

FOX LAKE LOCAL AREA PLAN

PUBLIC MEETING & SURVEY INPUT

ASSETS OF FOX LAKE

A good community where neighbours help each other when needed.

Neighbours respect each other's privacy.

Low density and quiet residential development.

Sense of remoteness and freedom.

Proximity to the Klondike Highway and Whitehorse, but low traffic volumes.

Pristine, beautiful, and relatively undeveloped wilderness.

Wildlife corridors and wetlands that are still intact.

Wildlife and fish in the area, including moose, swans, wolves, foxes, elk, bears, lynx, rabbits, sheep, beavers, and salmon.

Trail network and recreation opportunities (for both locals and tourists) such as hiking, snow showing, dog sledding, horseback riding, canoeing, kayaking, motor boating, camping, and ice fishing.

Traditional values, cultural activities, and opportunities for trapping, fishing, and hunting.

The opportunity to select and purchase land (not currently allowed).

Economic opportunities provided by local farms and businesses.

Personal fuel wood collection areas provided by the Fox Lake Burn.

Home based businesses and farms.

Rural, rather than suburban feel.

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CHALLENGES FACING FOX LAKE

Balancing the demand for lots while protecting the quality of life for residents.

Subdivision and expansion of lots that could change the character of the area.

Protecting traditional harvest, traditional use of land, and cultural activities.

Protecting the water, habitat, and wildlife.

Keeping people accountable to their initial sale and lease agreements.

Development comes with regulations which will limit the freedom of residents.

Unplanned and disorganized land development.

Increasing traffic, especially mining trucks.

Unlicensed tourism on Lake Laberge and unauthorized camping throughout the area.

Inconsistent notification about land applications or related issues.

Distance to the fire station.

Maintaining public access to trails.

Trail safety and potential conflicts between various trail users.

Fertilizer use could contaminate the water and impact fish.

Changing water levels of the streams.

Overfishing on Little Fox Lake.

Potential oil and gas development in the Whitehorse Trough.

Resource extraction and access routes need to be carefully managed.

Future servicing for residential uses (electricity, water, cell service).

Terrain east of the highway limits access and development.

Planning process must be transparent and reflect local values.

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KEY PLANNING CONSIDERATIONS

From the public input and background research, the following key planning considerations have been identified:



DEMAND FOR RESIDENTIAL LAND

Based on the recent rural residential land applications in the planning area, it is clear that there is demand for lots. Land identified for residential lots should be environmentally suitable, have minimal impact on existing residents, and be practical to develop in terms of servicing and access. The size and location of new lots must be carefully considered.



ENVIRONMENTAL PROTECTION

Residents value the environment and wilderness. Local tourism depends on an unspoiled environment to attract visitors. Any new development should respect these values.



TRADITIONAL LAND & ACTIVITIES

The traditional cultural activities and values relating to the planning area are important. Input is needed from the partner First Nations, both staff and citizens, to ensure that traditional values and activities are well understood. Not all information can be made public and care must be taken to ensure this is done properly.



TRAILS

Residents value and use the local trail system. Therefore, the trails should be protected. Existing trails, new trails, access points, and connections should be identified as part of designing new residential subdivisions.



PUBLIC ACCESS

Residents value access to the hinterland and future development should not restrict this.



LAKE LABERGE

The wilderness experience offered along Lake Laberge is important to locals and tourism operators. At the same time, unregulated camping can lead to destruction of the habitat. Land use must be controlled so that water quality and the land are not impacted.



PERMAFROST & SURFICIAL GEOLOGY

Permafrost exists in the valley bottom north and south of Fox Lake, at higher elevations and on north-facing slopes. Development and disturbance in these areas may lead to the formation of collapse ponds or landslides. Current information on the location of permafrost is generalized, and impacts are difficult to determine.