

A scenic landscape photograph of a river flowing through a forest towards mountains under a cloudy sky with a rainbow. The river is in the foreground, surrounded by green grass and small trees. The forest is dense with evergreen trees. In the background, there are mountains with some snow patches. A rainbow is visible in the sky, arching over the mountains.

# Fox Lake Local Area Plan

Background Information and  
Issues Analysis

November 2015

**Project Partners**

Yukon Government – Land Planning Branch

Ta'an Kwäch'än First Nation

Kwanlin Dün First Nation

This plan was completed as Phase 1 of the Local Area planning process for Fox Lake.

The Yukon Government, Ta'an Kwäch'än Council, and Kwanlin Dün First Nation worked as partners on this project. Ongoing guidance was provided by the Fox Lake Steering Committee.



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# 1. Introduction

## Overview

Yukon Government (YG), the Ta'an Kwäch'än Council (TKC), and the Kwanlin Dün First Nation (KDFN) are undertaking a joint planning process to develop a Local Area Plan for the Fox Lake area. The planning area is entirely within TKC and KDFN traditional territory and overlaps with the traditional territory of the Little Salmon/Carmacks First Nation (LSCFN), and Champagne and Aishihik First Nations (CAFN). Map 1 shows the planning area and land ownership.

The Fox Lake Area planning process will be carried out according to Section 26.1 of the Ta'an Kwäch'än Self-Government Agreement and Section 30 of the Kwanlin Dün First Nation Self-Government Agreement. The objectives of this cooperative planning process are to:

- Promote coordinated land use on TKC Settlement Land, KDFN Settlement Land, YG land, and privately owned land;
- Understand and consider First Nations land values;
- Minimize actual or potential land use conflicts between and within Settlement and non-Settlement Land;
- Achieve safe and healthy development and land use;
- Maintain and improve the quality, compatibility, and use of the physical and natural environment within which the patterns of human activities are situated within the planning area;
- Consider the use and development of land and other resources in adjacent areas;
- Determine a process for subsequent review and amendment of the plan; and,
- Share information, knowledge, and technical expertise among YG, TKC, and KDFN.

Once completed, the Fox Lake Local Area Plan will guide future land use and development in the planning area in a manner that is compatible with existing land uses and activities and is aligned with residents' values. A steering committee as appointed by YG, TKC, and KDFN is guiding the planning process. The Fox Lake Area Plan will apply to privately owned, public, and TKC and KDFN Settlement land within the planning area.

The Final Fox Lake Local Area Plan will be submitted by the Steering Committee to the YG, TKC, and KDFN for approval. YG will then develop and pass Area Development Regulations (Zoning) to implement this Local Area Plan on the land that it manages.

This report, the Background Information and Issues Analysis, represents Phase 1 of a three phase process for the Fox Lake Local Area Plan. Phase 2 will involve establishing a community vision and guiding principles for the plan and Phase 3 will involve consultation on land use concepts, policies, and developing a draft and final Local Area Plan. YG Land Planning Branch contracted Urban Systems in early 2014 to complete Phase 1 of this project.

## Planning Area

The planning area is approximately 40 km north of Whitehorse, begins at KM 226 of the Klondike Highway (Highway 2), and extends to KM 266, just north of Little Fox Lake. The

planning area is bounded to the east by Lake Laberge and to the south by the Deep Creek Local Area Plan boundary. The community of Braeburn is 15 km from the northern boundary of the planning area and Grizzly Valley, a new YG subdivision, is 1 km south of the planning area.

The planning area is 525 km<sup>2</sup> and includes Fox Lake, Little Fox Lake, and numerous small ponds, wetlands, and streams. The northern portion of the planning area was burned in the 1998 Fox Lake burn. TKC Settlement Land accounts for 12% of the total planning area with most of these lands undeveloped. In addition, there are site specific settlement parcels belonging to TKC, KDFN, and LSCFN.

There are approximately 38 full time residents in the area and numerous cabins used throughout the year. Residents value the sense of community, rural setting, natural landscapes, and easy access to wilderness, trails, and traditional activities.

The following parties were consulted during the development of this report:

- Champagne and Aishihik First Nations
- Little Salmon/Carmacks First Nation
- TKC Lands, Resources, and Heritage Department
- Yukon Energy Corporation
- YG Department of Environment
- Yukon Geologic Survey
- YG Department of Community Services - Community Affairs
- YG Department of Highways and Public Works
- YG Department of EMR - Oil, Gas, and Mineral Resources Division
- YG Department of EMR - Agriculture branch
- YG Department of EMR - Forest Management branch
- YG Department of Tourism and Culture - Cultural Services branch

### Process

Between 2007 and 2012, YG received nine applications for rural residential lots within the planning area. Eight of the properties have been approved for disposition and have agreements for sale in place. Disposition is pending for the remaining parcel (as of June 2015). This interest in rural residential land in the area prompted YG to initiate the Fox Lake Local Area planning process. Further land dispositions in the area are on hold until the Local Area Plan is complete.

Information for this report was collected by reviewing relevant documents, gathering public input, and interviewing stakeholders and representatives from a range of groups and government agencies. A public meeting was held on March 11<sup>th</sup>, 2014, with approximately 25 residents and interested members of the public in attendance. The purpose of this meeting was to introduce the project and to hold discussions about the assets, challenges, and long term vision for the area.

During the steering committee meetings, members provided overall guidance, contributed local knowledge, reviewed drafts, and helped to connect with TKC citizens and Fox Lake area residents.



In May and June, the draft Background Report was circulated for review to staff from various Yukon Government Departments including Heritage, Highways and Public Works, Environment, and Community Services.

A second meeting was held on June 17, 2015 at the Fox Lake Campground to review the draft Background Report and associated maps. Approximately 30 people attended this meeting, including the members of the steering committee. A second meeting for Ta'an Kwäch'än citizens was held at the Frank Slim building in Whitehorse. Comments were received at both meetings, and following a discussion with the YG project manager, changes were made to the report to reflect these comments.



Public Meeting at Fox Lake Campground, June 17 2015



TKC Meeting at Frank Slim Building, July 7 2015

## 2. First Nations Lands

The Fox Lake planning area falls within the traditional territories of four Yukon First Nations; the TKC, KDFN, the LSCFN, and the CAFN. The TKC and KDFN have the most interest in this area and are working in partnership with the YG on this project.

The entire planning area is within TKC traditional territory. TKC has significant settlement land which includes two larger parcels, TKC R-5B and TKC R-6B, and 14 site specific parcels. More information about the Ta'an Kwäch'än people's connection to, and use of this site, can be found in Section 3 of this report. As planning partners, TKC will continue to engage directly with its citizens on this project.

The entire planning area is also within KDFN traditional territory. KDFN has four site specific parcels within the planning area; three at Little Fox Lake and one on Lake Laberge. KDFN is represented on the Steering Committee and will be involved throughout the planning process. KDFN will not be hosting separate meetings with its citizens but may participate in consultations hosted by TKC.

LSCFN traditional territory includes Little Fox Lake and the northern portion of the planning area. There is also one LSCFN site specific settlement parcel in the area, at Little Fox Lake. CAFN have traditional territory that overlaps with the north-western corner of the planning area. Both CAFN and LSCFN will be notified of opportunities to comment on draft documents.

<b>First Nation Settlement Land</b>	<b>Area (km<sup>2</sup>)</b>
<b>TKC</b>	64.30
<b>KDFN</b>	0.20
<b>LSCFN</b>	0.02
<b>Total</b>	64.52



### 3. First Nations History, Heritage, and Culture

The Ta'an Kwäch'än take their name from Taa'an Män (Lake Laberge) which lies at the centre of their traditional territory. Their territory extended north to Hootalinqua and south to Marsh Lake, but many of the ancient villages and camps were found around Lake Laberge, Takhini River, and Fox Lake. The Ta'an Kwäch'än lands were shared with their neighbours and extended families including the Tagish Kwän, the Big Salmon, the Champagne, and the Hutshi people.

Traditional life, before the gold rush brought Caucasian settlers, was based on fishing, hunting and trapping, and seasonal movement following game and available food resources. Spring was the time to harvest grayling, burbot, small game such as grouse and gophers, and occasionally moose and caribou. In the summer, chinook and chum salmon were fished along the Yukon River and its tributaries, and Lake Laberge. During the fall, sheep, caribou and moose were hunted in the mountains east and west of Lake Laberge. During the winter, people trapped fur bearing animals for shelter and clothes. Small mammals such as rabbits, beaver, porcupine, and groundhog were harvested in early spring, throughout the summer and into early fall, as were geese, ducks, swans, and grouse.

The south end of Fox Lake has been a Ta'an Kwäch'än fish camp for over a thousand years. Many generations have come here in the spring to take grayling from the nearby *Kwätän'ya Chù* (Fox Creek) and in the late fall, for the whitefish spawn. The areas around Fox Lake and Lake Laberge were well connected by trails, and trade occurred between the Ta'an Kwäch'än people and the neighbouring First Nations.

In 1995, the Yukon Heritage Branch and TKC worked together to document the archaeology and early history of the Lake Laberge area. Ta'an Kwäch'än Elders and youth worked alongside Yukon Government archaeologists and visited ten archaeological sites near Fox Lake, Little Fox Lake, and Fox Creek. Based on this work, archeologists have estimated that people originally moved into this area after deglaciation (ca. 10,000 years ago).

