorne Hamlet Council
RR #1, Site 20, Comp.9
Whitehorse, Yukon Y1A 4Z6

Dear Mr. Walden:

Re: Acceptance of the Mt. Lorne/Carcross Road Area Plan

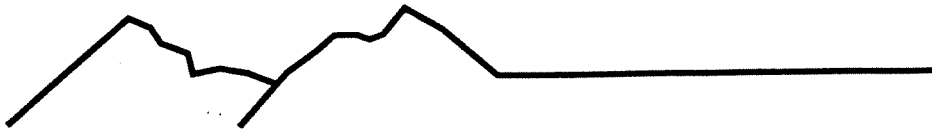
I am pleased to advise you and members of Council that the *Mt. Lorne/Carcross Road Area Plan* was accepted by Cabinet as an advisory document on February 23, 1995 - with the proviso that the area not be withdrawn from placer staking.

Residents, members of the Steering Committee, and Council, are to be congratulated for their efforts in bringing this advisory planning document to completion. The plan's policies will not only provide some degree of certainty for local area residents with respect to the future form of their community, but also provide clear direction to the Government of Yukon and Government of Canada regarding the future management and disposition of lands in the planning area.

My department staff will be contacting you in the near future about the preparation of new zoning regulations for the planning area.

Yours truly,

Bill Brewster
Minister of Community
and Transportation Services



Hamlet of Mt. Lorne
R.R.#1 Site 20 Comp. 9
Whitehorse, Yukon
Y1A 4Z6
Fax: (403) 668-5909

January 6, 1994

Mr. Mickey Fisher
Minister
Community & Transportation Services
Government of Yukon
Box 2703
Whitehorse, Yukon
Y1A 2C6

Dear Minister:

RE: Hamlet of Mount Lorne / Carcross Road Local Area Planning - The *Final* Plan

The Hamlet of Mount Lorne Council extends our appreciation to the Mount Lorne / Carcross Road Land Use Plan Steering Committee for the work completed in overseeing this planning exercise. Well done! We especially appreciate their patience and thoughtful consideration of the diversity of opinions evident in the Hamlet. Their perseverance has yielded a plan that truly belongs to the residents of this area.

Over the past fifteen years, Hamlet of Mount Lorne residents have seen more than 80 new land developments within the Hamlet boundaries. (*See Table*) This represents an average increase in density of six (6) parcels a year. During that same period of time, residents have continued to raise the obvious issue of increasing **density**. This issue underlies all others when considering the rural lifestyle currently appreciated and enjoyed by Hamlet residents, and it is this issue that will determine the degree to which a rural lifestyle will continue to be appreciated and enjoyed by Hamlet residents.

Although the Plan speaks to the issue of density in a broad fashion, we wish to make it clear that there are several other factors that can, and potentially will, contribute to increased residential density in the area. The four major factors that may significantly affect density in the Hamlet are:

1. the number of secondary dwellings constructed;
2. potential new development of First Nation Settlement lands;

3. subdivision bylaws that may result in existing larger parcels being subdivided; and
4. new residential and agricultural parcels.

We recognize that the Plan has addressed the fourth issue, and to some degree the third issue, although there are several existing parcels that could be subdivided into two or more parcels and still meet the minimum parcel size of six hectares.

With regard to secondary dwellings, there does not appear to be any reliable method of controlling the number, or the rate at which these may be constructed. The regulations, once in place, will hopefully clarify the terms under which secondary dwellings may be built. Nonetheless, the potential remains for a significant increase in density should many residents choose this option.

Subdivision of land has historically spurred rapid increases in density within the Hamlet area. Some subdivision has occurred on private land and government has made contributions through developments at Kookatsoon Lake and Robinson. It is anticipated that the recommendations in the Plan and any new regulations made pursuant to the Plan will clearly define the extent to which any parcel of land, be it acquired for residential or agricultural purposes, may or may not be subdivided.

Land claim settlements within and adjacent to the Hamlet have yet to be completed. It is, therefore, not at all clear as to how much land will become Settlement land, or what plans, if any, there may be to develop Settlement lands over the foreseeable future. What is clear, however, is that Settlement lands are not bound by this Plan, and indeed, that First Nations retain the authority for planning on Settlement lands. As such, any discussion of future development and density in the Hamlet must be done in the context of this particular unknown.

Furthermore, while the Plan recommendations address a variety of issues within the Hamlet, it must be remembered that the development of lands within the City of Whitehorse may have an effect on the rate of development in the peripheral areas. Development, or absence thereof, in other areas on the periphery of Whitehorse, as well as within the city limits, will have a direct bearing on the demand for land within the Hamlet. **It is our firm belief that any action that may be taken on new development within the Hamlet must be examined in light of other developments proposed for the City of Whitehorse, and around the Whitehorse periphery.**

The Hamlet Council anticipates that this plan will provide clear direction for future development within the Hamlet boundaries while considering the vagaries of these "external" factors. It is imperative that these factors are borne in mind when making decisions about future development within the Hamlet. Should any of these factors result in a significant increase in density, the Hamlet Council will review future development proposals and make recommendations to you accordingly.

Thank you for your continued support in the initiative to develop this local area plan.

Yours sincerely,



C. D. (Doug) Beaumont
Chairperson

- c. Mount Lorne / Carcross Road Land Use Plan Steering Committee

TABLE:

DENSITY INCREASE SINCE LATE 1970'S

Robinson Subdivision	-	26 lots
Private Subdivision	-	24 lots
Squatters	-	18 lots
Agricultural Program	-	8 lots
Gov't Rural Residential	-	5 lots
Commercial/Industrial	-	2 lots
Land Set Aside	-	4 lots
TOTAL	-	87 lots

MOUNT LORNE/ CARCROSS ROAD AREA PLAN

December, 1993

Prepared by:

DAVID NAIRNE & ASSOCIATES LTD.

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Section 1.0

Introduction



**Mount Lorne/
Carcross Road
Area Plan**

1.0 INTRODUCTION

1.1 PURPOSE OF THE AREA PLAN

A major purpose of the Area Plan is to identify planning issues and to identify the community's views on land use and related issues. Based on community discussion, an overall set of community goals, objectives and expectations are developed and enunciated through consensus and compromise. These, in turn, become the basis for clear policies which are developed to address the major land use and development issues.

The Area Plan differs from a "zoning bylaw" or "area development regulations" in that it provides a *generalised* scheme of future land use. Actual site-specific land use decisions and development standards are implemented through new area development regulations. The Area Plan policies are intended to provide a *framework* for any future development decisions, and are intended to give residents some degree of certainty regarding the future shape and direction of their community and local area.

The Area Plan is one of the most important documents prepared by a community. The policies contained within the Area Plan will affect the future physical, social and economic environment of Mount Lorne/Carcross Road for many years to come, as the Area Plan is essentially a statement of intent for the Area's future.

The Mount Lorne/Carcross Road Area Plan is an advisory document that provides the Government of Yukon and Government of Canada, with clear direction on the future management and disposition of lands in the Planning Area.

This Area Plan will not jeopardise the First Nations' land claims or any associated negotiations.

1.2 HISTORICAL CONTEXT OF THE AREA PLAN

The Hamlet of Mount Lorne was formed in 1990 and a Council was elected. The Hamlet Council is an advisory body with no legal status under the Yukon Municipal Act. The local residents of the area wanted more control over their community's destiny and development. One of the main reasons for the creation of the Hamlet was to address land use and land development issues. The development of a land use plan was a high priority for the Hamlet of Mount Lorne.

In 1992 a Local Area Steering Committee was formed to guide the development of the Area Plan. The Local Area, (referred to as the Planning Area throughout this document, and shown on Schedule A), extends beyond the boundaries of the Mount Lorne Hamlet to include the Lewes Lake Area. The Lewes Lake Area was included for practical reasons as the area is also currently regulated by the Whitehorse Periphery Development Regulations and also because the residents of Lewes Lake have an established connection to the Mount Lorne Hamlet.

Following the creation of the Steering Committee, and with assistance from the Government of Yukon, Terms of Reference for the Area Plan were prepared. In the fall of 1992 the Government of Yukon contracted David Nairne & Associates Ltd. to work with the Steering Committee to prepare a Local Area Plan. Figure 1.1 shows the general location of the Planning Area in relation to the City of Whitehorse and surrounding communities.



FIGURE 1.1: REGIONAL SETTING

1.3 PLANNING PROCESS

The process used to prepare the Area Plan has been compared to the creation of a "painting". The analogy of the painting works well because like a successful painting the Area Plan has many parts and contains many complex inter-relationships. The "artists" responsible for the Area Plan include all those who have a stake in the Planning Area. This plan was "*Made in Mount Lorne*". The task of David Nairne & Associates Ltd. was to provide the "tools" so the "artists" could "paint the picture" The process consisted of three primary phases:

Phase 1: An Area Profile: "*preparing the canvas*". The area profile was developed by:

- interviewing various area stakeholders;
- preparing an Interview Stakeholder Synopsis, (**Appendix B**);
- compiling existing information;
- meeting with the Steering Committee;
- holding a public meeting and inviting input from a community survey;
- preparing a Residents' Issues Synopsis, (**Appendix B**);
- identifying land and resource management issues;
- preparing an Existing Conditions Summary Brief and an Existing Conditions Map (**Appendix A**); and
- preparing a Land Capability Map (**Appendix A**).

Phase 2: A Menu of Appropriate Land Uses: "*selecting the colours*".

Selecting the potential land uses was achieved through:

- analysing what the Area could physically support;
- preparing a menu of potential appropriate land uses;
- preparing a series of land management options;
- holding five neighbourhood meetings;
- identifying the land uses that are most valued in the area by the residents;
- meeting with the Chief of the Carcross/Tagish First Nation;
- meeting with the Kwanlin Dun First Nation Land Claims Department;
- holding a number of Steering Committee Meetings;
- preparing the Policy Options Discussion Paper; and
- facilitating a Steering Committee Workshop.

Phase 3: Preparing the Area Plan: "creating the painting". The Area Plan was completed by:

- preparing draft policies;
- preparing a draft plan;
- presenting the draft policies and plan at 2 Public Meetings;
- holding a Steering Committee Workshop to review responses to the draft plan;
- preparing final draft plan;
- holding a Steering Committee Meeting;
- presenting final draft plan to the public;
- seeking community endorsement;
- completing the final Area Plan.

1.4 AREA PLAN FORMAT

The Mount Lorne/Carcross Road Area Plan consists of the following sections:

- 1.0 **Introduction:** an historical context to the Area Plan and the process implemented.
- 2.0 **Area Plan Policies:** an outline of the planning issues, the governing principles, the planning objectives, the land use policies, land use designations and mapping schedules.
- 3.0 **Implementation:** a number of implementation strategies to be adopted for the Area Plan objectives, policies, and land uses to be achieved.

APPENDIX: The Appendix provides the background to support the principles, objectives and policies contained within the Area Plan. *The Appendix should be read with the Area Plan.* The Appendix contains the following items:

Appendix A: Existing Conditions Brief, Existing Conditions Mapping & Land Capability Mapping

Appendix B: Synopsis of Area Plan Issues & Stakeholder Interviews

A record of Minutes from the Steering Committee and all Public/Neighbourhood Meetings is available for viewing at the Lands Branch of the Government of Yukon and through the Mount Lorne Hamlet Council.

1.5 ACKNOWLEDGEMENTS

The Mount Lorne/Carcross Area Plan represents the culmination of a long, but rewarding planning process. It is a plan born of consensus and compromise and deals with a host of difficult issues in a comprehensive, objective and equitable manner. Many individuals and groups invested long hours and intensive effort towards the successful completion of the Area Plan.

This Area Plan was prepared under the direction of the Mount Lorne/Carcross Road Area Steering Committee with funding from the Government of Yukon. The Consultants wish to thank the members of the Steering Committee for their thoughtful guidance and assistance throughout the preparation of this Area Plan.

The Steering Committee included:

Kathleen Wood	Mount Lorne Hamlet
Cynthia Tucker	Mount Lorne Hamlet
Debbie McCallum	Lewes Lake Community
Marjorie Fraser	Northern Affairs Program, Government of Canada
Don Ammond	Government of Yukon, Lands Branch
Ross Burnett	Government of Yukon, Lands Branch

We would also like to thank the residents of the Mount Lorne and Lewes Lake areas for actively participating in this Area Plan and particularly those residents that opened up their homes to us for neighbourhood meetings.

Finally, we would like to acknowledge the assistance of a number of staff people working in Territorial and Federal Government departments and agencies who provided the consultant team with invaluable information and comments about the Planning Area throughout the planning process.



Section 2.0
Plan Expectations
& Policies

**Mount Lorne/
Carcross Road
Area Plan**

2.0 PLAN EXPECTATIONS & POLICIES

2.1 INTRODUCTION

This section of the Plan outlines the overriding expectations of the Plan and the policies that will guide development and land use in the Mount Lorne/Carcross Road Planning Area. These policies relate to:

- general development and activity in the Planning Area;
- residential and agricultural land use and development in the Planning Area; and
- the use and development of the Planning Area's remaining resources.

These policies are intended to establish a set of ground rules or principles which should be used to guide future development in the Planning Area. The Government of Yukon can also use these policies to undertake specific actions which will promote, encourage or facilitate community development consistent with the intent and spirit of the Plan. When new land use or development initiatives are presented to the Government of Yukon, Government should use these policies to determine whether the proposal is consistent with the intent and spirit of this Plan. These policies complement, and operate in concert with, the Government of Yukon's continuing obligation to provide for sustainable development to ensure minimal negative environmental impact.

These policies reflect the results of consensus reached on a wide range of community development and land use issues. Some of the issues were resolved through virtual unanimous consensus; for example, the need to protect and enhance the Planning Area's rural lifestyle including the recognition and protection of the Planning Area's wilderness and wildlife values. Other issues required extensive discussions, review of options, and ultimately a compromise to arrive at a resolution; for example, the form, density, location and quantity of new rural residential development that can be supported in the Planning Area without jeopardising the Area's rural lifestyle and wilderness/wildlife values.

A planning issue preamble has been provided for each of the major issues which the Area Plan addresses, to provide a context and background. The planning issue preambles are based on input provided by Area Residents and key government and agency Stakeholders. This input and direction was solicited throughout the planning process. A more detailed overview of the input and direction provided by Area Residents and Stakeholders is included in *Appendix B - Synopsis of Area Plan Issues*.

2.2 EXPECTATIONS OF THE AREA PLAN

This Area Plan is founded on a near uniform consensus to prepare a comprehensive and implementable strategy to provide clear direction for future development initiatives and land use throughout the Planning Area. In order to provide the required direction, the Area Plan must meet the following general expectations:

- the Area Plan must be realistic, fair and equitable
- the Area Plan must respect the interests of all Planning Area residents and First Nations whose traditional territories lie within the Planning Area, (Carcross/Tagish and Kwanlin Dun First Nations)
- the Area Plan must acknowledge the mandate of Government to protect wildlife/wildlife habitat and wilderness resources
- the Area Plan must provide a clear direction for decision-making regarding land use and development
- the Area Plan must be based on an integrated approach to all lands and resources in the Planning Area
- the Area Plan must protect the Planning Area's unique resources
- the Area Plan must be implementable
- the Area Plan must respect current land uses
- the Area Plan must recommend compatible land uses considered to be appropriate for the Planning Area and that support the Area Plan's broad goals and objectives

The Area Plan must address the following issues and items:

- the Area Plan must acknowledge and protect the area's rural lifestyle and acknowledge the diversity of interests in the Planning Area
- the Area Plan must provide a mechanism that avoids the current situation of ad-hoc decision-making
- the Area Plan must contain recommendations for a fair and equitable land disposal policy
- the Area Plan must recognise and clarify the role of agriculture in the Planning Area
- the Area Plan must contain recommendations to protect and enhance the Planning Area's recreation opportunities

- the Area Plan must include a mandate to protect the Planning Area's heritage resources
- the Area Plan must contain recommendations for the development of infrastructure as development warrants
- the Area Plan must address wood cutting activities
- the Area Plan must generally identify permitted uses in rural residential areas
- the Area Plan must identify areas that can support new rural residential development and recommend specific development and design criteria for those areas

2.3 GOVERNING PRINCIPLES OF THE AREA PLAN

Based on the Expectations of the Area Plan, as outlined in *Section 2.2*, the following governing principles were established to provide a direction and framework for the Area Plan Policies.

2.3.1 Diversity of Interests and Resources

The Planning Area is very large (approximately 245 km²) and contains a wide variety of landscapes, physical features and significant natural and environmental resources. The capability of the Planning Area to sustain various land uses cannot be generalised but is determined by site specific environmental, physical and community characteristics. Land use and development initiatives must be reviewed and implemented within a framework of general policies that apply to the entire Planning Area while acknowledging local interests and aspirations that may vary throughout the Planning Area.

Input from Planning Area residents confirmed that there is a general consensus on some issues and significant differences on other issues and how they may be resolved. This reflects the reality that there is no "monolithic" approach to resolving all the issues in the Planning Area to the complete satisfaction of all residents and stakeholders. The objective, then, is to implement land use and development policies that uphold general lifestyle objectives appropriate for the entire Planning Area while reflecting local concerns in a fair and equitable manner with flexibility where possible.

2.3.2 The Interests of Kwanlin Dun and the Carcross/Tagish First Nations

This Area Plan has been prepared in the context of an ongoing Land Claims Process that has not yet been completed. The interests of the Kwanlin Dun First Nation and the Carcross/Tagish First Nation are acknowledged and respected in this Area Plan. This

Area Plan and its policies do not jeopardise the Land Claims Process. It is recognised that First Nations have the authority for planning and development on Settlement Lands.

2.3.3 Local Areas

As the Planning Area is large and there is a diversity of interests and resources represented throughout, the Steering Committee divided the Area into 5 "local areas" solely to assist with the preparation of this Area Plan. Every attempt has been made to protect the integrity of the "local areas" by identifying edges that reflect a combination of significant natural features, existing land use patterns, and the interests, concerns and land use expectations expressed by the residents of the local area.

The five local areas are:

1. **Kookatsoon**
2. **Cowley Lake**
3. **Robinson**
4. **Annie Lake**
5. **Lewes Lake**

The five local areas are identified on *Schedule A - Local Areas*. The edges that delineate the local areas should be seen as "fuzzy" and not arbitrary in their interpretation of local interests, aspirations and expectations of Planning Area residents and stakeholders. The local area boundaries should not be interpreted to reflect any jurisdictional distinctions.

2.3.4 Time Frame of the Area Plan

This Area Plan is the first local area plan for the Mount Lorne/Carcross Road Area. The policies contained within the Area Plan reflect current available knowledge of the Planning Area and the wishes and expectations of the existing residents and stakeholders. As time passes, the validity of the policies and recommendations will either continue to be affirmed or will be challenged. The policies may require changes to reflect new information or new attitudes and expectations. The Area Plan must be viewed as dynamic with inherent mechanisms for review and amendment through time. The Area Plan should be comprehensively reviewed no less than 5 years after its acceptance by the Government of Canada and the Government of Yukon, especially since this is the Area's first formal land use plan.

2.3.5 Existing Land Uses and Development

Portions of the Planning Area have already been developed with a variety of rural residential and agriculture uses. Some of these residential and agricultural uses and development do not conform with the policies of this Area Plan; these are typically called

"non-conforming uses". This Area Plan protects all existing land uses and development, including land uses and development that are in conflict with the policies, intent and spirit of the Area Plan. For example, there are rural residential lots throughout the Planning Area that are less than the minimum lot size recommended in this Area Plan. The owners of these lots will not be affected by this Area Plan. They will be fully protected under the *non-conforming uses* provisions of the Area Development Regulations that will be enacted once this Area Plan is accepted by Government. The non-conforming use provisions typically address a number of items:

1. ***Existing Buildings:***

Existing buildings are protected, even if they do not conform to the policies of the Area Plan or the new Area Development Regulations. Buildings under construction at the date of approval of the Area Development Regulations are usually deemed to have been an existing building.

2. ***Continuation of use:***

The Lawful use of land or a building that does not conform to the Area Plan's policies or the date of approval of the new Area Development Regulations may be continued. However, if the non-conforming use is discontinued for a period of time, usually twelve months, any further use of the land or building must conform to the Area Plan and the new Area Development Regulations

3. ***Structural alterations:***

Structural alterations required to maintain a non-conforming building are allowed. However, additions to non-conforming buildings are usually restricted by building regulations.

4. ***Substantial damage:***

If a non-conforming building is damaged or destroyed by fire or other means to the extent of 75% or more of its value above the foundations, it usually cannot be reconstructed or repaired to its existing non-conforming use or condition.

Upon acceptance of this Area Plan by government, new and future land use and development initiatives are subject to the policies contained in the Area Plan. This includes the potential future subdivision of fee-simple lands. This provides certainty to area residents that new development will conform to the policies of the Area Plan.

2.3.6 Jurisdiction

Land use, development and land disposition in the Planning Area is currently jointly administered by the Government of Yukon and Government of Canada. This has resulted in a situation of overlapping jurisdictions and the perceived abuse of existing policies to access land for rural residential purposes. For example, the Federal Government's rural residential policy does not apply to the Planning Area; this has created an untenable situation whereby lands are disposed of under the Agricultural Program, often for the primary purpose of accessing land for rural residential use. The Placer Act has similarly been the subject of abuse, though to a lesser degree.

As an unincorporated entity, the Hamlet of Mount Lorne currently is limited to providing input and acting in an advisory capacity to Government in matters of land use and development. It is recommended, through consultation with the Government of Canada, that the Government of Yukon assume responsibility for the development and disposition of all Crown lands within the Planning Area consistent with the policies, intent and spirit of this Area Plan. In order to better administer land use throughout the Planning Area, it is also recommended that the existing Block Land Transfer be expanded to incorporate all Crown lands within the Planning Area.

2.3.7 Government Policy Initiatives

In order to facilitate the implementation of the policies, intent and spirit of this Area Plan, it is recognised that the following government policy initiatives are required:

- A new rural residential policy should be adopted and implemented to facilitate the design, development and disposition of rural residential lots.
- Current agricultural policies should be reviewed to facilitate the disposition of agricultural parcels consistent with the policies, intent and spirit of this Area Plan.
- The entire Planning Area should be withdrawn from all Placer Staking. This would remove the possibility of claim staking for purposes other than placer mining, and ensure the long term development of the Planning Area as a rural residential/agricultural valley.
- Sole jurisdiction over the development and disposition including zoning and subdivision control of Crown lands within the Planning Area should be transferred to the Government of Yukon.
- The existing Block Land Transfer should be expanded to encompass the entire Planning Area.

2.4 GENERAL AREA PLAN OBJECTIVES

The following general Area Plan objectives provide the overall intent and direction for the Area Plan. All subsequent policies should reflect the intent and spirit of these general Area Plan objectives. Where noted, these policies refer to *Schedule B - Land Use: Map 1, Map 2 & Map 3*, which identifies the location for all land uses throughout the Planning Area.

2.4.1 Rural Lifestyle & Pattern of Development and Land Use

A primary objective echoed by many residents was the need to respect the rural lifestyle and pattern of development throughout the Planning Area. For many residents, the physical pattern of existing residential development strongly signifies the Planning Area's rural lifestyle. As such, there is a powerful intention to sustain the positive features and amenities of the rural lifestyle through the development process and associated policies.

Objectives:

- A. Preserve and enhance the rural lifestyle and amenities of the Planning Area.
- B. Recognise and protect wildlife/wildlife habitat and wilderness resources throughout the Planning Area.
- C. Maintain a low density development pattern throughout the Planning Area.
- D. Prevent the development of small acreage Country Residential subdivisions throughout the Planning Area.
- E. Incorporate greenbelts, buffers and open space in all new development areas including roads.
- F. Maintain a three hundred (300.0) metre greenbelt along both sides of the existing Government of Yukon Highway No. 2 (Klondike Highway South) Right-of-Way.
- G. Ensure that new development is carefully phased to avoid disrupting the rural lifestyle and amenities of the Planning Area.
- H. Maintain a ten (10.0) metre greenbelt along both sides of all secondary road rights of way throughout the Planning Area.

2.4.2 Disposition of Land

The development and disposition of lands throughout the Planning Area is a major concern to area residents. There is a strong perception that the current land disposition policies are administered in an inconsistent, sometimes unfair manner. The overlapping government jurisdictions has resulted in certain inconsistencies, such as land pricing. Area residents desire certainty and fairness in all land disposition practices.

Objectives:

- A. Ensure that land disposition policies are implemented in a fair and equitable manner.
- B. Ensure that the Government of Yukon continues to administer the development and disposition of rural residential and agricultural lands, including lot enlargements, zoning and control of subdivision.
- C. Ensure that the Government of Yukon actively pursue the transfer of the administration and control of all Crown lands within the Planning Area.

2.4.3 Community Infrastructure & Facilities

Area residents have realistic expectations of the level of infrastructure services that can be implemented throughout the Planning Area given its rural pattern of scattered development. Area residents demand a consistent level of infrastructure development and maintenance throughout the Planning Area undertaken in an environmentally sound manner. Area residents are determined that new development initiatives must be linked to the provision of community facilities, with an emphasis on school facilities.

Objectives:

- A. Ensure that sufficient community facilities are in place to accommodate existing and new development.
- B. Reclaim the Mile 9 Dump and develop a transfer facility in its place for the use of Planning Area residents.
- C. Ensure that roads throughout the Planning Area are maintained and upgraded to a standard consistent with the Rural Road Policy.

2.4.4 Recreational Resources

A significant factor that contributes to the uniqueness of the Planning Area is the abundance of year round recreational opportunities available to all residents. The recreational resources must be carefully protected and integrated into all future development initiatives.

Objectives:

- A. Recognise and protect all existing recreational amenities including existing ski trails, hiking trails, dog mushing trails, and incorporate greenbelts and open spaces into all new development.
- B. Permit the development of new recreational amenities throughout the Planning Area, subject to the policies, intent and spirit of this Area Plan.

2.4.5 Heritage Resources

The Planning Area contains a number of unique heritage resources, a testament to the use and activities that have taken place throughout the Planning Area over many centuries. These heritage resources contribute to the uniqueness of the Planning Area and help to define it. These heritage resources must be carefully protected and sensitively integrated into all future development initiatives.

Objective:

- A. Protect, and where appropriate, enhance areas and sites with significant archaeological and historical values.