The Ta'an Kwäch'än's deep connection to the Fox Lake area is made clear through archeological evidence, intangible heritage (traditional knowledge), and current use of the area for traditional hunting, fishing, trapping, cultural activities, and settlement. This area is important to today's Ta'an families who use the land to connect with their culture and heritage. Map 2 shows areas of cultural significance to the Ta'an within the planning area.

## The Gold Rush Era

The Ta'an Kwäch'än lands lay directly in the path of the Klondike Gold Rush of the 1890s. The arrival of stampedeers in the area had a significant impact on the traditional way of life for local First Nations. Many of the hunting and fishing patterns that had been practiced for thousands of years were disrupted as gold miners and explorers took over land and resources, including game and fish upon which the Ta'an Kwäch'än people depended.



Laberge People, 1894  
Photo Credit: Veazie Wilson

In response to the hardship this influx of people caused, Chief Jim Boss petitioned the government in 1900 for rights to the land. This resulted in the creation of the first reserve in Yukon which helped to protect the way of life of the Ta'an Kwäch'än people. In 1902, Chief Boss made a legal request to the Canadian government for compensation related to the hardships his people had faced. These actions were important precedents for First Nation rights and Chief Boss was one of the most influential and outspoken leaders of the Yukon First Nations people.

Gold Rush communities at Whitehorse, Upper Laberge, Lower Laberge, and Thirty-One Mile were established on traditional Ta'an Kwäch'än villages or camps. This enabled Ta'an Kwäch'än people to take advantage of the opportunities the gold rush presented.

Chief Boss established one of the first road houses for sternwheeler traffic on Lake Laberge, as well as a wood cutting and commercial fishing operations to supply development occurring in Whitehorse. Other Ta'an Kwäch'än people participated in the gold rush through commercial fishing, selling furs, winter clothing, and snowshoes. Others still went to the goldfields.

In 1897 the North-West Mounted Police established a post on the West bank of the Yukon River at the north end Lake Laberge, in an area called Lower Laberge. This area is also known as Titl'ät, meaning head of the lake, by the Ta'an Kwäch'än people who often used the area for trading, hunting, and fishing. During the Gold Rush, the area served as a resting place for stampedeers on their way to the Klondike.

The Yukon Telegraph line running from Bennett to Dawson City was completed in 1899, with the line following the west side of Lake Laberge, then crossing to a telegraph station on the east side of the Yukon River at Lower Laberge. By 1901 the population of Lower Laberge was 26, and a roadhouse and post office were developed to serve locals and travellers. In 1902, the North-West Mounted Police moved their post to the east side of the river, where the ground was better.

### Post Gold Rush

After the Gold Rush, a number of Ta'an people continued to work as pilots and deckhands on the sternwheelers. The Ta'an Kwäch'an people made a significant contribution to sternwheeler transportation during the first half of the 20<sup>th</sup> century.

The Mayo Road was completed in 1950, and the road connecting Stewart Crossing and Dawson City was completed in 1953. With these road connections, sternwheeler traffic in Lake Laberge decreased through the 1950s and changed how the Ta'an Kwäch'an people made their living off the land. Gradually the traditional settlements were abandoned as many individuals and families moved to Whitehorse or other communities along the highway.

### Heritage Sites

There are several recorded archaeological sites and historic structures within and surrounding the Fox Lake planning area. The specific locations of these sites and structures cannot be made public.

During the 1995 Lake Laberge Archaeology Project an area at the south end of Fox Lake was excavated. Traces of ancient camps can be seen in the stone tools and chips, which lie exposed on the ground, where foot and truck traffic has worn away the soil. Archaeological testing over this large site has revealed in addition the remains of old camp fires and burned bone buried in the ground at various depths.

The stone tools recovered here begin to tell a story of the past. A broken basalt spear point located could have been used for moose hunting on the lake shores, or possibly for hunting sheep on nearby Pilot Mountain. A variety of stone scrapers reflect routine activities at the camp in the distant past. The collection of stone artefacts found at the site provide an indication of the ancient trade networks between the Ta'an Kwäch'an and their neighbours.



Chief Jim Boss (left) and Champagne Chief John Fraser, 1948  
Photo from Ta'an Kwäch'an Council

### Cultural and Traditional Activities Today

The Ta'an people still have a strong connection to the land within the planning area. Fox Lake, Fox Creek, and Little Fox Lake continue to be well used by the Ta'an people for fishing. Hunting, trapping, and berry picking are popular activities throughout the region. Many specific sites have Southern Tutchone names that are still used. Many Ta'an people have cabins, often used seasonally, along the shores of Fox Lake and Little Fox Lake.



TKC Elder Prepare a Hide  
Photo Credit: Ta'an Kwäch'än Council

## 4. Demographics

Population data specific to the Fox Lake planning area is not available from either the Census of Canada or the Yukon Bureau of Statistics (Health Care Population Estimates). It is estimated that there are approximately 38 full time residents in the Fox Lake area. There are just over 50 titled lots, many with small cabins used seasonally or year round.

There are 19 site-specific land parcels owned by First Nations within the proposed planning area. Fourteen of the sites belong to TKC, four to KDFN, and one to LSCFN. It is not known if any of the site-specific parcels serve as primary residences for their owners.

The Fox Lake planning area is located approximately 40 km north of Whitehorse. With a population 27,889 in September 2013, Whitehorse is home to 76% of the Yukon's population (Yukon Bureau of Statistics 2014). The close proximity of the Yukon's largest population centre to the Fox Lake planning area means that changes in the population of Whitehorse have the potential to influence the population of the planning area.

Over the last ten years, the population of Whitehorse has grown by 23% from 22,673 in June 2004 to 27,889 in June 2013 (Yukon Bureau of Statistics 2014). According to population projections prepared by the Yukon Bureau of Statistics in 2011, the population of Whitehorse is expected to grow by an additional 19% by the year 2021 (Yukon Bureau of Statistics 2011).



Fox Lake Residence  
Photo Credit: Urban Systems



## 5. Biophysical Environment

The planning area falls within the Yukon Southern Lakes ecoregion, which is characterized by broad valleys with numerous lakes, streams, and wetlands (Yukon Ecoregions Working Group 2004). The area includes Fox Lake and Little Fox Lake, with small ponds and wetlands common throughout (see Map 3). From the water bodies on the west side of the planning area, the landscape rises to rolling hills and low mountains with outcrops of sandstone and conglomerate rocks. The climate of the area is semi-arid with precipitation ranging from 250 to 300 mm annually.

### Bedrock Geology

The Fox Lake planning area is mostly underlain by rocks of the Laberge Group; the main constituent unit of the Whitehorse Trough. The Whitehorse Trough is a Jurassic marine sedimentary basin approximately 195 to 175 million years old.

The Laberge Group is subdivided into 3 units. The Tanglefoot and Richthofen formations are laterally equivalent units, with the Tanglefoot being dominated by sandstone and conglomerate, and the Richthofen formation comprising generally finer-grained rocks such as shale, siltstone, and sandstone. Conglomerate also occurs locally as distinct lenses in the Richthofen formation. The Nordenskiöld unit consists of volcanic rocks that occur within both the Richthofen and Tanglefoot formations. In the Fox Lake planning area, the Nordenskiöld formation mainly occurs west and north of Fox Lake; the area between Fox Lake and Lake Laberge is mostly underlain by rocks of the Tanglefoot and Richthofen formations.

### Surficial Geology

The planning area is mainly covered by till, which is typically characterized by a mixture of consolidated silt, sand, and pebble- to boulder-sized rocks deposited directly by glacial ice approximately 11 to 24 thousand years ago. The general surficial geology of the area is shown in Map 4.

### Permafrost

Permafrost is known to exist in the valley bottom within fine-grained glaciolacustrine sediments at the north and south ends of Fox Lake, as well as at higher elevations and on north-facing slopes. In the valley bottom, at the north end of Fox Lake, there are numerous small ponds that have formed by thawing ground ice and subsequent collapse.

### Vegetation

In the Southern Lakes Ecoregion, the vegetation is dominantly open coniferous and mixed woodland, reflecting the rain shadow climate of the area and the pattern of forest fires. Medium shrubs dominate the higher elevation slopes, while mountain summits are usually dry dwarf shrub tundra (Yukon Ecoregions Working Group 2004).

Forest fires are a major agent of change in this ecoregion and thus much of the forest is successional. The 1998 Fox Lake Burn affected the northern portion of the planning area and



this landscape is now dominated by willows and young aspen with low ground cover, abundant snags, and coarse woody debris (YG Environment 2012). Mixed young trembling aspen and white spruce stands dominate the valley bottoms and gentle to moderate slopes with a southerly aspect and evidence of fire is common in these stands (YG Environment 2012). Alaska paper birch replaces aspen in mixed wood forests on north-facing slopes. Mature, relatively closed canopy forests in the valley bottom and lower slopes are mainly white spruce/feathermoss with low cover of shrubs, including rose, willows, soapberry, and a variety of herbs and lichen occurring at low cover (YG Environment 2012).

Notable in this area are the open grasslands on steep south facing slopes. These are generally dry habitats with bare ground lichens often comprising 25 to 50% cover (YG Environment, 2012). Shrub birch is common in moist depressions subject to cold air drainage. Willows dominate fen and marsh wetlands and are common in areas subject to flooding (Yukon Ecoregions Working Group 2004).

There are a very limited number of salt flats/alkaline meadows in the southern portion of the study area. This environment is home to the Red Bulrush (*Blysmopsis rufa*), a plant species of concern found in inland salt. Red Bulrush is considered globally secure, however, it is rare throughout its range in North America. According to the Yukon Conservation Data Centre, the only Red Bulrush found in the Yukon, was seen in this area (Yukon Conservation Data Centre 2014).