2.4.6 Commercial Uses and Development

There is currently no perceived demand for commercial development. The Planning Area is well serviced from Whitehorse, the Carcross Road Cut-off and the Village of Carcross. At this time, no lands have been designated for commercial development in the Area Plan. The review of commercial development should be undertaken as part of the Area Plan 5 Year Update. At that review, and if demand exists for commercial development, a location in the vicinity of the Annie Lake Road Cut-off should be considered.

Objective:

- A. Do not designate sites or lands for commercial uses and development in the Planning Area.

2.4.7 Forestry Resources

The proper use and management of the Planning Area's forestry resources is a concern to area residents. The scattered forestry resources throughout the area must be protected and managed properly to sustain fuelwood harvesting over the years. Area residents desire preferential access to local fuelwood resources.

Until the fuelwood strategy for an area 160 kilometres surrounding Whitehorse has been completed, there will continue to be strong resistance to any commercial forestry activity. The strategy is expected to address such items as green and dry fuelwood areas for private and commercial cutters; suitable viable commercial and private cut areas; and recommendations on how cutting areas should be managed. The management strategy will address other concerns including recreational uses, traditional uses, and visual aesthetics, and impacts on local areas.

If commercial cutting permits are issued at some future time, the cutting areas should be managed in a phased approach to ensure environmental considerations and permit conditions are strictly adhered to.

Objectives:

- A. Domestic fuelwood cutting areas should be identified and designated.
- B. New commercial forestry activities should be restricted to Planned Forest Management Areas.
- C. Local residents be given preferential use of fuelwood resources.

2.4.8 Industrial Uses and Development

Industrial uses and development are not considered appropriate for the Planning Area and no lands have been designated for this use.

Objective:

- A. Do not designate sites or lands for industrial uses and development in the Planning Area.

2.5 RURAL RESIDENTIAL LAND USE

Residential development is, and will continue to be, the dominant developed land use throughout the Planning Area. In developing rural residential land use policies for the Planning Area, area residents identified a number of issues and concerns that they wished to see addressed in the Area Plan. These issues and concerns include:

- General nature and intent of rural residential development;
- Location of new rural residential development;
- Form and density of new rural residential development;
- Phasing of new rural residential development;
- Secondary dwellings on rural residential lots; and
- Home-based occupations and businesses on rural residential lots.

2.5.1 General Rural Residential Development

Area residents have expressed a desire to establish a consistent approach to rural residential development throughout the Planning Area, while recognising that existing rural residential development consists of a wide variety of lot sizes scattered throughout the Planning Area. The following general policies govern existing rural residential uses and the development of new rural residential land use in the Planning Area:

Policies:

- A. Designate all *existing* residential development in the Planning Area as Rural Residential, identified as RR on *Schedule B - Land Use*.
- B. Designate new rural residential development in the Planning Area as either Clustered Rural Residential, identified as RR-C on *Schedule B - Land Use* or Secluded Rural Residential, identified as RR-S on *Schedule B - Land Use*.
- C. Ensure that any alterations to existing Rural Residential development conform to the policies, intent and spirit of this Area Plan.
- D. Ensure that the development of new Rural Residential lots is distributed throughout the Planning Area.
- E. Ensure that the form and density of new Rural Residential lot development respects and enhances the existing form and density of residential development in the Planning Area.

2.5.2 Clustered Rural Residential Development

The form and density of new rural residential development is a significant issue for area residents. They have requested that the physical nature of new development respect, and where appropriate, improve upon the types and forms of existing rural residential development throughout the Planning Area. Area residents discussed a number of form and density scenarios and concluded that the "Country Residential Subdivision" form of development is inappropriate for the Planning Area and that a small range of development options should be accommodated in the rural residential development policies along with the establishment of a minimum rural residential lot size.

The residents identified a *cluster* form of rural residential development as one of two appropriate forms of new rural residential development for certain locations in the Planning Area. The cluster form of rural residential development is generally defined as a very low density form of rural residential subdivision with a limited lot yield. The design and development of new rural residential clusters would be based on the following criteria:

- reasonable efforts should be undertaken to minimise the length of driveways required to access individual lots, and the entire cluster should be accessed by a common road
- new lots may share common boundaries, or may be separated by buffers, but in any case, the overall density should not be less than one lot for every 8 hectares
- the layout of rural residential clusters should accommodate existing recreational trails and allow for the potential development of new recreational trails
- a conceptual layout of a cluster lot development is shown in the drawing below

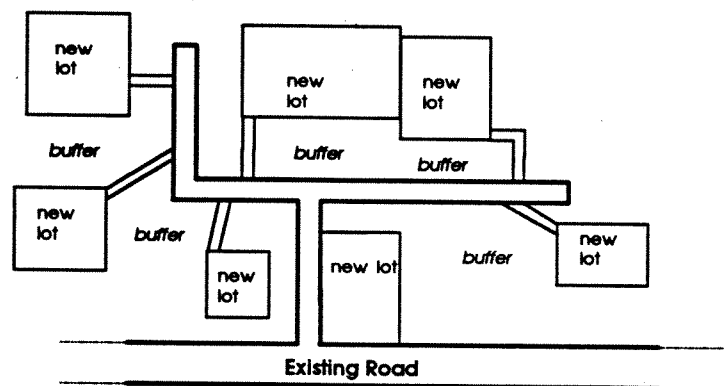


FIGURE 2.1: CONCEPTUAL LAYOUT OF RURAL RESIDENTIAL CLUSTER LOTS

Through extensive consultation with area residents, the following policies were developed to govern the development of new rural residential clusters in the Planning Area:

Policies:

- A. Ensure that new Clustered Rural Residential lots be no less than 6.0 Hectares (15 acres) in total size. Larger lots may also be accommodated.
- B. Develop new Rural Residential Clusters of no more than seven (7) lots each with an overall density of no less than one (1) lot for every eight (8) hectares of land.
- C. Ensure that new Area Development Regulations be prepared and implemented for the Planning Area that specify development criteria including lot dimensions, setbacks, servicing and the siting of buildings on the lot. These will be consistent with secluded lot development criteria.

2.5.3 Secluded - Rural Residential Development

The residents identified a *secluded* form of rural residential development as one of two appropriate forms of new rural residential development for certain locations in the Planning Area. These locations are generally consistent with areas that already have very low density development with significant undeveloped lands between scattered rural residential lots. The *secluded* form of rural residential lot is generally defined as the lowest density rural residential development, appropriate for limited locations throughout the Planning Area. The design and development of new secluded rural residential lots would be based on the following general criteria:

- reasonable efforts should be undertaken to minimise the length of driveways required to access the dwelling on the lot
- the new lots should be separated by large buffers of undisturbed natural vegetation
- the siting of any secluded lots should accommodate existing recreational trails and allow for the potential development of new recreational trails

Through extensive consultation with area residents, the following policies were developed to govern the development of new secluded rural residential lots in the Planning Area:

Policies:

- A. Ensure that new Secluded Rural Residential lots be no less than 6.0 Hectares (15 acres) in total size.
- B. Develop new Secluded Rural Residential Lots with an overall density of no less than one (1) lot for every fifteen (15) hectares.
- C. Ensure that new Area Development Regulations be prepared and implemented for the Planning Area that specify lot development criteria including lot dimensions, setbacks,

servicing and the siting of buildings on the lot. These criteria will be consistent with the Clustered Rural Residential Lot development criteria.

2.5.4 Location of New Rural Residential Development

The residents desire that locations selected for new rural residential development respect the level and density of existing rural residential development as well as local recreational amenities. There is a strong feeling that no one "local area" should accommodate more new rural residential development than any other "local area". The location of new rural residential development is based on a number of quantitative and qualitative criteria and the relative weights or importance placed on these criteria by area residents. These criteria include the physical capability of land to support rural residential development in terms of soils and prevailing topography, the capability of land to support agricultural activities which may have a higher "value" placed on it, existing legal encumbrances including land claim selections, the availability of road access, and the proximity of the new areas proposed for development to existing rural residential land uses. Through extensive consultation with area residents, the following policies were developed to govern the location of new rural residential land use in the Planning Area:

Policies:

- A. Ensure that Rural Residential Cluster Lot or Secluded Lot development is limited to lands rated as "GOOD" capability, as identified in the 1988 Carcross/Annie Lake Roads Residential Infill Study. This classification accounts for slope, incidence of permafrost, potential flood hazards, sub-surface soils composition, bedrock depth and drainage.
- B. Ensure that new Rural Residential Cluster development only occurs in those areas identified as RR-C on *Schedule B - Land Use*.
- C. Ensure that new Rural Residential Secluded development only occurs in those areas identified as RR-S on *Schedule B - Land Use*. Although the areas identified on *Schedule B* appear large, it should be noted that the intent is to allow for a limited number of secluded lots to be developed within these areas over the next 5 years. Further investigation is required prior to the identification of any specific lot locations within the areas identified as RR-S.
- D. Ensure that any specific proposal for development of new lots in either RR-C or RR-S areas is reviewed through the Mount Lorne Hamlet Council.

2.5.5 Phasing of New Rural Residential Development

The phasing of new rural residential development is a significant issue for area residents. They are determined that the Planning Area can only accommodate a limited number of new rural residential lots in any one year to protect the rural lifestyle, unique characteristics and diversity of interests and resources throughout the Planning Area, and to ensure that the present infrastructure services (i.e. school) can accommodate any increase in the population.

Area residents discussed a number of development phasing factors based on the assumption that limitations must be placed on the number of new rural residential lots that should be developed in any one year. These phasing factors include perceived demand for rural residential lots, the locations selected for new rural residential development, the form and density of new rural residential development, financial considerations, and the ability of physical and community infrastructure to effectively accommodate demands from new rural residential development. The following policies were developed to govern the form and density of new rural residential land use:

Policies:

- A. Ensure that within the first 5 years following acceptance of this Area Plan by the Governments, no more than eight (8) Rural Residential lots, be they Clustered or Secluded lots, will be developed by Government in any one year.
- B. Ensure that new Rural Residential development is distributed throughout the Planning Area.
- C. Release for sale a selection of *clustered* and *secluded* Rural Residential lots each year.

2.5.6 Secondary Dwellings

The issue of whether or not to allow for secondary dwellings within the Planning Area was very divided. The challenge in formulating acceptable policies on the development of secondary dwellings is to protect and enhance the rural lifestyle of the Planning Area balanced with a sensitivity to the goals and objectives of individuals and their right to use their rural residential lots in ways they see fit. As well, the policies must be flexible to accommodate different attitudes and changing circumstances. A number of criteria were explored with area residents to establish a basis for deciding on the appropriateness of secondary dwellings. These criteria included the existing rural residential lot size, distance from adjacent development and land uses, the perception of "density" and "overcrowding", how development regulations might be enforced, potential traffic and noise impacts and

overall "neighbourhood acceptance" of the concept of secondary dwellings on a rural residential lot.

For the purposes of this Area Plan, secondary dwellings are defined as *ancillary to the principal dwelling* on a Rural Residential lot, and are occupied on a permanent year-round basis. After extensive consultation with area residents, the following policies were formulated to govern the development of secondary dwellings on Rural Residential lots. These policies will form the basis for the preparation and implementation of new Area Development Regulations. The new Area Development Regulations for secondary dwellings may include a development approval process, neighbourhood input and siting and size criteria, in respect of:

- i. the location of the secondary dwelling in relation to the principal dwelling and to the lot lines;
- ii. driveway access to the secondary dwelling;
- iii. the lot coverage and size of the secondary dwelling;
- iv. the height of the secondary dwelling.

Through extensive consultation with area residents, the following policies were developed to govern the development of secondary dwellings on rural residential lots in the Planning Area:

Policies:

- A. Allow secondary dwellings on Rural Residential Lots (RR, RR-C & RR-S) as a *Discretionary Use*, which means that approval for the development of a secondary dwelling is conditional upon an applicant satisfying certain development criteria.
- B. Ensure that secondary dwellings are only permitted on Rural Residential lots that are no less than six (6.0) hectares in size.

2.5.7 Home Based Occupations & Businesses

There is widespread support for home-based businesses and occupations throughout the Planning Area. The following policies apply to home based occupations and businesses in the Planning Area.

Policies:

- A. Allow small scale home-based occupations and businesses in all areas designated as Rural Residential (RR, RR-C & RR-S).
- B. Home based occupations and business should be clearly *incidental and subordinate* to its use for residential purposes.

C. Home based occupations and business should not negatively impact surrounding uses.

These policies will form the basis for the preparation and implementation of new Area Development Regulations. The new Area Development Regulations should include development criteria and a list of acceptable home based occupations and businesses.

These criteria should address:

- i. the location of the ancillary activity and size criteria for accessory buildings;
- ii. potential negative effects generated by the ancillary activity;
- iii. the storage of materials associated with the ancillary activity;
- iv. vehicle traffic associated with the ancillary activity;
- v. the number of employees associated with the ancillary activity;
- vi. retail activities associated with the ancillary activity.

2.5.8 Agricultural Uses on Rural Residential Lots

While specific areas have been designated for Agricultural Uses throughout the Planning Area, the residents did not wish to discourage limited agricultural activity on Rural Residential Lots. This limited agricultural activity is defined as incidental and subordinate to the primary use of the lot for rural residential uses. The following policies apply to the pursuit of agricultural activities on Rural Residential Lots:

Policies:

- A. Allow agricultural activities on Rural Residential Lots (RR, RR-C & RR-S) with the exception of extensive livestock operations.
- B. Agricultural activities on Rural Residential Lots should be clearly *incidental and subordinate* to its use for residential purposes.
- C. Agricultural activities should not negatively impact surrounding uses.