Red Bulrush

Sartwell's Sedge (*Carex sartwellii*) is considered historical and is also thought to be restricted to alkaline marshes or fens. It is not of global conservation concern mainly due to its populations in the Midwest. Sartwell's Sedge was found within the study area in the 1960s, but has not been located recently.

Rare plant surveys have not been conducted in the Fox Lake planning area, so there may be rare plants in the area that have not yet been identified. Red Bulrush and Sartwell's Sedge are both plants that are found in salt flat ecosystems that are associated with rare plant communities. Given the presence of both of these plant species either within or just south of the planning boundary, there is potential for salt flat ecosystems and the rare plant species they support to occur within the Fox Lake planning boundary.

## Wildlife

The ecology of the Fox Lake planning area supports a wide range of wildlife species. The following provides a summary of information provided by YG Department of Environment and key wildlife areas are shown on Map 5. A long history of harvesting moose and caribou throughout this region has led to the development of management programs that have restricted harvest since the early 1990s.

According to locals, there is a well-used wildlife corridor that runs east-west through the southern portion of the study area, also shown on Map 5. Residents regularly see bears, foxes, sheep, and lynx in the planning area.

The Fox Lake area is a staging area for migratory birds, with Fox Lake, Little Fox Lake, and other small waterbodies being commonly used. A wide range of birds are frequently seen at the south end of Fox Lake.

The Southern Lakes Wildlife Coordinating Committee was established in 2008, as agreed to in the KDFN and Carcross/Tagish First Nations' Final Agreements. The Committee was a multi-party initiative, which included six First Nations, YG, BC, and Canada. In 2012 the Committee completed their mandate by publishing the Regional Assessment of Wildlife in the Yukon Southern Lakes Area, Volumes 1 and 2. Volume 1 contains recommendations to management agencies, and Volume 2 is a comprehensive compilation of current and relevant wildlife knowledge and concerns.

### 1. Caribou

The north-eastern portion of the Fox Lake planning area, and the north end of Lake Laberge, overlaps with the winter range of the Laberge Herd of woodland caribou. Caribou sign was



Woodland Caribou  
Photo Credit: John Meikle

observed in this area in 2013 and interviews with local residents confirmed the presence of caribou in the area. In 2012, the Southern Lakes Wildlife Coordinating Committee generated a series of recommendations to guide caribou management. These recommendations apply to the northeast portion of the Fox Lake planning area and state that we should “Carefully manage human use of caribou habitats, with a particular focus on limiting access, development, and human disturbance in important caribou habitat.”

### 2. Moose

The Fox Lake planning area overlaps two Moose Management Units: the Sifton-Miners Range unit west of the highway and the Lake Laberge unit east of the highway. The Fox Lake burn is an area that has been traditionally used by First Nations for moose hunting and people continue to visit the area in search of moose.

The Sifton-Miners Range unit was last surveyed in 2011 and the estimated density was 101 moose/1000 km<sup>2</sup> of moose habitat, which is low. This population has declined from a density of 167 moose/1000km<sup>2</sup> of habitat in 1982. Increased human access to this area is cause for concern as the harvest rate is considered to be high. The Lake Laberge unit has never been surveyed but similar concerns over access exist.

Moose aren't included on a key wildlife area on Map 5 as they are solitary animals, with unique food preferences most suited to the boreal forest and wetlands. Moose wander

widely and are found across the territory. Moose populations are monitored, but as they are favored species for harvesting, the results are not published.

### *3. Mule Deer*

Mule deer inhabit most areas within the Fox Lake planning area. In particular, south facing slopes in the planning boundary may represent sensitive habitat that can still be accessed by mule deer and a suite of other wildlife species during the winter.

### *4. Raptors and Waterfowl*

The planning area overlaps with nesting raptor habitat and bald eagle habitat at the north end of Lake Laberge. It is therefore advisable to maintain a 1 km disturbance buffer around nests during the nesting period.

### *5. Cougars*

There have been several reports of cougar sightings within the planning boundary. Cougars occur at very low densities in Yukon and are a specially protected species in the territory. It is thought that cougars follow mule deer as they move north. Elk in the Braeburn area may also provide a key food source for cougars.

### *6. Elk*

Elk were introduced to the area in the early 1950s from Elk Island National Park in Alberta. Since then, the population of elk has largely split into two groups, with the Takhini Valley Herd and the Braeburn Herd found between Carmacks and Whitehorse. The Braeburn Herd ranges along the North Klondike Highway between Fox Lake and Carmacks, and in 2007 the herd was estimated at between 50 and 75. Over the past 20 years, the Braeburn Herd is reported to have increased, potentially leading to an increase in conflict with agriculture, resource competition with moose, and the higher rates of collisions with vehicles.

The Braeburn Herd core range constitutes year-round habitat and overlaps with the northern portion of the study area (see Map 5). A 2012 report shows that this area can support much higher numbers of elk (YG Environment 2012). The number of elk has not increased since 2007 despite ample grazing resources.

The 2008 Management Plan for Elk in Yukon requires that key elk habitat is shown on land use planning maps and that steps be taken to manage elk habitat (YG Environment 2008).

### *7. Bears*

Both black and grizzly bears occur in this area. Little is known about bear denning and other specific habitat use in the Fox Lake area.



Yukon Elk  
Photo Credit: YG Environment

## 8. Bats

Late summer activity of little brown bats (*Myotis lucifugus*) in lakeshore habitats within the Fox Lake planning area is quite high. This information suggests that Fox Lake is a migratory stopover for this endangered species of bat.

## Fish

Many species of fish are found in Fox Lake, Fox Creek, and Lake Laberge. Fox Lake drains into Fox Creek, which in turn drains to the Yukon River. The following table outlines the species of fish found in each water body.

Angling pressure on Fox Lake is very high. The lake trout population assessment completed in 2013 show that the harvest in Fox Lake are above sustainable limits for maintaining high quality angling. Burbot population assessments for Little Fox Lake demonstrate low densities of the fish and its population may be depleted. As a measure to reduce harvest, set line permits for burbot are not being issued for Little Fox Lake.



Fox Lake Boat Launch

TKC has an ongoing restoration program in Fox Creek. Stewardship program began in 2007 and involves seasonal monitoring and assessment of salmon activity in Fox Creek. Since 2009, Chinook salmon fry have been released into Fox Creek annually. During the summer, weekly samples are taken to monitor the survival rate of the salmon and the presence of wild salmon in the area. Aerial surveys of Fox Creek have also been conducted to visually identify adult salmon. This project raises the profile of First Nation and citizen involvement in salmon management and restoration.

**Table 5.1 - Local Fish Species**

<b>Fox Lake</b>	<b>Fox Creek</b>	<b>Lake Laberge</b>	<b>Little Fox Lake</b>
<ul style="list-style-type: none"> <li>▪ <b>Lake Trout</b></li> <li>▪ <b>Lake Whitefish</b></li> <li>▪ <b>Round Whitefish</b></li> <li>▪ <b>Northern Pike</b></li> <li>▪ <b>Arctic Grayling</b></li> <li>▪ <b>Burbot</b></li> <li>▪ <b>Slimy Sculpin</b></li> <li>▪ <b>Longnose Sucker</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Arctic Grayling</li> <li>▪ Burbot</li> <li>▪ Slimy Sculpin</li> <li>▪ Pike</li> <li>▪ Grayling</li> <li>▪ Juvenile</li> <li>▪ Chinook</li> <li>▪ Salmon</li> <li>▪ Northern Pike</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lake Trout</li> <li>▪ Lake and Broad Whitefish</li> <li>▪ Round Whitefish</li> <li>▪ Least Cisco</li> <li>▪ Inconnu</li> <li>▪ Northern Pike</li> <li>▪ Arctic Grayling</li> <li>▪ Burbot</li> <li>▪ Slimy Sculpin</li> <li>▪ Longnose Sucker</li> <li>▪ Chinook Salmon</li> <li>▪ Rainbow Trout</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lake Trout</li> <li>▪ Burbot</li> <li>▪ Arctic Grayling</li> <li>▪ Slimy Sculpin</li> </ul>

## 6. Current Land Uses

### Residential

There are just under 50 titled lots in the study area. The majority of these are small lots with cabins or homes, some used seasonally and some used year-round.

There are approximately 38 year-round residents in the planning area and most of them live at the south end of Fox Lake on properties located all along the highway. Between 2007 and 2012, there were nine applications for rural residential lots; eight south of Fox Lake and one five kilometres to the north along the lake shore. In 2012, YG decided that no new land applications would be accepted until the Fox Lake Local Area Plan is completed. This will ensure that rural residential development is planned rather than taking place in an ad hoc manner.

Table 6.1 - Summary of Tenured Land Use	
Land Use	Area (km <sup>2</sup> )
Gravel Pit	0.43
Roadway Reserve	0.16
Utility	1.93
Campground	0.04
<b>Sub-Total</b>	<b>2.57</b>
<b>Land Disposition</b>	
Rural Residential	0.30
Pending Land Application	0.08
Agriculture	0.37
<b>Sub-Total</b>	<b>0.75</b>
<b>Total</b>	<b>3.32</b>

### Recreation

The residents of the Fox Lake area participate in a range of recreational activities. People enjoy fishing, boating, hunting, and trapping. Many people use local trails for activities such as walking, running, biking, horseback riding, snow-machining, and dog-mushing. An informal trail network on the east side of the highway is well used and maintained by local residents. Map 6 shows the areas that is used most frequently by residents for recreation. Currently trails are mainly used for non-motorized recreation, and residents are concerned that increased use of the trails by motorized users will lead to damage.



The Fox Lake Campground has 43 camp sites and a boat launch with a dock. There is also a kitchen shelter and a small playground. The campground is bordered by the highway to the east, Fox Lake to west, and residential property to the north and south, so there is no room for expansion.

The planning area includes the western shore of Lake Laberge. This area is popular with boaters and is used for wilderness recreation. There are several traditional campsites along the shore, and some that have been developed more recently and are used by those travelling through the area. Specific campsites are not mapped. Boaters who are crossing the entire length of Lake Laberge will usually travel along the eastern shore as it is a more direct route. The western shore is usually used by those who launch on the west side of the lake.



Fox Lake Campground  
Photo Credit: Yukon Government

Both non-motorized and motorized boaters also use both Fox Lake and Little Fox Lake. These two lakes, and the areas surrounding them, are the areas of the planning study that see the highest level of recreational use.

There are several tourism-related businesses in the area that rely on the natural and recreational assets of the area. This includes cabin rentals, dog mushing, and horseback trips.

### Businesses

There are several businesses run from local homes in the Fox Lake. These businesses offer horseback trips, dog mushing, agricultural products, locally made creams and salves, and cabin rentals. There are also residents who have home offices and offer services such as bookkeeping.

### Ta'an Kwäch'än First Nations Cultural Activities

The Fox Lake area is in the centre of the TKC traditional territory and the Ta'an people have a strong connection to this land. This area is known as a bread basket by local First Nations. People use the area's small lakes for fishing and hunt for moose, ducks, and muskrats in the area. Trapping and berry picking are also popular throughout the region.



Fox Lake Area Cranberry Patch  
Photo Credit: Ta'an Kwäch'än Council

There were traditional trading trails running through the area, including a trapping trail that now runs under the Klondike Highway. The lakes, rivers, and mountains all have traditional Southern Tutchone names.

Ta'an families continue to use cabins along Fox Lake and Little Fox Lake that have been in their families for generations. There is a desire among the Ta'an people for future generations to maintain a connection to this area, especially through culture camps.

### Trapping and Hunting

There are four Registered Trapping Concessions (217, 218, 223, and 224) that overlap with the planning area boundary and are shown on Map 6. Two Game Management Areas (GMA 550 and GMA 804) also overlap with the planning area. Further development of land has the potential to impact hunting and trapping because these activities are not allowed within 1 km of a residence, occupied or not.

### Agriculture

There is some agricultural activity taking place in the planning area, generally clustered at the south end of Fox Lake. According to the YG Agriculture branch, there are five lots along Fox (Richtophen) Creek that were sold for soil-based and field-based agriculture. At this time, these parcels are primarily used for hay production or improved pasture. Another lot further north and along the transmission line was sold for non-soil based agriculture. Non-soil based agriculture involves projects such as green houses, horticulture, and small livestock operations that do not require extensive fields. Individual land applications for non-soil based agriculture are no longer accepted under the *2006 Yukon Agriculture Policy*.

There is a grazing lease that runs along a small creek on the east side of the highway. This lease is just over 30 ha and was established in 2012. The area, intended to be primarily used for the grazing of horses, must be fenced and third party access is protected under the lease agreement. The lease term is 30 years, providing the conditions are met.

The planning area is generally rugged with complex topography. Normally, the Agriculture branch proposes parcels that are suitable for agriculture as part of the area planning process, however there is no documented suitable land in this planning area. The vacant area south of the existing agricultural lots on the west side of the highway (shown as \* on Map 1) was excluded from the original application because of access issues. This area has been inspected and, due to soil conditions and access problems associated with Fox Creek, Agriculture branch does not recommend this area for future agriculture disposition.

### Forestry

In 1998 the Fox Lake Fire burnt approximately 44,000 hectares in the north end of the planning area. The burn left a significant amount of usable wood, and with the area's proximity to Whitehorse, there has been a great deal of interest in both personal and commercial fuel wood harvest. Map 7 shows the area currently under a Timber Harvest Plan in purple and the area identified for personal fuel wood harvest in green.

The first timber harvest plan was completed in 2006 and sets out how fuel wood from the burn would be harvested (Yukon EMR 2006). Much of the potential fuel wood, especially with easy road access, in the planning area has already been harvested, but there continues to be some interest in both private and commercial harvesting. Since 2006 several other local Timber Harvest Plans have been completed. These plans show specific plans for each operating unit including access, buffers, and reforestation. Any project that involves road construction or timber harvesting over 1,000 m<sup>3</sup> triggers a review under YESAA.



Fox Lake Burn  
Photo Credit: Yukon Government

The Forest Resources Management Plan process for Whitehorse and Southern Lakes is currently underway and the Fox Lake planning area will fall under this Plan. The planning process is collaboration between YG, CTFN, KDFN, and TKC. The Forest Management Plan will result in a strategy that provides strategic direction for the next 20 years and will be applied to both YG and First Nations land.

### Gravel Pits

There are two gravel pits in the planning area. One is 73 ha and is at the southern end of the planning area and the other is 43 ha and is just south of Little Fox Lake. Both are licenced by YG under land reservations and are used by YG Department of Highways and Public Works (HPW). They are not open to the public.

### Klondike Highway

The Klondike Highway runs north-south through the planning area. Based on 2011 data, the average daily traffic count is 460, increasing to 613 in the summer months (YG Highways and Public Works, 2011). This includes local traffic as well as those travelling to Carmacks, Mayo, Faro, Dawson City, Inuvik, and other destinations in north Yukon. During summer months, there are a considerable number of tourists, many in recreation vehicles, travelling through the area. Ore trucks from the Minto Mine also pass through on their way to Skagway.



Ore Trucks on the Klondike Highway  
Photo Credit: Urban Systems



## 7. Mining, Oil, and Gas

### Mineral Potential

Based on current knowledge, the mineral potential of the Fox Lake planning area appears to be low. There are no known mineral occurrences within the area and rocks of the Laberge Group are not typically associated with metallic mineral occurrences elsewhere in Yukon. The Late Cretaceous granite that occurs at the southern limit of the planning area is known to be related with copper and gold mineralization.

Rocks of the Laberge Group have the potential for energy resources. West of the Fox Lake planning area, there are coal seams at Division Mountain. Although coal occurrences have not been reported near Fox Lake, the geology is similar and the potential exists for its occurrence.

### Mining Land Uses

Mineral tenure in Yukon is granted under a free entry system. This means that prospectors are free to enter public lands, explore for minerals, and stake a claim to acquire rights to these minerals. People are allowed to stake mineral claims on public, private, and First Nations Category B lands. Staking is not allowed on Category A First Nations Settlement Lands, within the curtilage (yard) of a residence, territorial, and national parks where staking has been prohibited, on cemeteries, or on agricultural land currently under active cultivation. Other lands can be removed from staking by an Order in Council for a variety of reasons.

Properly staked claims grant the claim-holder exclusive rights to exploration and mining activities. To keep the claim in good standing, a certain level of development must take place annually.

Before most exploration and any mining work can get underway, regulatory permits must be obtained from YG. For both placer and quartz mining, types of activities are classified based on the level of activity and potential to cause adverse environmental impacts. A mining land use approval is also required. For anything more than basic exploration, assessment of the proposed work program under the YESAA is also required.

In unincorporated communities, government relies upon Local Advisory Councils, community associations, and YG Land Planning branch to provide input into mining land use activities. Unincorporated communities do not regulate mineral exploration or mining activity, but Local Area Plans and Area Development Regulations (Zoning) play a role in project review. During YESAA review, information about community values, current land uses, and future development that are found in Local Area Plans are considered. Proposed mining projects may also be required to meet specific conditions set out in the Area Development Regulations.

### Mining Activities

There are currently no active placer or quartz claims in the Fox Lake planning area. In 2013, there were no mining exploration projects in the area (Yukon Mines and Exploration Projects

2013). According to MINFILE, the YG database of mineral occurrences, there are no documented occurrences in the area.

Immediately to the west of the planning boundary are the Division Mountain coal beds. The coal properties are still active; one of the coal boundaries may overlap with the northwest corner of the planning area. The company owning the claims would likely be interested in being able to use potential roads to access new areas.

### Oil and Gas Potential

In Yukon, rights to oil and gas exploration and development are obtained through a competitive process. The oil and gas disposition process is initiated when a company nominates a location by submitting a Request for Posting. If the Minister of EMR accepts the location, a 60 day public review is launched. During this review, First Nations, members of the public, government agencies, and non-government agencies are invited to provide comments about environmental, socio-economic, or other concerns. These comments are summarized and form part of the report to the minister that includes recommendations on whether to go forward. If the minister approves, a call for bids is released and any interested party (not only the company who nominated the location) can submit a bid. A permit is awarded to the highest bidder and the company has a total of 10 years to complete any oil and gas activity. An assessment under YESSA will be required for any oil and gas development.

The Fox Lake planning area falls within the Whitehorse Trough, a gas-prone basin that extends in a northwest-southeast trend from just north of Carmacks to near Dease Lake, British Columbia. At this time, only limited information is available, making an assessment of the hydrocarbon potential of the Fox Lake planning area difficult (Lowey et al., 2009). However, existing information suggests that the area may have natural gas and/or oil resources (Hayes, 2012).