2.6 AGRICULTURE LAND USE

2.6.1 General Agriculture

There is general support for encouraging agriculture activities throughout the Planning Area where it can be clearly demonstrated that the land can support a viable and suitable agriculture operation. The development of agricultural activities is a significant issue to many area residents. The issue has several dimensions including the feasibility of sustainable soil and non-soil based agricultural activity, locations for agricultural activity, the agricultural development process including land disposition, and grazing leases. An overriding concern is whether the Planning Area can in fact support extensive soil based agricultural activities. There is a perception throughout the Planning Area that applications for agricultural land have been used to obtain land for residential purposes resulting in unnecessary land clearing, failure to produce crops and land speculation..

After extensive consultation with area residents and agriculture stakeholders, the following general policies were developed to govern agricultural activity throughout the Planning Area:

Policies:

- A. Designate lands for Agriculture in the Planning Area.
- B. Ensure that lands designated for agriculture are used primarily for agricultural activities.

2.6.2 Agriculture Development

As with the development of new rural residential land, agricultural land development must also be subject to phasing factors. These factors include the demand for agricultural land, the locations selected for new agricultural holdings, the type of new agricultural development, financial considerations, and the ability of the physical and community infrastructure to effectively accommodate demands for new agricultural development.

After extensive consultation with area residents and agriculture stakeholders, the following policies were developed to govern agriculture throughout the Planning Area:

Policies:

- A. Designate all lands in the Planning Area with "Class 5" soils, as identified on the 1989 Carcross Valley Soil Capability for Cultivated Agriculture maps, for soil-based Agriculture.
- B. Ensure that new agricultural activity occurs only in those areas identified as A on *Schedule B - Land Use*.
- C. Ensure that the lands with "Class 5" soils be exclusively used for soil-based agricultural activities.
- D. Designate all lands in the Planning Area with 60% "Class 5" soils and 40% "Class 6" soils, as identified on the 1989 Carcross Valley Soil Capability for Cultivated Agriculture maps, for Agriculture.
- E. Ensure that the lands with 60% "Class 5" soils and 40% "Class 6" soils be used primarily, but not exclusively, for agricultural activities, including livestock operations.
- F. Ensure that within the first five years following endorsement of this Area Plan by the Government, that the number of new agricultural holdings to be established in any one year shall be consistent with the annual average of agricultural parcels released over the past 10 year period, i.e.: (one) 1 to (two) 2 parcels per year.
- G. Allow one (1) principal rural residential dwelling unit on an agricultural parcel.
- H. Permit one (1) secondary dwelling unit on an agricultural parcel as a discretionary use, provided that all the requirements pertaining to secondary dwellings as set out in Section 2.5.6 of this Area Plan are met.

2.6.3 Agriculture Parcel Size

The size of agricultural parcels is the subject of much discussion. Proposals were discussed by area residents and agricultural stakeholders to alter existing Government of Yukon agricultural policies to reduce the current maximum allowable size for an agricultural parcel to less than 65.0 hectares. A subsequent review of existing agricultural parcels and recent applications for agricultural land dispositions in the Planning Area indicates that the majority of agricultural parcels are less than 10.0 hectares in size. The remaining parcels are 65.0 hectares.

After extensive consultation, the following policies governing the size of agriculture parcels were developed:

Policies:

- A. Encourage the development of small scale, intensive agricultural activities on smaller agricultural parcels. Proposals for larger scale agricultural operations shall be reviewed on a case-by-case basis, but generally given a lower priority than smaller scale agricultural activities.
- B. Restrict the minimum size of any agricultural parcel to six (6.0) hectares.
- C. Agricultural parcels shall not be subdivided, regardless of parcel size.

2.6.4 Grazing

Grazing activity throughout the Planning Area is a concern for area residents, primarily because of the loss of casual access to the area recreational resources. As with agricultural activity, area residents wish to be assured that new grazing activity is proven to be a viable and suitable use of the land resources in the Planning Area. After extensive consultation with agriculture stakeholders, the following specific policies were developed to govern grazing activity throughout the Planning Area:

Policies:

- A. Consider new grazing leases in areas that are suitable for grazing as determined by the Government of Yukon, in consultation with the Hamlet Council. Wherever possible, grazing leases should be accommodated within areas identified as A (Agriculture) on *Schedule B - Land Use*.
- B. Consider new grazing leases only where there is a clearly definable operational need.
- C. The Government of Yukon investigate alternate types of grazing leases, such as seasonal grazing permits, and shorter term tenure (i.e., less than thirty (30) years). It is assumed that these types of leasehold arrangements may not be converted to agreements for sale.
- D. The Government of Yukon investigate the feasibility of establishing a Community Pasture if there is a clear demand to provide for non-operational grazing needs for hobby farmers and/or residents that may own a few horses.

2.7 COMMUNITY & RECREATION FACILITIES

The Planning Area supports a wide variety of recreational activities that should be protected and enhanced in the Area Plan. There is also a recognition that the Planning Area's recreational resources are utilised by both area residents and residents from Whitehorse and beyond. As such, area residents believe recreation:

- is an important component of the Planning Area's rural lifestyle
- that recreation resources and community facilities should be clearly identified and protected in the Area Plan
- that the existing 4-season recreational trail system should be protected, along with a buffer, throughout the Planning Area, and
- that the Watson and Wheaton Rivers should be protected and designated as Recreational Corridors.

After extensive consultation with area residents, the following specific policies were developed to protect and enhance community and recreational facilities throughout the Planning Area:

Policies:

- A. Identify and protect lands that accommodate existing community and recreation facilities. These lands are identified as *C/R* on *Schedule B - Land Use*.
- B. Ensure that the development of new community and recreation facilities are governed by the policies, intent and spirit of this Area Plan.
- C. Designate lands with significant potential for recreational uses, and ensure that these lands can safely support recreational activities without impacting on the environment or Planning Area resources.
- D. Incorporate community and recreation facilities in the development of new rural residential areas wherever practical and appropriate.

2.8 HERITAGE SITES

The following policy has been developed to protect significant heritage resources throughout the Planning Area:

Policy:

- A. Identify and protect lands and sites with significant historical and archaeological value. These lands and sites are identified as H on *Schedule B - Land Use*.

2.9 ENVIRONMENTAL RESERVES

There are a number of strategic sites throughout the Planning Area that contain significant environmental attributes that area residents and stakeholders feel strongly about protecting in the Area Plan. These "environmental reserves" primarily consist of areas that support wildlife, fisheries, waterfowl and bird habitat. The following policies have been developed to protect areas with significant environmental resources throughout the Planning Area:

Policies:

- A. Identify and protect lands with significant environmental values and resources, including lands and surface water features that support fish and wildlife resources. These lands are identified as ER on *Schedule B - Land Use*.
- B. Ensure that development of lands adjacent to or near lands identified as Environmental Reserves do not negatively impact on the resources contained in the Environmental Reserve in any way.

2.10 GREENBELT

Area residents are avid users of an extensive system of 4-season recreational trails and as such, they are determined that these trails are identified and protected as greenbelts in the Area Plan. As well, new development should incorporate existing greenbelts and include new greenbelts to facilitate their 4-season recreational use and as a vehicle to maintain and enhance the rural lifestyle of the Planning Area. The following policy has been developed to protect greenbelt areas throughout the Planning Area:

Policy:

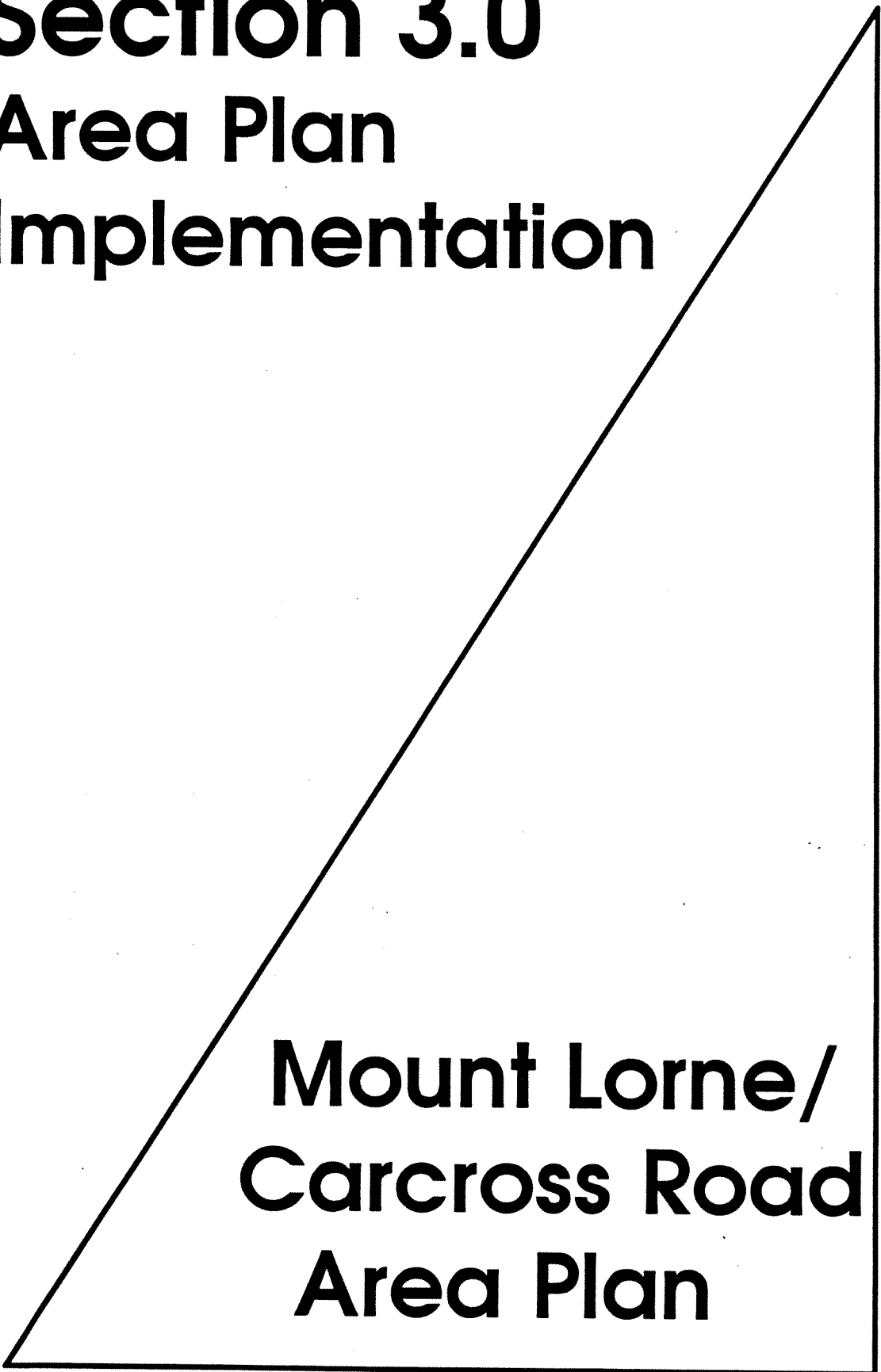
- A. Prohibit development activities in areas identified as Greenbelt. These areas are identified as **Hiking/Skiing Trail Greenbelt, Dog Mushing Trail Greenbelt, or other areas and corridors** so identified on *Schedule B - Land Use*.

2.11 OPEN SPACE

Area residents wish to protect the remaining undeveloped areas, not identified for rural residential or agricultural development, from any development activity. The following policies have been developed to protect open space areas throughout the Planning Area.

Policies:

- A. Prohibit development activities in areas identified as Open Space. These areas are identified as OS on *Schedule B - Land Use*.
- B. Allow existing recreational activities in Open Space areas that do not negatively impact upon the land's natural values and resources.
- C. Allow domestic fuelwood cutting in identified and designated sites within Open Space areas for Planning Area residents only.



Section 3.0
Area Plan
Implementation

**Mount Lorne/
Carcross Road
Area Plan**

3.0 AREA PLAN IMPLEMENTATION

This section of the Area Plan outlines the strategies that must be undertaken by Government and area residents to successfully implement the Spirit, Principles, Objectives and Policies of this Area Plan.

3.1 THE MOUNT LORNE/CARCROSS ROAD AREA PLAN

The Geographic area contained within the boundaries of the Area Plan is presently unincorporated. Because the Planning Area is unincorporated this Area Plan does not fall within the jurisdiction of the Yukon Municipal Act. This Area Plan does not have legal status. This Area Plan is an advisory document to Government pertaining to matters of land use, development and resource management that fall within the boundaries of the Area Plan. The Area Development Regulations which will be prepared from this Area Plan will be the implementing tool for these policies.

3.2 AREA DEVELOPMENT REGULATIONS

Area Development Regulations should be developed and implemented for the Planning Area immediately following acceptance of this Area Plan by Government. The Area Development Regulations, through adoption under the Yukon Area Development Ordinance, will provide the legal certainty and framework to regulate and control development and land use throughout the Planning Area. The Area Development Regulations should be consistent with the Spirit, Principles, Objectives and Policies of this Area Plan.

The Area Development Regulations should include the following items:

1. **The general purpose of the Area Development Regulations**

This section will explain the purpose of the Area Development Regulations, which are to implement the development control provisions of the Mount Lorne/Carcross Road Area Plan.

2. **Interpretation of the terms**

This section will provide clear definitions for the terms used in the Area Development Regulations.

3. **Development permit process**

This section will explain the permit process, and identify those types of development that require a permit.

4. **Enforcement and appeals**

This section will describe the enforcement provisions and the right and procedure for appealing decisions made under the Area Development Regulations.

5. **General provisions**

This section outline the general development provisions. This section will include the development provisions relating to secondary dwellings and home occupations.

6. **Identification of zones and zone regulations**

This section will identify land use zones and identify the permitted uses and the discretionary uses allowed within each of the zones.

The preparation of the Area Development Regulations must include extensive consultation with Area Residents and Stakeholders to ensure that the Area Plan's practical implementation and enforcement reflects their wishes and expectations.

3.3 NEW RURAL RESIDENTIAL LOT DEVELOPMENT POLICY

The establishment of a new rural residential policy will assist in a fair and equitable land development and disposal process. The Yukon Government should implement a new policy that will offer planned rural residential land equitably to the public, at a fair cost and designed to protect the rural lifestyle that is cherished by the residents.

3.4 AGRICULTURAL POLICIES

The policies of this Area Plan, in regards to agricultural development, are consistent with the 1992 Yukon Agricultural Policy. The planning area is better suited for smaller type farm operations and the policies of the Area Plan reflect this reality. The Government of Yukon, through its proper use and enforcement of the 1992 Policy, should respect this type of agricultural development and dispose of land accordingly.

3.5 EXPANSION of BLOCK LAND TRANSFER BOUNDARIES

The Area should be governed under one jurisdiction to ensure consistent and equitable decisions regarding all types of land use and land management within the Planning Area. The existing Block Land Transfer should be extended to include the entire Planning Area.

The Government of Yukon should petition Government of Canada to extend the Block Land Transfer. Due to the land claims process under way the Government of Canada may be reluctant to pursue a land transfer until the claims in the Planning Area have been settled.

3.6 LAND AND RESOURCE MANAGEMENT

The Government of Yukon presently administers the development and disposition of residential and agricultural land. Other land uses including water, forestry, mineral, commercial and industrial are administered by the Government of Canada. The management of natural resources is being devolved from the Government of Canada to Government of Yukon over the next few years.

Until such time as the Block Land Transfer is extended, the Government of Yukon should initiate discussion with the Government of Canada to ensure the jurisdiction of the Planning Area, regarding land development, land disposition and management of some of the Area's resources, such as forestry, falls under the Government of Yukon.

3.7 WITHDRAW AREA FROM PLACER STAKING

The Government of Yukon will request that the Government of Canada remove the Planning Area from all placer staking. The activities and development necessary for placer mining are not in keeping with the rural residential lifestyle, and the environmental protection and recreational policies the residents of the Area desire.

3.8 SUFFICIENT SUPPORT FACILITIES

The Government of Yukon must ensure the infrastructure and facilities necessary to support the existing development and potential new development are in place. These services include: roads, schools, and solid waste disposal, among others.

The Golden Horn Elementary School that serves the Area is at or near full capacity. The Nine Mile Dump is at capacity. The Government of Yukon Departments must work together to provide the services required, in a timely manner, throughout the Planning Area.

3.9 AREA PLAN REVIEW

This is the Planning Area's first Local Area Plan. The Objectives and Policies in Section 2.0 reflect the information available and the aspirations of the present population. Both of these may change in the future. The Area Plan must be dynamic and respond to changes in attitudes and goals throughout the Area in the future. An overall Area Plan Review process should take place within 5 years of its acceptance by Government.