In early 2012, industry submitted twelve Requests for Postings in the Whitehorse Trough. Based on comments received during a 60-day public review period, oil and gas rights were not issued for any of the posted locations for that disposition process. The rights to explore for oil or gas may be issued at some point in the future but currently industry has not expressed interest in the area. The Minister of EMR is responsible for determining the future of oil and gas development in the Whitehorse Trough.

### Concern about Oil and Gas Development

Since 2012, when oil and gas companies showed interest in exploring the Whitehorse Trough, the public has been voicing opposition to this type of development. The practice has been blamed for polluting water bodies, and residents of the Fox Lake area are worried about the potential contamination of Lake Laberge and other water bodies.

On October 3, 2013 the TKC Chief and Council passed a resolution that strongly opposes hydraulic fracturing. The TKC Elder's Council passed a similar resolution earlier in the year opposing fracking on TKC settlement land and traditional territory.

## 8. Public Services

### Drinking Water

There is no public drinking water system in the Fox Lake area. Residents get their drinking water from either private wells or by trucked delivery. According to YG Community Services, planning work is underway for a new water treatment facility in Deep Creek (approximately 12 km south of Fox Lake). This facility will be a filling point for both commercial and personal users and is expected to be completed in 2015.

### Wastewater

There is no public wastewater system within the planning area. Residents rely on private systems; pump-out holding tanks or septic systems.

### Solid Waste

There is a Solid Waste Transfer Station in Deep Creek (approximately 12 km south of Fox Lake). This is a full-service, staffed waste transfer station with the capacity to accept household waste, hazardous waste, metal, and construction debris. There are also bins for recycling.

### Fire Protection

The closest fire department is the Hootalinqua Volunteer Fire Department. However, the fire station is located 35 km from the south end of Fox Lake and the response time can be close to 60 minutes from a call. Due to the distance to the fire department and the fact that it is a volunteer fire department, Fox Lake area is considered “unprotected area.”

### Electricity

The Yukon Energy Whitehorse to Faro Transmission Line runs east of the highway through the planning area. There are two substations providing electricity to properties; one at the south end of Fox Lake and one in the middle of Little Fox Lake. The system at Little Fox Lake has some capacity. According to Yukon Energy, if more than ten households are added at the south end of Fox Lake, upgrades will be needed. Additional connections to the electrical system are expensive and costs approximately \$70,000 per kilometre for new lines. A new substation costs approximately \$250,000. The costs for infrastructure to service new lots are generally passed on to the purchasers of the new lots.

### Communications

Many residents of the Fox Lake planning area have phone lines. There is no cell coverage in the area. Northwestel has a microwave repeater site about one kilometre from the highway, half way up Little Fox Lake. Residents access internet via fiber optic cables.



## 9. Economic Potential

Economic potential refers to the production of new wealth through the transformation of natural resources (including land) and various forms of capital (financial, human, social) into goods and services. As such, economic potential does not involve the consumption of goods and services produced elsewhere, nor does it involve the transfer of income from one economic region to another. With this definition in mind, the economic potential of the Fox Lake planning area was assessed. Unless otherwise noted, the assessment of economic potential is based on data published by YG.

### Agriculture

There are five lots along Fox Creek that were sold for agriculture, as well as a grazing lease. Due to the small scale of current activities and the limited potential for new agricultural land dispositions, there is relatively low potential for agricultural production within the planning area.

### Forestry

Part of the footprint of the 1998 Fox Lake Burn, which burned 44,000 hectares, is located in the northern portion of the Fox Lake planning area. Commercial harvesting of fuelwood from the Fox Lake Burn has supplied a portion of the Whitehorse fuelwood market for approximately 15 years. Existing Timber Harvest Plan areas continue to make dead timber available to commercial wood harvesters and future opportunities within the burn are still being explored. Individuals may also access identified operating units identified in the Timber Harvest Plan for personal-use fuelwood.

Commercial salvage of the Fox Lake burn fuel wood is not economically viable in the long term due to eventual rot and blow down. In the future, commercial harvesters and personal fuel wood cutters will have to look to the harvest of green timber for a continued wood supply in the Whitehorse periphery. The forests within the planning area have some potential value for timber harvest.

As this area is not identified as important caribou habitat, Fox Lake area has good potential to supply fuelwood for Whitehorse population.

### Mining

No quartz claim or placer claims were identified within the Fox Lake planning area which suggests the potential for mineral development activity is low.

### Oil & Gas

The Fox Lake planning area overlaps with the Whitehorse Trough. As outlined in Section 7, there is oil and gas potential, but specific information about the extent of deposits is limited and development of the area is not being considered in the near future.

### Tourism

The Fox Lake planning area contains two very picturesque lakes; Fox Lake and Little Fox Lake. The Fox Lake Campground is situated on the eastern shore. The bulk of vehicular traffic

through the area is attributable to Yukon residents, but the traffic counts do not indicate a large market for tourism-related services in the planning area. There are however several tourism-related businesses in the area that are thriving. This includes cabin rentals, horse-back riding trips, and dog-mushing excursions which rely on the natural beauty of the area and the trails to survive. The ongoing survival of these businesses is important to the local economy.



Fox Lake Campground  
Photo Credit: Urban Systems

### Market Conditions

With a land area of approximately 522 km<sup>2</sup>, the Fox Lake planning area comprises 0.1% of Yukon's total land area (482,443 km<sup>2</sup>). In consequence, the ebbs and flows of the broader Yukon economy will generally have little to no impact on economic activity within the planning area. Specifically, given the low economic potential identified for natural resources, the planning area will be relatively unaffected by swings in commodity prices for food, lumber, minerals, and oil and gas.

Similarly, the absence of opportunities for visitors to make purchases at locations within the planning area (except for campground permits and a few locally made products) means that changes in the flow of visitors to the area will have essentially no impact on economic activity.

Thus, the economic potential of the Fox Lake planning area will be most affected by the disposition of land itself. Land dispositions on Yukon-administered lands could take place through agreements for sale for rural residential properties and agricultural parcels. On TKC Settlement Lands (of which there are two parcels in the planning area), land dispositions could possibly be carried out through lease arrangements.

Releases of recreational and waterfront residential properties have been far and few between in Yukon over the last 40 years. Considering the proximity of the Fox Lake planning area to Whitehorse (where the population is expected to continue to increase) and the pent-up demand for such properties, any new recreational and waterfront residential development opportunities in the planning area are likely to be met with sharp demand.



Fox Lake Burn and Small Wetland  
Photo Credit: Yukon Government

## 10. Physical Constraints Map

Map 8 identifies areas that have physical constraints that will make future development difficult. On the map, the green areas are easily developable, yellow areas are moderately developable, and orange areas are difficult to develop. This map combines information about slope, wetlands, and surficial geology and gives a general idea of areas that have fewer physical constraints to development. The usefulness of this map is, however, limited by the scale of the data that was used to create it. Analysis on a finer scale may be required before detailed land use decisions are made.

### Slope

Areas that are flat (slopes between 0 and 5%) are most suitable for development. Areas with steeper slopes are considered to be less suitable for development.

### Wetlands

All wetlands, marshes, and fens have been identified on the map as areas that will be difficult to develop.

### Surficial Geology

Surficial geology, as shown on Map 4, has also been used to create the physical constraints map. The existing surficial geology mapping is at a regional scale and more detailed mapping would be useful in the analysis of developability of specific areas.

The surficial geology of the planning area varies in terms of its potential to support residential development and is summarized in Table 10.1. Areas that are covered with till are generally suitable for development. There are however steep and wet slopes that should be avoided to minimize the risk of landslides. The slope on the northwest side of Fox Lake has been subject to former landslide activity and development should also be avoided there (shown as area A on Map 4). In floodplains and alluvial fans, streams have deposited sand, gravel, and organic material. Development in these areas should be limited due to the potential for debris flows and flooding.

In the valley bottom at the north end of Fox Lake (area B), there are numerous small ponds that have formed by thawing ground ice. Further development here should be avoided. Disturbance on permafrost slopes can also potentially trigger landslides, as illustrated by numerous slides which developed soon after the 1998 Fox Lake Burn.

Areas of well drained gravel and sand deposited by glacial meltwater south of Fox Lake (area C) and surrounding Little Fox Lake (area D) are appropriate for development. Bedrock exposed at or near the surface along the western side of Lake Laberge may also provide a stable surface for development.

**Table 10.1 - Developability of Surficial Geology**

<b>Surficial Geology Type</b>	<b>Description</b>	<b>Developability</b>
<b>Organic</b>	Decomposing Vegetative Matter	Easily Developable
<b>Colluvium</b>	Landslide Material	Difficult to Develop
<b>Fluvial</b>	Sediment Deposited by Rivers	Moderately Developable
<b>Glaciofluvial</b>	Glacial Till Deposited in Rivers	Easily Developable
<b>Morainal</b>	Glacial Till	Easily Developable
<b>Glaciolacustrine</b>	Fine Material Deposited in Former Glacial Lakes	Moderately Developable
<b>Bedrock</b>	Solid Rock	Easily Developable

## 11. Public Input

To date there have been two formal ways to participate in the planning process; a community meeting and a survey. The community meeting was held on March 11<sup>th</sup>, 2014, at the Hootalinqua Fire Hall from 6:30 p.m. to 8:30 pm with approximately 25 people attending.