**Schedule A
Local Areas**

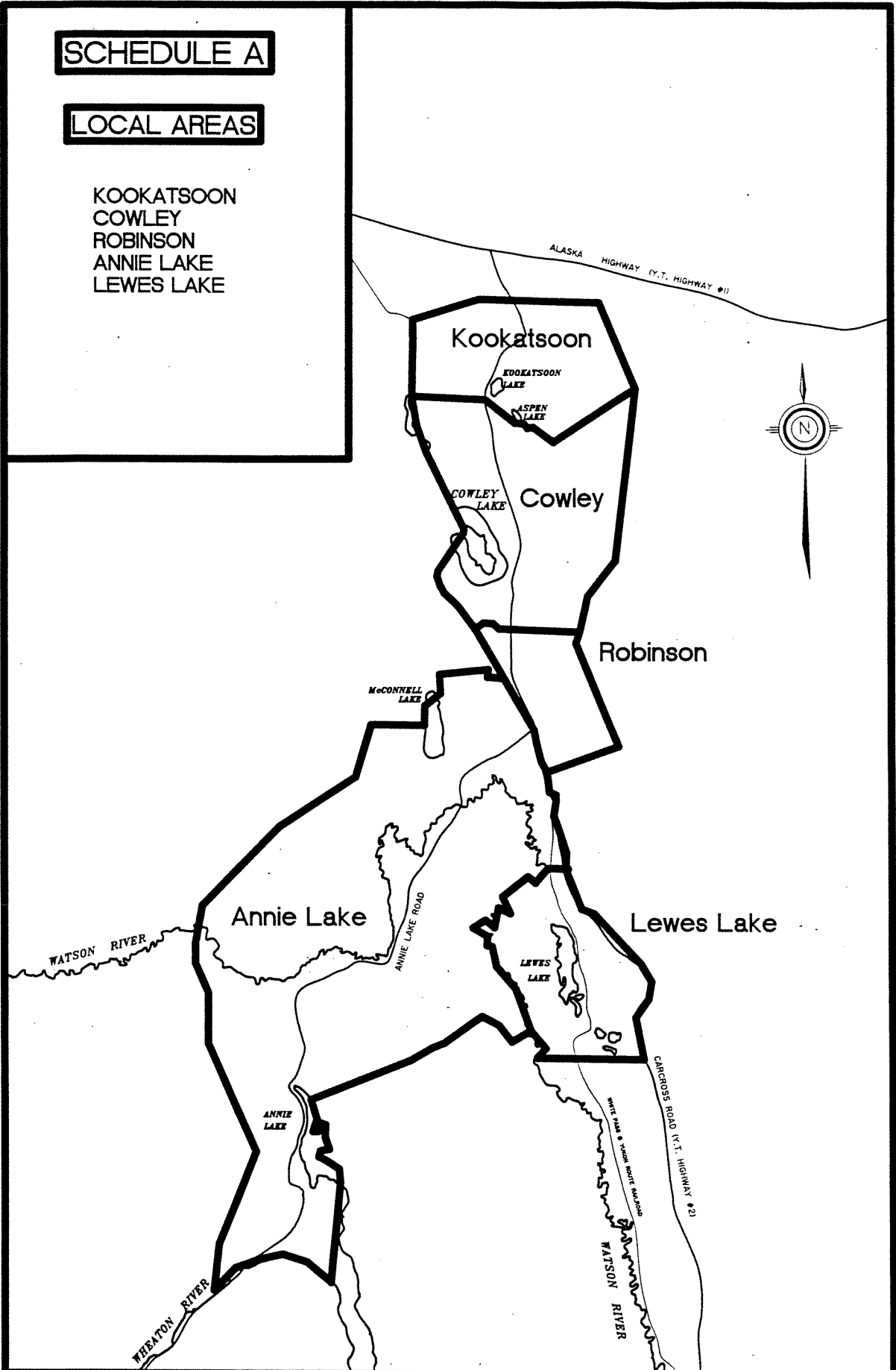


**Mount Lorne/
Carcross Road
Area Plan**

SCHEDULE A

LOCAL AREAS

KOOKATSOON
COWLEY
ROBINSON
ANNIE LAKE
LEWES LAKE





Schedule B Land Use Plan

Map 1

Map 2

Map 3



**Mount Lorne/
Carcross Road
Area Plan**



KOOKATSOON
LOCAL AREA

COWLEY LAKE
LOCAL AREA

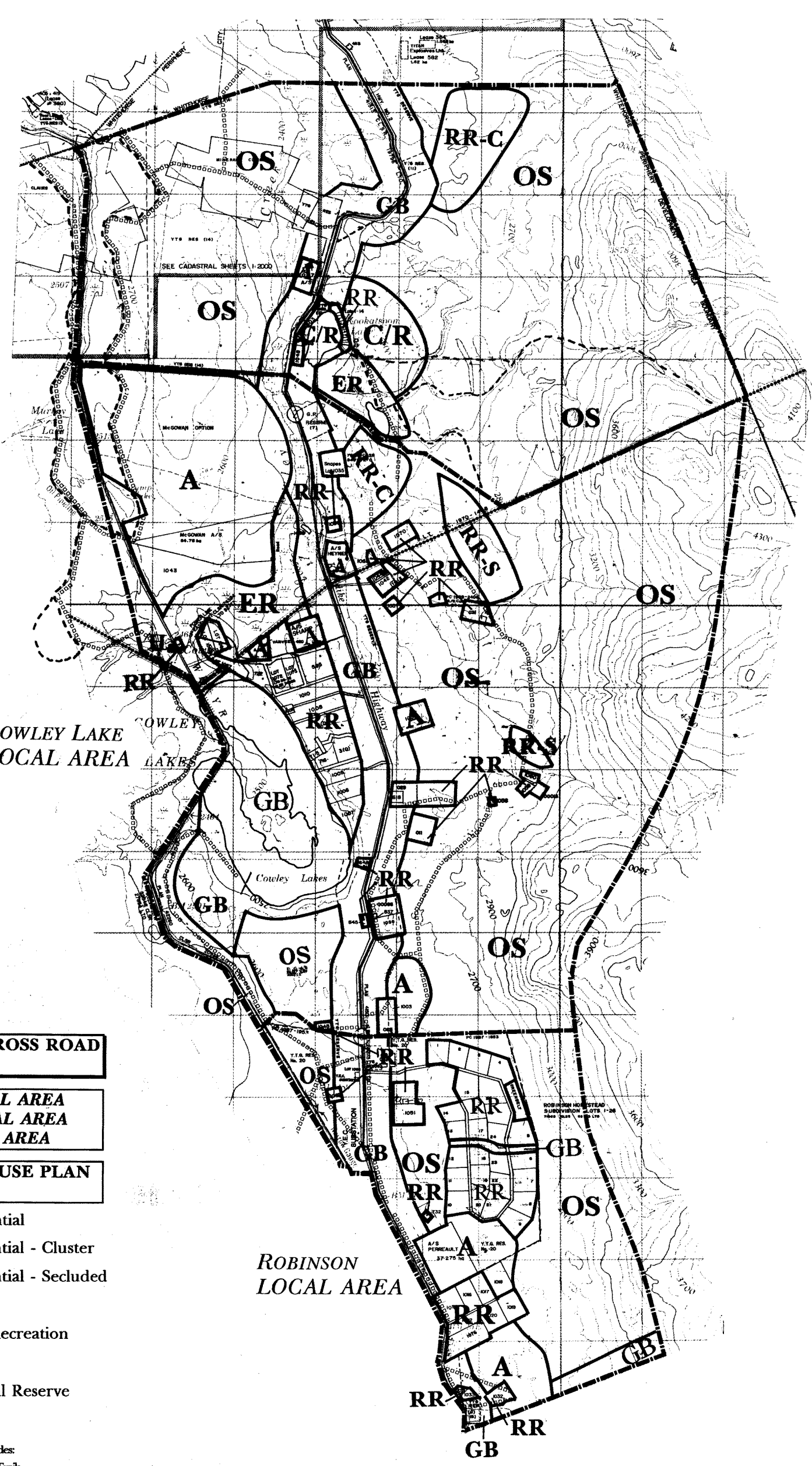
ROBINSON
LOCAL AREA

MOUNT LORNE/CARCROSS ROAD
AREA PLAN

KOOKATSOON LOCAL AREA
COWLEY LAKE LOCAL AREA
ROBINSON LOCAL AREA

SCHEDULE B - LAND USE PLAN
MAP 1

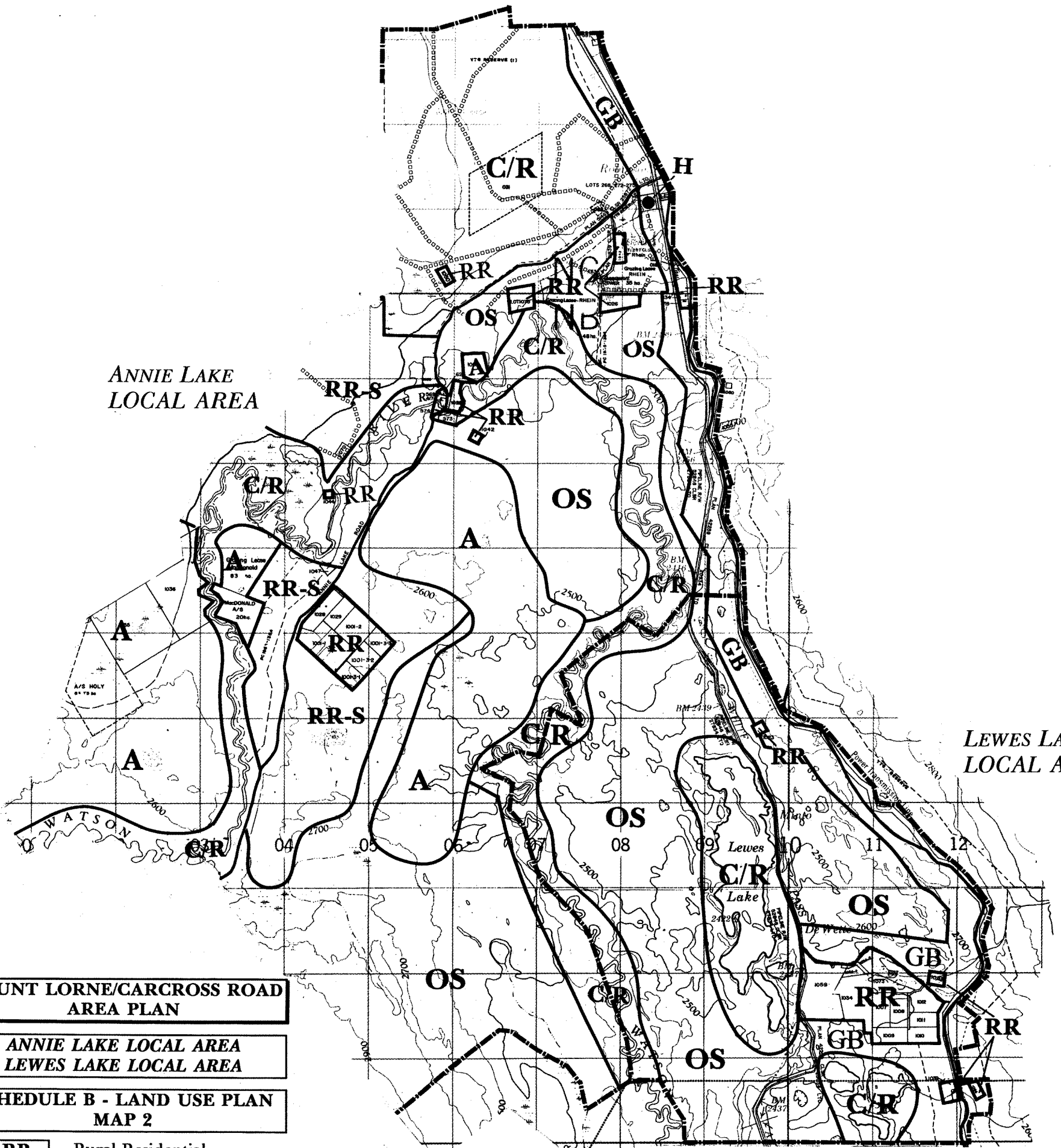
- RR** Rural Residential
- RR-C** Rural Residential - Cluster
- RR-S** Rural Residential - Secluded
- A** Agriculture
- CR** Community Recreation
- H** Heritage Site
- ER** Environmental Reserve
- OS** Open Space
- GB** Green Belt includes:
 - o-o-o-o-o Dog Mushing Trails
 - - - - - Hiking, Skiing and Snowmobiling Trails
 (All trail locations are approximate)





ANNIE LAKE LOCAL AREA

LEWES LAKE LOCAL AREA

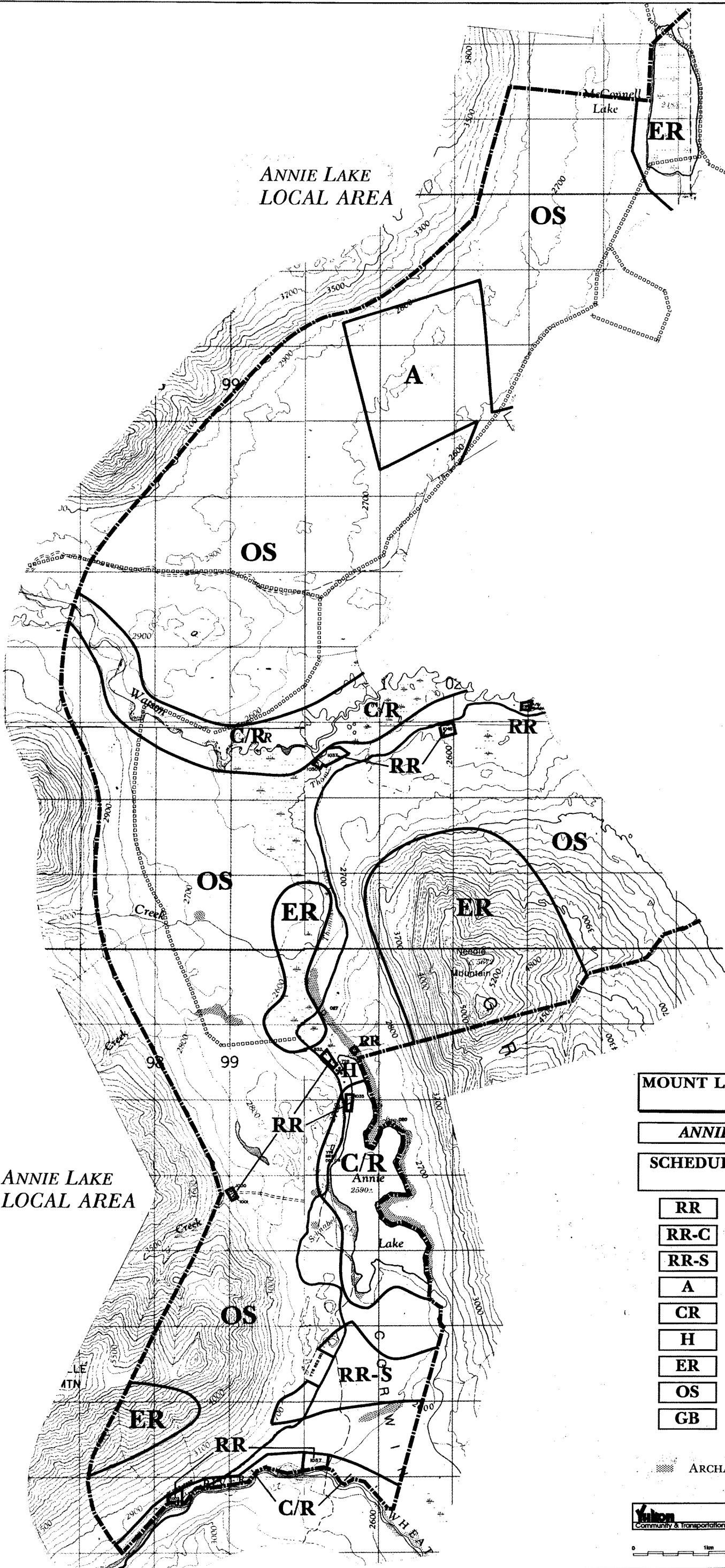


**MOUNT LORNE/CARCROSS ROAD
AREA PLAN**

**ANNIE LAKE LOCAL AREA
LEWES LAKE LOCAL AREA**

**SCHEDULE B - LAND USE PLAN
MAP 2**

- RR** Rural Residential
- RR-C** Rural Residential - Cluster
- RR-S** Rural Residential - Secluded
- A** Agriculture
- CR** Community Recreation
- H** Heritage Site
- ER** Environmental Reserve
- OS** Open Space
- GB** Green Belt includes:
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 - - - - - Hiking, Skiing and Snowmobiling Trails
 - (All trail locations are approximate)



**MOUNT LORNE/CARCROSS ROAD
AREA PLAN**

ANNIE LAKE LOCAL AREA

**SCHEDULE B - LAND USE PLAN
MAP 3**

- RR** Rural Residential
- RR-C** Rural Residential - Cluster
- RR-S** Rural Residential - Secluded
- A** Agriculture
- CR** Community Recreation
- H** Heritage Site
- ER** Environmental Reserve
- OS** Open Space
- GB** Green Belt includes:
 - Dog Mushing Trails
 - Hiking, Skiing and Snowmobiling Trails
 (All trail locations are approximate)

ARCHAEOLOGICAL AREA

Mount Lorne - Carcross Road Area Plan

EXISTING CONDITIONS

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> --- HAMLET OF MT. LORNE MUNICIPAL BOUNDARY --- STUDY AREA BOUNDARY * HISTORIC SITE ARCHAEOLOGICAL AREA LAND CLAIM SELECTION - Rural - Site Specific MINING CLAIM - Quartz - Placer REGISTERED TRAP LINE OUTFITTING/GUIDE AREA #17, SOUTHERLY BOUNDARY | <ul style="list-style-type: none"> FISH & WILDLIFE - Fish Species - Thinhorn Sheep Key Habitat Area - Raptor Nest FUELWOOD CUTTING AREA RESIDENTIAL COMMERCIAL RECREATION - Recreation Reserve and/or use - Prominent Hiking and/or Ski Trail - Dog Mushing Trail - Canoeing/Kayaking Use AGRICULTURE - Lease, Agreement of Sale or Titled Parcel - Grazing Application - Agricultural Application | <ul style="list-style-type: none"> INFRASTRUCTURE - Power Transmission Line - Telephone Cable - Solid Waste Disposal Reserve - Gravel Pit Reserve |
|--|--|--|

MAP SOURCES

BASE MAP
 Yukon Dept. of Community & Transportation Services, Whitehorse, 1:50,000 Topographic Series map 10507 (M. Robinson, revised in 1993), 10507 7000 revision revised in 1993, 10507 5000 revision revised in 1989, 10507 5000 SE Algonquin Lake revised in 1989, 10507 5000 SE Algonquin Lake Lake Area not included & 10507 5000 SE Algonquin Lake revised in 1993

HISTORIC SITES
 Yukon Department of Tourism, Heritage Branch, Whitehorse, Yukon Historic Sites Inventory Maps 10507 & 10507A, 1:50,000 (Map not included)

ARCHAEOLOGICAL AREAS
 Yukon Dept. of Tourism, Heritage Branch, Whitehorse, archaeological areas listed on 1:50,000 topographic series maps 10506, 10507 & 10507A in Yukon Department of Tourism, Heritage Branch, Whitehorse, 1992, specific archaeological features were not included in these publications

LAND CLAIM SELECTIONS
 Yukon Dept. of Community & Transportation Services, Whitehorse, 1:50,000 Topographic Series map 10507 (M. Robinson, revised in 1993), 10507 7000 revision revised in 1993, 10507 5000 revision revised in 1989, 10507 5000 SE Algonquin Lake revised in 1989, 10507 5000 SE Algonquin Lake Lake Area not included & 10507 5000 SE Algonquin Lake revised in 1993

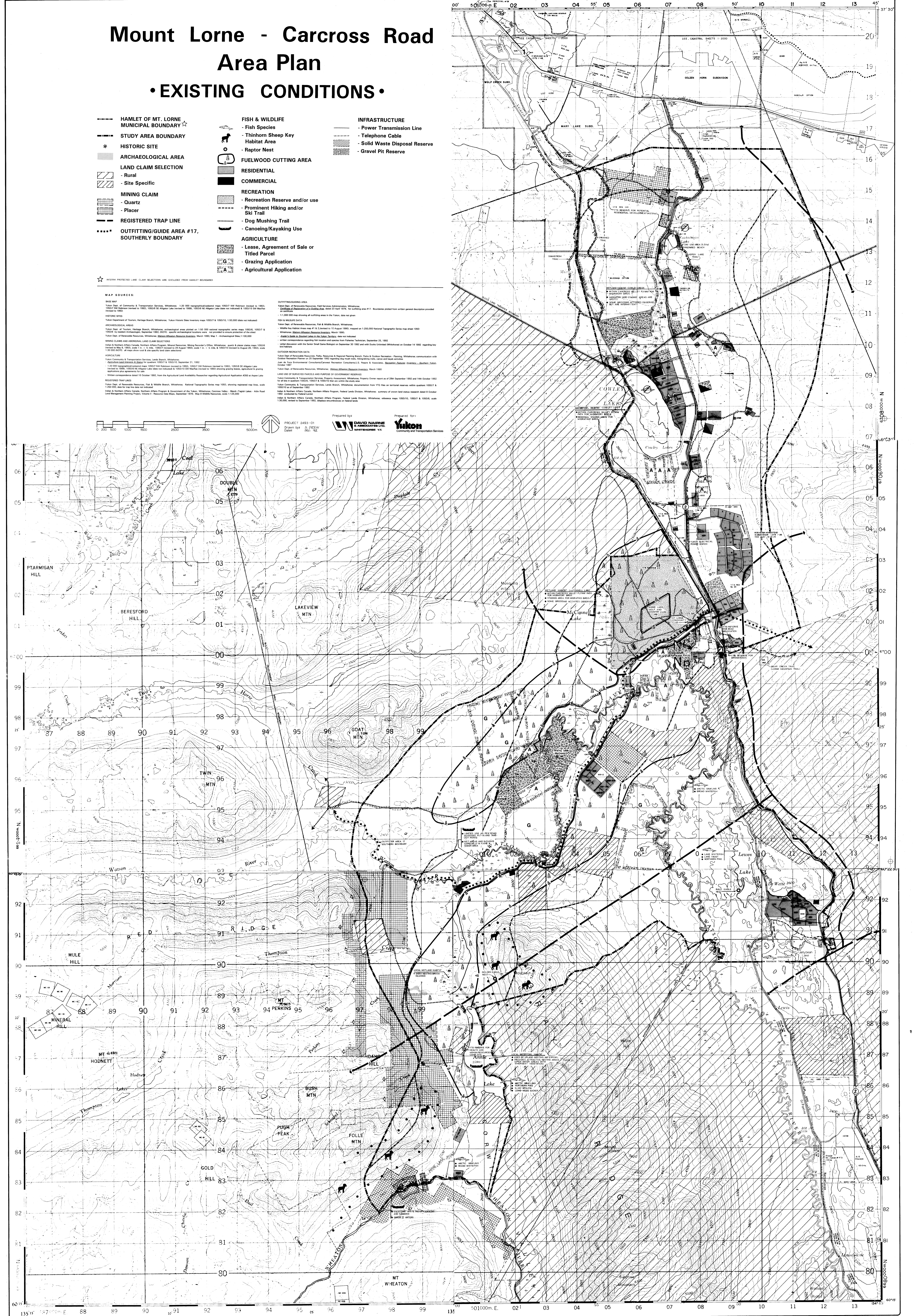
REGISTERED TRAP LINES
 Yukon Dept. of Community & Transportation Services, Whitehorse, 1:50,000 Topographic Series map 10507 (M. Robinson, revised in 1993), 10507 7000 revision revised in 1993, 10507 5000 revision revised in 1989, 10507 5000 SE Algonquin Lake revised in 1989, 10507 5000 SE Algonquin Lake Lake Area not included & 10507 5000 SE Algonquin Lake revised in 1993

OUTFITTING/GUIDE AREA #17, SOUTHERLY BOUNDARY
 Yukon Dept. of Community & Transportation Services, Whitehorse, 1:50,000 Topographic Series map 10507 (M. Robinson, revised in 1993), 10507 7000 revision revised in 1993, 10507 5000 revision revised in 1989, 10507 5000 SE Algonquin Lake revised in 1989, 10507 5000 SE Algonquin Lake Lake Area not included & 10507 5000 SE Algonquin Lake revised in 1993

PROJECT 2493-01
 DRAWN BY G. GREEN
 DEC. '92

Prepared by
DAVID NAIRNE
 ARCHITECTURE LTD.