### Recreation Activities Enjoyed by Fox Lake Area Residents

Hiking	Gardening
Running & Walking	Berry Picking
Fishing	Swimming
Camping	Motor Boating
Canoeing & Kayaking	ATVing
Trapping	Dog Mushing
Hunting	Snowmobiling
Skiing & Snowshoeing	

Meeting objectives were to introduce the planning team, Steering Committee, and process; to understand the long-term vision, assets, and challenges of the area; and to identify the information needed to carry out a successful local area planning process. A detailed summary is provided in Appendix 1.

In 2014, 16 people completed the comment form either online or through hardcopy. In 2012, a similar survey was given out at the initial project meeting and was completed by 12 people. The two versions of the survey were very similar and results were combined. A summary is provided in Appendix 2.

The summary provided here integrates input heard at the meeting and through the survey.

#### *Residents of the Fox Lake Area envision a future where:*

- The recreational opportunities, trails, freedom to develop without restrictions, wilderness, natural beauty, and wildlife values that drew people to the area remain intact.
- Population growth has led to more use of local facilities and services but not to the loss of elements that are valued by existing residents.
- Development has not impacted the strong sense of community and neighbours respect each other, the shared trails, and the environment.
- Development to date has not impacted the condition of water, soil, air, and local wildlife populations. Conditions should be monitored to ensure minimal impact.
- Wildlife corridors, traditional trail routes, traplines, Treaty Rights, and the ability to participate in traditional activities have been protected.
- Environmental laws are enforced (for example septic systems, fuel tanks, and oil tanks need to be properly installed and maintained).
- Development includes low density residential uses, agricultural, and small home based business that does not encroach on existing residents and lifestyles.
- There are no high density residential or “Grizzly Valley” type subdivisions.

#### *According to Residents, the Assets of the Fox Lake Area are:*

- A good community where neighbours help each other when needed, but also respect each other’s privacy.
- Low density and quiet residential development with a 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, lynx, swans, wolves, foxes, elk, bears, lynx, rabbits, sheep, beaver, and salmon.
- Trail network and recreation opportunities (for both locals and tourists) such as hiking, snowshowing, 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.
- Economic opportunities provided by local farms and the opportunity to buy local.
- Personal fuelwood collection areas provided by the burn.
- Home based businesses and farms with a rural, rather than suburban feel.

**Top Assets According to Survey Responses**

1. Sense of remoteness and freedom
2. Connection to wilderness and wildlife
3. Natural and undeveloped area
4. Beautiful scenery

*According to Residents, the Challenges Facing the Fox Lake Area are:*

- Balancing the demand for residential and cabin lots while protecting the quality of life for existing residents.
- Protecting the water, habitat, and wildlife.
- Keeping people accountable to their initial sale and lease agreements.
- Subdivision and expansion of lots that could change the character of the area.
- Maintaining public access to trails with development of grazing leases, new fences, and new lots.
- Potential impacts of oil and gas development in the Whitehorse Trough.
- Growing traffic volume; especially mining trucks.
- Development will mean more regulations which will limit the freedom of existing residents.
- Unlicensed tourism on Lake Laberge and unauthorized camping throughout the area.
- Protecting traditional harvest, traditional use of land, and cultural activities.
- Implementation of a good system for notification of residents about land applications and other types of land uses.
- Distance to the fire station makes firefighting difficult.
- Potential spraying of herbicide along the power line.
- With more development, trail safety and potential conflicts between various trail users could become an issue.
- Unplanned and disorganized land development.



Community Meeting #1 – March 11, 2014  
Photo Credit: Yukon Government

- Fertilizer use from agriculture could contaminate the water and impact fish.
- Changing water levels of the streams at Lake Laberge.
- Access to resources, especially fuelwood, has to be carefully managed and access routes need to be limited.
- Future servicing for residential uses (electricity, water, cell service).
- Terrain east of the highway limits access and development.
- Overfishing on Little Fox Lake.
- Planning process must be transparent and reflect local values.

#### Top Challenges According to Survey Responses

1. *Need to preserve current way of life*
2. *Balanced development*
3. *Unplanned growth*

#### *According to Residents, Acceptable Future Uses are:*

- Low density, well planned, non-suburban residential uses.
- Small scale agriculture.
- Tourism and recreation; hiking, fishing, and boating.
- Traditional practices; hunting, fishing, and gathering.
- Sustainable agriculture, tourism, and ecotourism. Home based businesses, but not larger commercial uses.



Community Meeting #2- March 11, 2014  
Photo Credit: Yukon government



Community Meeting #2 – March 11, 2014  
Photo Credit: Yukon government

## 12. Planning Considerations

The information in this report will provide a basis for the Fox Lake Area Plan. Once the report has been reviewed and finalized, the information collected will be used, along with the guidance of the steering committee, and further public input, to develop a community vision statement and guiding principles. These principles will then be used to guide the analysis of potential future land uses. From the public input and background research, the following initial planning considerations have been identified:

**Traditional Values and Activities** – The traditional cultural activities and values based within the planning area are important. In order to identify potential development that is compatible, traditional values and activities must be well understood. Input is needed from the partner First Nations, both staff and citizens, to ensure this is done properly. Hunting is not allowed within 1 kilometre of residences, meaning that new housing in the area will limit local hunters.

**Demand for Residential Land** – Based on the number of rural residential land applications in the planning area, it is clear that there is demand for lots. Until this planning process got underway, this was one the closest area to Whitehorse where spot land applications were allowed. 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. Poor planned land development could have a negative impact on existing residents and on tourism-based businesses.

**Environmental Protection** – Residents value the environment and wilderness. Local tourism businesses depend on an unspoiled environment to attract visitors. Any new development should respect these environmental values.

**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 public access to the hinterland and future development should not restrict this.

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

**Permafrost and 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.

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## Appendix 1 – Maps

## Appendix 2 – March 11, 2014 – Public Meeting #1 Summary



## March 11, 2014 – Public Meeting #1 Summary

Below is a summary of the group discussions held at the first community meeting on March 11<sup>th</sup>, 2014, at the Hootalinqua Fire Hall from 6:30 p.m. to 8:30 pm. Approximately 25 people attended the meeting. Meeting objectives were:

- To introduce the planning team, Steering Committee, and process.
- To understand:
  - The overall long-term vision for the area.
  - The assets and challenges facing the area.
- To identify the information needed to carry out a successful local area planning process.

Meeting participants were divided into small groups and

### *How do you see the Fox Lake area in 25 years?*

- Recreational opportunities, trails, freedom to develop without restrictions, wilderness, natural beauty, and wildlife values drew people to the area. These values should be protected.
- Population growth should not lead to an increased demand for services and a loss of elements that are valued by today's residents.
- Development should not impact the strong sense of community with good neighbours who respect each other, the shared trails, and the environment.
- Some population growth would be a benefit as it would lead to more support and use of local services.
- Wildlife corridors and traditional trail routes should be protected.
- The capability to participate in traditional practices must be protected.
- Environmental laws are to be enforced (for example septic systems, fuel tanks, and oil tanks need to be properly installed and maintained).
- Development should not interfere with Treaty Rights (for example development encroaches on Treaty Rights as you cannot hunt within one kilometer of a dwelling – UFA Chap 16).
- Development needs to ensure that ground and surface water are protected (Umbrella Final Agreement (UFA) Chap 14). In the future, the condition of water, soil, and air should be monitored.
- Traps (both First Nations and public) should be protected.
- Development should not encroach on existing residents and lifestyles, and should be properly planned and sensible.

- There should be no high density residential or “Grizzly Valley” type subdivision. People should still be living on small lots with no neighbours.
- Overall, development should be low density residential uses, agricultural, and small home based business.
- Healthy wildlife (bears, sheep, moose, fish) populations should be maintained.

#### *What are the assets of the Fox Lake area?*

- Sense of community but a small population.
- Close to town but with low traffic volumes.
- Pristine wilderness areas.
- Trail system and recreation opportunities (for both locals and tourists) such as hiking, snowshowing, dog sledding, canoeing, kayaking, power boating, camping, and ice fishing.
- Wetlands; specifically the one from the mouth of Fox Lake to the bridge.
- Traditional values; opportunities for trapping, fishing, and hunting.
- Opportunity to select and purchase land.
- Economic opportunities provided by local farms and the opportunity to buy local.
- Cultural values, traditional practices, and knowledge transfer.
- The burn provides a wood cutting area for personal use (draws people from Whitehorse).
- Low density residential development in a quiet area.
- Wildlife, wildlife corridors, natural beauty, and wilderness.
- Home based businesses and farms.
- Rural rather than sub-urban feel.
- Good community that will help neighbours when needed, but respect each other’s privacy.
- Inaccessibility (limited highway access, few public accesses to the backcountry and lakes).
- Wildlife. Sheep corridor just south of the plan area. Also moose, lynx and beaver are found in the area. Increasing numbers of elk since the burn at the northernmost end of the planning area (Little Fox Lake).
- Salmon (King salmon caught at the north end of Fox Lake).

#### *What are the challenges facing the Fox Lake area?*

- Protecting the water (UFA Chap 14); protecting habitat and wildlife (UFA Chap 16).
- All assets are also challenges.