Prepared for
Yukon
 Community and Transportation Services



Mount Lorne - Carcross Road Area Plan

• LAND CAPABILITY •

SOIL WITH CAPABILITY FOR AGRICULTURE

- Soil with Class 1 Rating
- Soil with Class 2 Rating
- Soil with Class 3 Rating
- Soil with Class 4 Rating
- Soil with Class 5 Rating
- Soil with Class 6 Rating

MINERAL POTENTIAL

- Whitehorse Copper Belt (Areas identified by & associated with Whitehorse Copper Mines Ltd.)

RESIDENTIAL SUITABILITY (low density)

- Good (low or slight limitations with some pockets of moderate limitations)
- Moderate (moderate limitations with some pockets of serious limitations)

SIGNIFICANCE OF OUTDOOR RECREATIONAL FEATURES

- A** Angling opportunity for sport fish species (rainbow trout, arctic grayling, northern pike, whitefish and lake trout) and/or to view fish runs
 - B** Beach providing focal point for canoeing and camping activities
 - C** Canoeing and boating opportunities
 - E1** Alpine/Sub-Alpine Vegetation in high elevation open areas
 - E2** Forest Cover (this symbol, used alone, often has the most monotonous landscapes with low recreational significance)
 - E3** Wetland Vegetation (marshes, bogs, swamps and wetland habitats)
 - F** Historic Features
 - K** Development Potential for organized camping, picnicking or other intensive use recreation activity (Terrain is flat to gently sloping well drained and near a stream, river or lake)
 - L** Landform of various recreational significance with viewing, interpretation and photographic opportunities
 - M** Small Surface Waters (lakes, ponds and creeks) adding visual diversity to the landscape
 - P** Man-Made Feature or cultural feature with interpretation or viewing opportunities
 - R** Topographic Patterns with attractive landscape features providing appealing hiking and viewing opportunities
 - S** Rock Formation such as mountain summits, cliffs, ridges and serrated peaks
 - V** Viewing - panoramas, vantage points and corridors providing superior landscape views, distinctive landscapes plus visually dominant landscape features
 - W** Wildlife observation opportunities in wetland habitats, wintering grounds or of wildlife concentrations
- (+) High regional/local significance for recreation opportunities or as high quality landscapes. Areas have resources that will protect the significant natural resource base.
- (-) Moderate local/regional significance for recreation or as landscapes. Areas hold modest opportunities for recreation or have landscapes common throughout the south Yukon. Road access may improve the area's importance for certain activities. Development could be carried out without major impacts on recreation and landscape resources.
- (=) Very low regional/local significance for recreation features or as landscapes. Areas have steep slopes with closed canopy forests and/or rolling terrain with few intervening features. Development would not seriously depreciate the recreation resource base.

AREAS WITH RECREATION DEVELOPMENT POSSIBILITIES

- STUDY AREA BOUNDARY
- HAMLET OF MT. LORNE MUNICIPAL BOUNDARY

SOIL CAPABILITY FOR CULTIVATED AGRICULTURE

In the Carcross Valley, there are two soil classes: 1 to 4 with a high degree of moisture regime, which are suitable for cultivated agriculture in moderate to good yields. Class 5 soil can be cultivated and some can be used for cultivated crop production, however, on water class 6 soil, which is a high water table, is not suitable for cultivated agriculture.

The mineral potential of the Carcross Valley has been identified by the Whitehorse Copper Belt. This belt, consisting of 24 claims, is a northeast-trending zone of mineral potential. The mineral potential of the Carcross Valley is shown on the map. The mineral potential of the Carcross Valley is shown on the map. The mineral potential of the Carcross Valley is shown on the map.

The recreation study area boundary follows that of the Whitehorse Copper Belt. This belt, consisting of 24 claims, is a northeast-trending zone of mineral potential. The mineral potential of the Carcross Valley is shown on the map. The mineral potential of the Carcross Valley is shown on the map. The mineral potential of the Carcross Valley is shown on the map.

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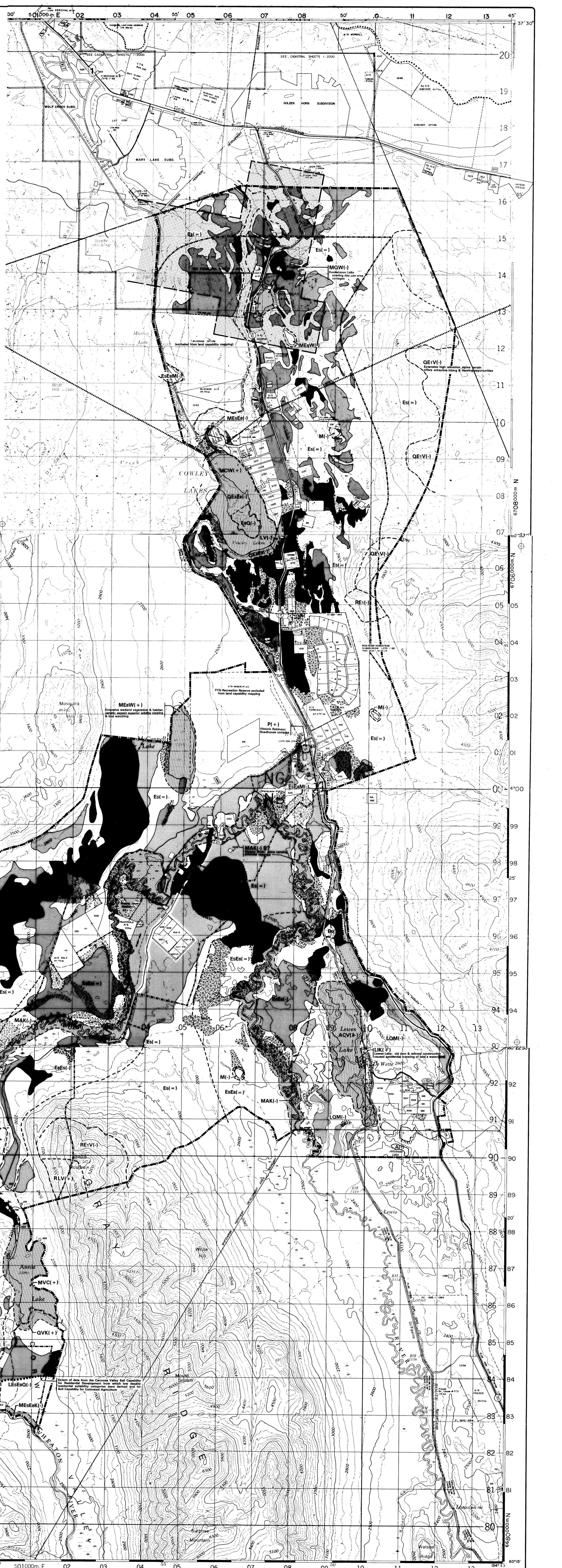
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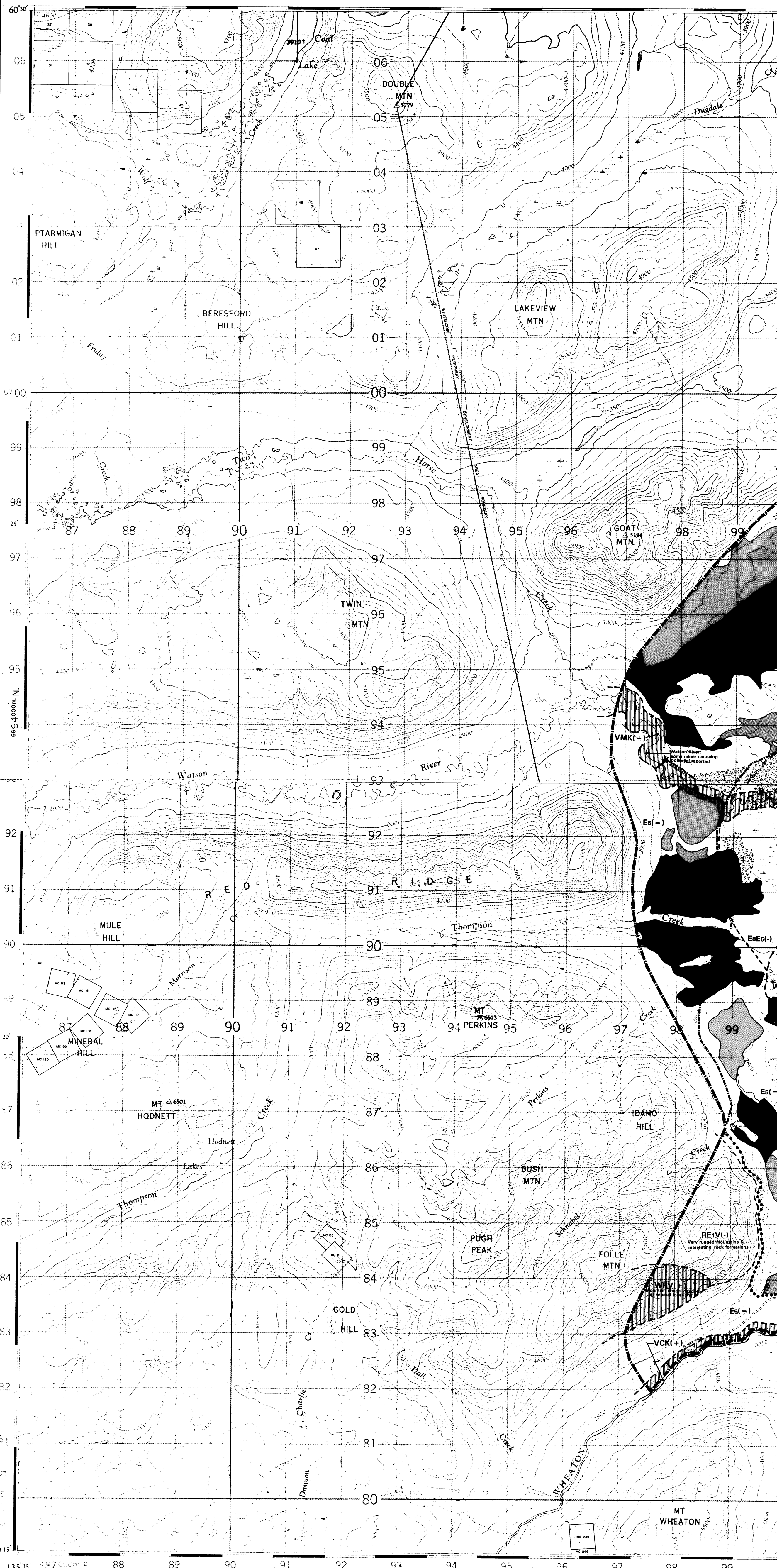
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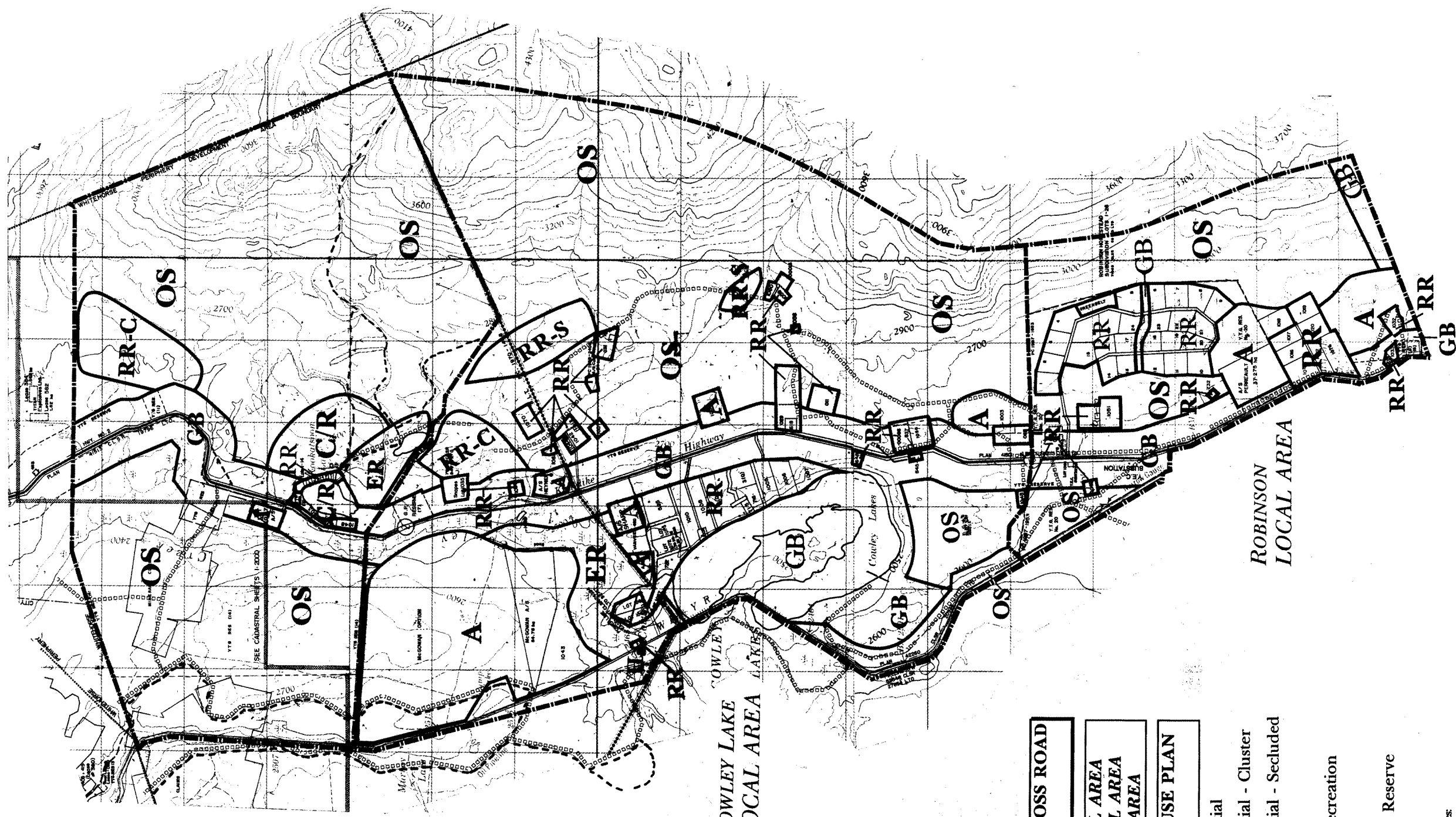
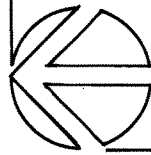
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PROJECT 2493-01
 Drawn by: [Signature]
 Date: [Date]
 Prepared by: DAVID NAIRNE
 Prepared for: Yukon





**KOOKATSOON
LOCAL AREA**

**COWLEY LAKE
LOCAL AREA**

**ROBINSON
LOCAL AREA**

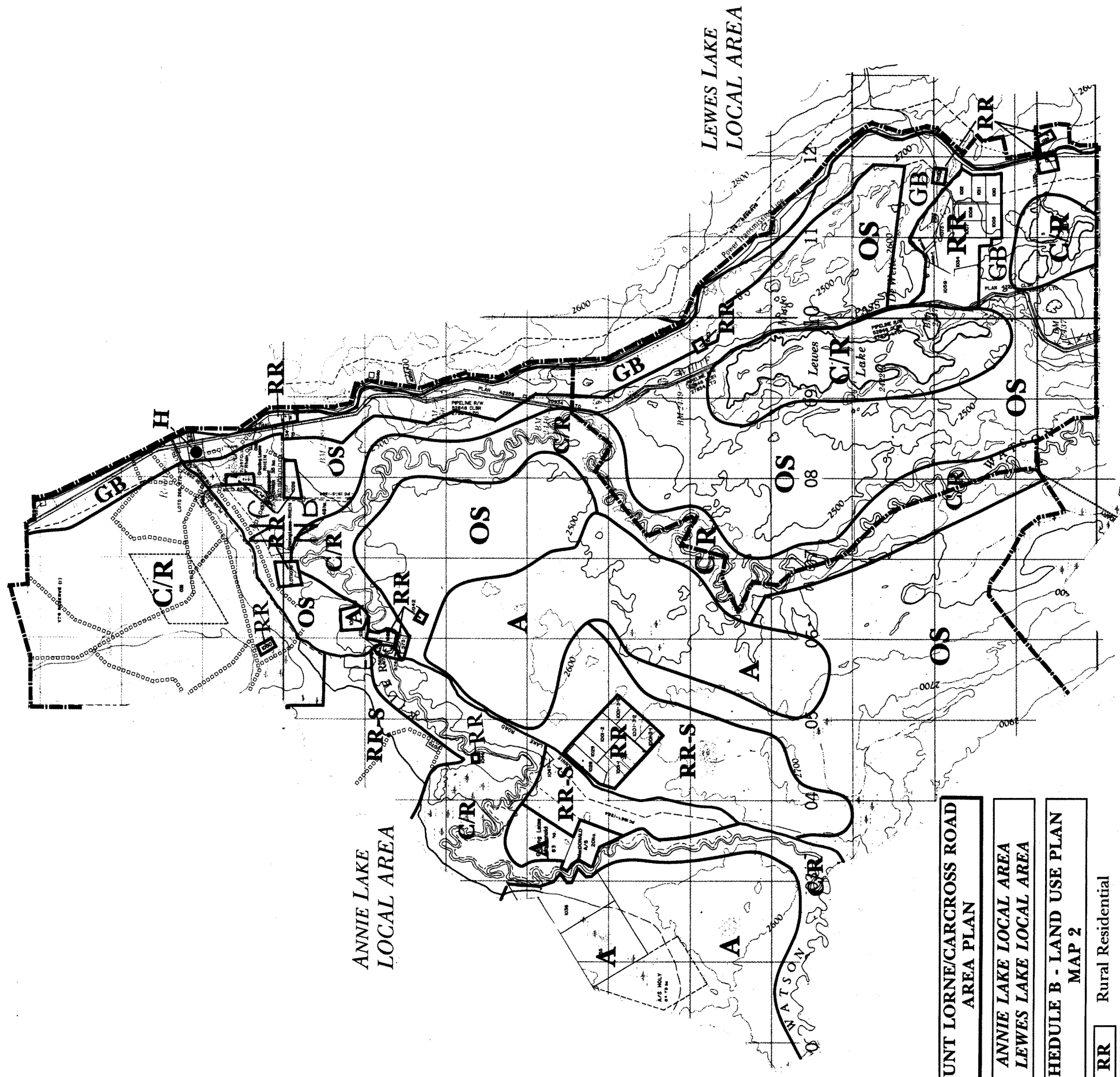
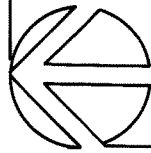
**MOUNT LORNE/CARCROSS ROAD
AREA PLAN**

**KOOKATSOON LOCAL AREA
COWLEY LAKE LOCAL AREA
ROBINSON LOCAL AREA**

**SCHEDULE B - LAND USE PLAN
MAP 1**

- RR** Rural Residential
- RR-C** Rural Residential - Cluster
- RR-S** Rural Residential - Secluded
- A** Agriculture
- CR** Community Recreation
- H** Heritage Site
- ER** Environmental Reserve
- OS** Open Space
- GB** Green Belt

Green Belt includes:
 ooooo Dog Mushing Trails
 - - - Hiking, Skiing and Snowmobiling Trails
 (All trail locations are approximate)



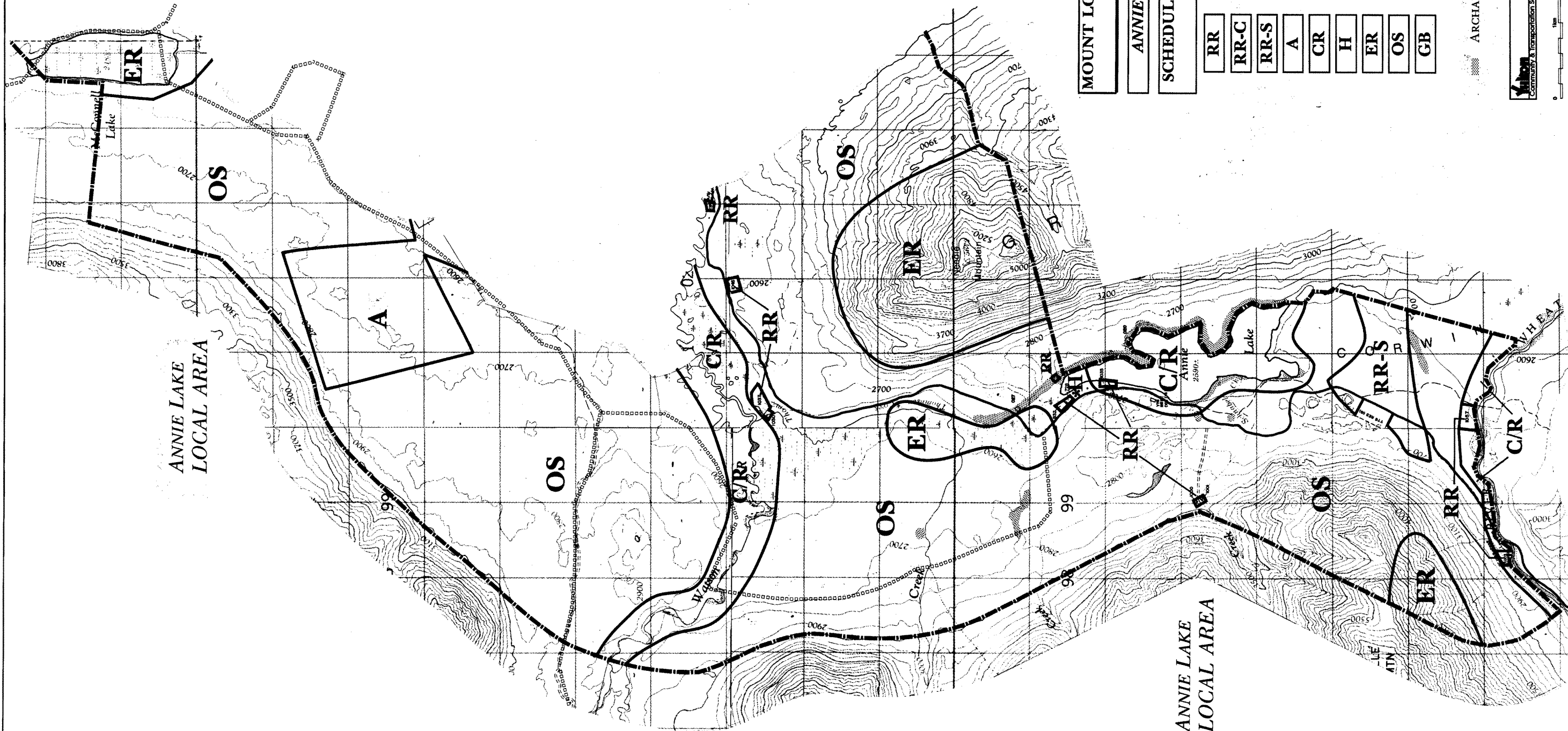
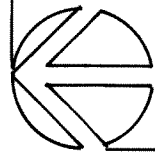
**MOUNT LORNE/CARCROSS ROAD
AREA PLAN**

**ANNIE LAKE LOCAL AREA
LEWES LAKE LOCAL AREA**

**SCHEDULE B - LAND USE PLAN
MAP 2**

- RR** Rural Residential
- RR-C** Rural Residential - Cluster
- RR-S** Rural Residential - Secluded
- A** Agriculture
- CR** Community Recreation
- H** Heritage Site
- ER** Environmental Reserve
- OS** Open Space
- GB** Green Belt

Green Belt includes:
 Dog Mushing Trails
 Hiking, Skiing and Snowmobiling Trails
 (All trail locations are approximate)



ANNIE LAKE
LOCAL AREA

ANNIE LAKE
LOCAL AREA

**MOUNT LORNE/CARCROSS ROAD
AREA PLAN**

ANNIE LAKE LOCAL AREA

**SCHEDULE B - LAND USE PLAN
MAP 3**

- | | |
|-------------|---|
| RR | Rural Residential |
| RR-C | Rural Residential - Cluster |
| RR-S | Rural Residential - Secluded |
| A | Agriculture |
| CR | Community Recreation |
| H | Heritage Site |
| ER | Environmental Reserve |
| OS | Open Space |
| GB | Green Belt includes:
Dog Musting Trails
Hiking, Skiing and Snowmobiling Trails
(All trail locations are approximate) |

ARCHAEOLOGICAL AREA