- More residential development will mean more demands on the land.
- Proximity to town.
- Keeping people accountable to their initial agreements (for example subdivision and lot expansion; and agriculture parcels converted to the residential use.)
- Grazing leases and fences may cut off public access.
- Concern about impacts of oil and gas development.
- Growing traffic volume.
- Unlicensed tourism on Lake Leberge (number of visitors has a direct impact especially when unregulated and uncontrolled). Unauthorized camping in the area.
- Balance between development and reaction and cultural/traditional interests.
- Protecting traditional harvest and use (subsistence harvesting rights).
- Notifications for land applications and other types of land uses. Land owners outside the immediate area also need to be notified. Residents do not feel that notification process is sufficient.
- Subdivision of existing lots may change the character of the area.
- Access across creeks and wetlands.
- Distance to the fire station.
- Potential spraying of herbicide along the power line.
- Ongoing access to trails, especially given land applications.
- Trail safety and potential conflicts between various trail users.
- Unplanned and disorganized land applications (for example grazing lease in the valley just east of residential area).
- Fertilizer use from agriculture contaminating the water – no fresh water fish seen lately in Fox Creek, along with diminished benthic fauna.
- Changing water levels on the streams at Lake Laberge.
- Access to resources (fuel wood) has to be carefully managed so that not to create too many access points and routes that might lead to opening up the area. Cutting of additional quad trails.
- Future servicing for residential uses. (Electricity currently stops at Cranberry point, community well, etc.)
- Terrain east of the highway is limiting development/ access.
- Overfishing on Little Fox Lake – not following regulations. Includes excessive spring harvest of grayling.
- Agriculture (grazing) leases are sometimes fenced to limit public access through it.

### *Acceptable Future Land Uses*

- Low density, well planned, non-suburban residential uses. Consider setting a minimum lot size.
- Small scale agriculture.
- Pristine areas for teaching traditional values to young people.
- Tourism and recreation.
- Traditional practices; hunting, fishing, and gathering. Entrepreneurship (e.g. sustainable agriculture, tourism, and ecotourism. Home based businesses are allowed; not larger commercial uses.
- Maintaining cultural integrity and sites.
- Recreational uses such as hiking, fishing, canoeing. No quading.
- No big subdivision development.
- Fire smart activities.
- No new road through the area between the highway and Lake Laberge. Should be managed as a wildlife area.

## Appendix 3 - Comment Form Summary



## Comment Form Summary

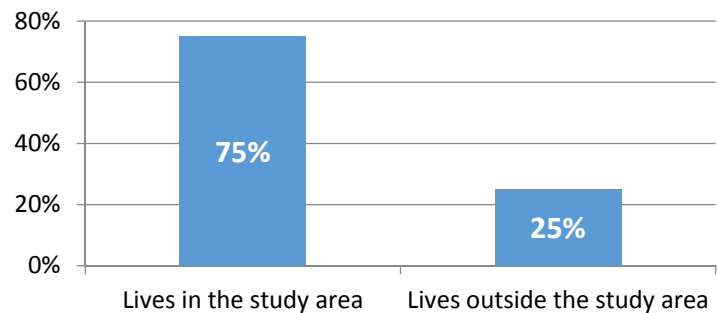
### Introduction

On March 11<sup>th</sup>, 2014 a public information session was held at the Hootalinqua Fire Hall for Fox Lake residents and other interested stakeholders. Following the meeting a comment form was distributed online and in hardcopy to further understand the long-term vision for the area and the assets and challenges facing the area. The results have been analyzed together with a similar comment form distributed by the Yukon Government in November 2012 following an earlier public information session. The questions on the two surveys were similar and have been combined where applicable.

#### *Q1: Do you live in the study area?*

In 2014, 16 people completed the comment form either online or through hardcopy. Of those respondents 11 (or 75%) live in the study area. Five respondents (or 25%) identified living elsewhere, including Whitehorse, TKC Reserve, and Lake Laberge. In 2012, 12 people completed the comment form with 10 respondents (or 83%) indicating they live in the study area. Two respondents indicated they live outside the study area, however no specific locations were provided. Figure 1 shows the combined results from 2014 and 2012.

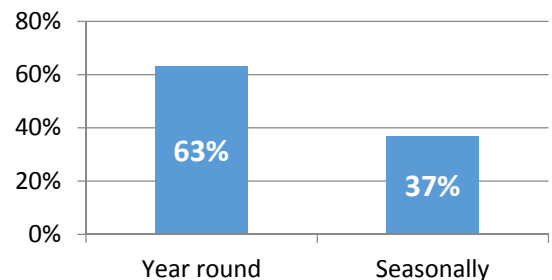
**Figure 1- Percentage of respondents that live in the study area**



#### *Q2: If you live in the study area, do you live there year-round or seasonally?*

Overall, of those who indicated they live in the study area 12 (or 63%) indicated they live in the study area year-round and seven respondents (or 37%) indicated they live there seasonally. Figure 2 represents the relationship between those who live in the study area year-round vs. seasonally.

**Figure 2 - Seasonal vs Year Round Resident Respondents**



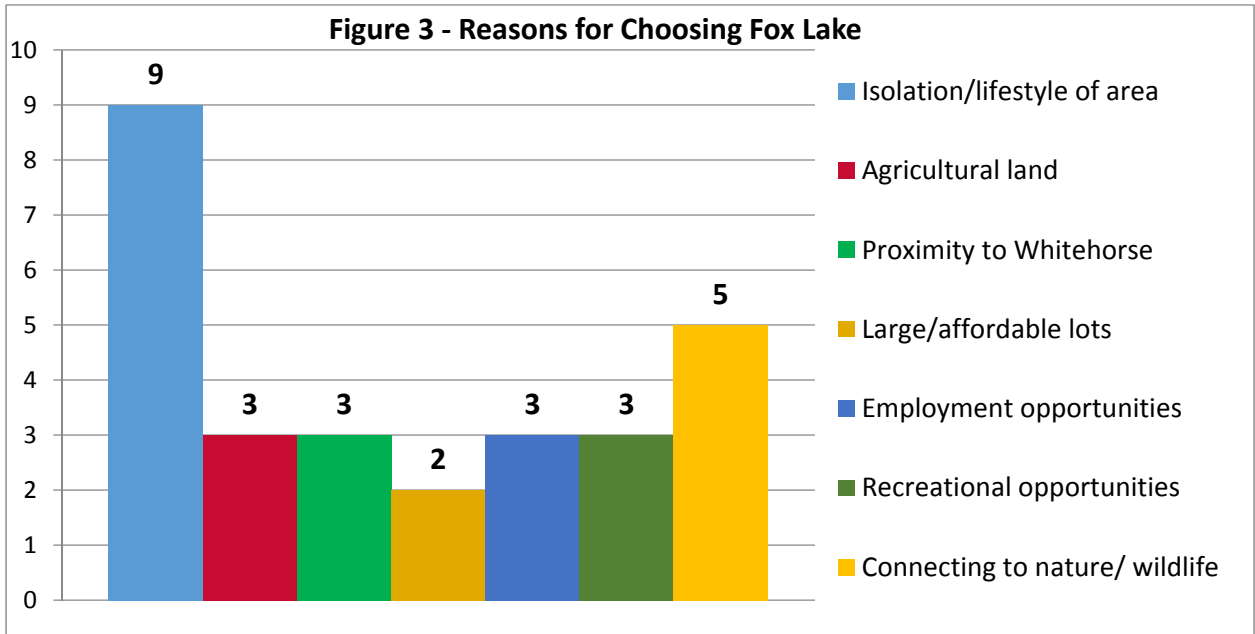
#### *Q3: Why did you move to the Fox Lake area?*

Responses to this question were collected from both the 2012 and 2014 comment forms. While responses varied, a number of themes emerged including,

- lifestyle of the area (quiet, remote, rural);

- connection to nature/wildlife;
- agricultural land;
- proximity to Whitehorse;
- employment opportunities;
- recreational opportunities, and;
- large and affordable lots.

Figure 3 represents how many respondents indicated moving to the Fox Lake area for one or more of the above themes. The verbatim responses follow figure 3.



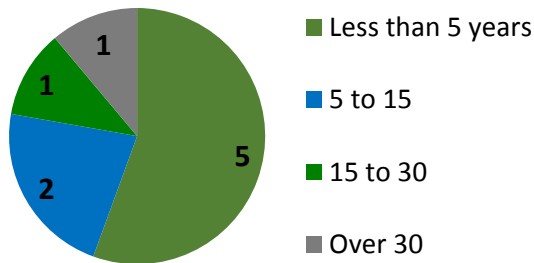
- Beauty and isolation of the area. Great ag land with creek for irrigation. Large lot size (160 acres)
- To build and operate the Rocking Horse Ranch
- Born there. Lived there for 16 years.
- We moved here because we wanted to live in peace and quiet in nature.
- Living in the Fox Lake area gives us the possibility to live a country-residential lifestyle, having sled dogs, chicken, and space for a big garden. Area provides great recreational opportunities: Trail network for mushing, skiing, and hiking, proximity to big lakes (Fox Lake, Lake Laberge) for canoeing, great scenery, wilderness character. Being able to see wild animals in their natural habitat (bear, wolf, moose, lynx, small game)
- To purchase an affordable lot. Country living, have livestock and domestic animals, live on natures doorstep. To live in a place where there are no bylaw and official community plans, and regulations limiting what I can do in my community.
- I moved here to be out of town, live off the grid, and not have to be bothered with development, community issues, etc. Times have changed and the area has grown. We moved here when there were no phones, electricity.
- It was close to town, quiet, beautiful, and peaceful.

- To be outside of town and enjoy the wild life. Not to have all complaint from town, practicing outside activities and as a dog musher, practiced this activity and not disturbing the people around in a nice area.
- To live a country residential lifestyle.
- Nice area that felt like home!
- To live in a beautiful quiet lake side area. Convenient to highway and Whitehorse. To live an alternative lifestyle. Without power.
- Highway accessible, reasonably close to Whitehorse, smaller lake suitable for canoeing.
- To get away from the busier part of rural Whitehorse and run a wilderness tourism operation (with horses).
- To develop a dairy goat farm.
- We would like to live there when we retire. We were able to purchase a property (lakefront).
- In 1996 we bought the lot, in 2001 we built a house to live in. We love the area and the lake.

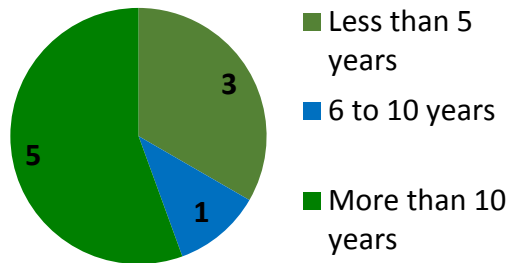
*Q4: If you live in the study area, how long have you lived there?*

The number of years respondents have lived in the study area vary between respondents in 2012 and 2014. In 2014, of those who answered this question, five indicated they have lived in the study area for less than five years. In 2012, the majority of people who answered this question indicated living in the study area for more than 10 years. Figure 4 represents a comparison between the responses in 2012 and 2014.

**Figure 4a - 2014 Responses**



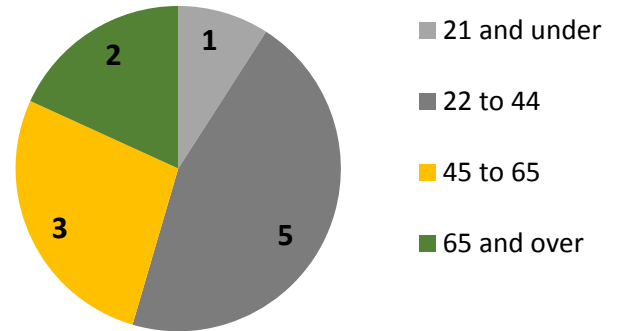
**Figure 4b - 2012 Responses**



*Q5: How old are you?*

This question was only asked in the 2014 comment form. Of those who answered this question, the majority of respondents were between in ages of 22 and 44. Figure 5 represents the age range of respondents.

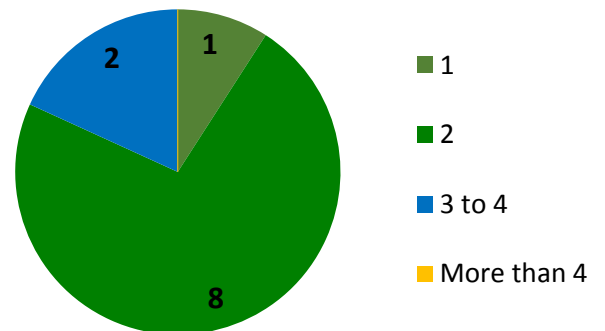
**Figure 5- Respondent Age**



*Q6: How many people live in your household?*

This question was only asked in the 2014 comment form. Of those who answered this question, the majority indicated living in a 2 person household. No respondent indicated having more than four people living in their household. Figure 6 represents the range in household size for those who answered this question.

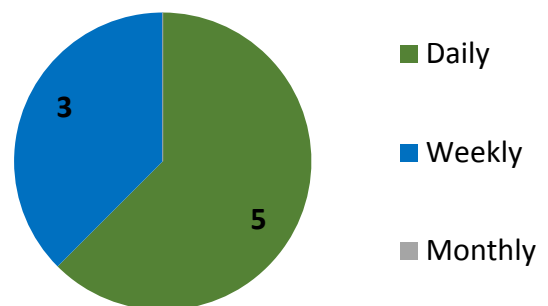
**Figure 6 - Respondent Household Size**



*Q7: How often do you commute to Whitehorse?*

As the two previous questions, this question was only asked of respondents in the 2014 comment form. Of those who answered this question, five indicated driving to Whitehorse daily. Figure 7 shows how often respondents indicated they travel to Whitehorse.

**Figure 7 - Travel to Whitehorse**

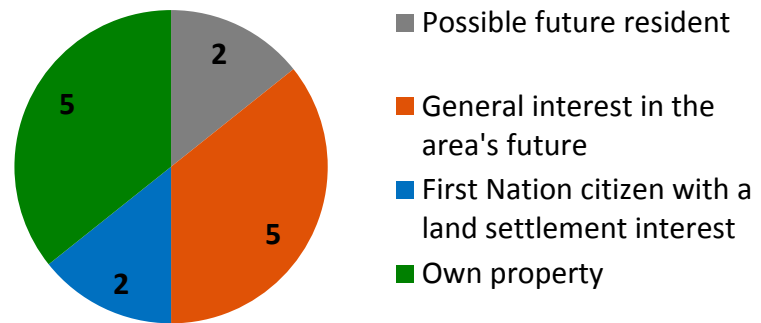


*Q8: If you do not live in the Fox Lake area, what brought you to the meeting tonight?*

This question was asked of respondents in both the 2012 and 2014 comment form. Of those who completed a comment form 15 answered this question. Respondents were asked whether they attended the meeting because they are a possible future resident, have a general interest in the area's future, are a First Nations citizen with a land settlement interest, or own property in the area. Respondents were also able to provide further comments under "other". The responses provided in the "other" category include,

- have a serious concern about his planning process;
- general interest in the area's future - my mother owns a cabin at north end of Cranberry Pt. at Fox Lake;
- commercial tourism operator in area;
- protect wildlife and resources in area, and;
- plan a recreational area for residents.

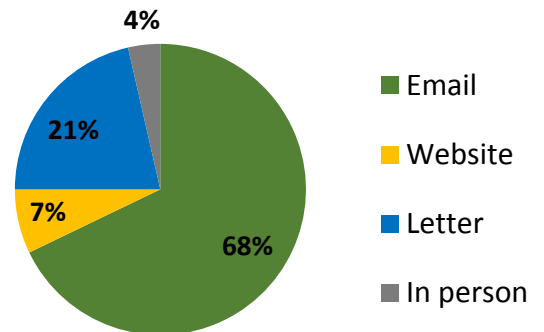
**Figure 8- Reason for Attending Community Meeting**



*Q9: How would you prefer to receive information about the planning process in the future?*

In order to understand how residents and other stakeholders would prefer to be informed and involved in the Fox Lake Local Area Plan moving forward, respondents were asked how they would like to receive information about the planning process including emails, website, letters, and in person. For both the 2012 and 2014 comment form, the majority of respondents prefer to receive information through email. Figure 9 below shows a breakdown of preferred communication methods.

**Figure 9 Preferred Method for Receiving Information**

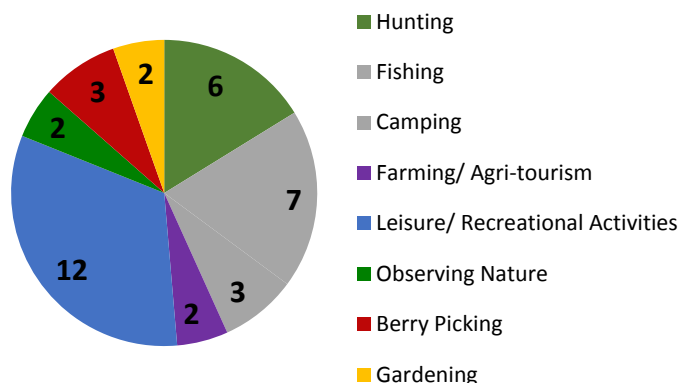




*Q10: What activities do you do in the study area and how often?*

There are numerous activities that respondents take part in, in the study area. This information will be important in further understanding what residents and other stakeholders value about the Fox Lake area. Respondents provided a variety of responses, some more specific than others. A number of themes have been identified based on the responses provided. Figure 10 represents the activities respondents indicated taking part in for one or more of the identified themes. The verbatim responses follow figure 10.

**Figure 10 - Use of Study Area by Respondents**



- Hunting, trapping, fishing, camping throughout my life.
- Farming (year-round) and agri-tourism - livestock, market garden, u-pick fruit operation. Future: hay production, horse boarding. Leisure: swimming in creek, snowmobiling, snowshoeing, canoeing, skiing, quading.
- Seasonal recreation, fishing, hiking, canoeing throughout spring-fall. Occasionally hunting.
- Most outdoor activities i.e.: camping, spectacular Yukon nature. Savoring this land for future - our children and children's children. I visit here all year around.
- Boating, cutting firewood, hiking, camping
- Purely recreational boating, fishing, hiking all seasons.
- Operate ranch, raise livestock, hunting in fall, Boating on lake, live on ranch
- Running, enjoying the outdoors
- Winter: mushing, skiing, snowmobiling on a regular basis (3-4 times a week). Summer: hiking, ATVing, going for walks on a regular basis (3-4 times a week). Canoeing on Fox Lake/Little Fox Lake. Hunting in fall, fishing
- We go hiking or snowshoeing/cross-country skiing once a day around the area for our daily exercise. We are both semi-retired and spend all day at home. We also go kayaking and canoeing on Fox Lake and Lake Laberge, berry picking (cranberries and blueberries etc), fishing and hunting. We plan this summer to do longer backpacking for 7 days in the Miner's Range.
- Live every day! Hunt Fish farm gather nature's bounty (berries, trees, firewood) garden outside fire pit, picnic, hike. Teach my child how to respect and live on the land
- I do a lot of fishing both at Lake Laberge and Fox Lake. I pick strawberries, black currants, cranberries and Raspberries at various locations throughout the year. I have used and worked on the trail systems not so much lately as I have been too busy. We have buried a few animals on

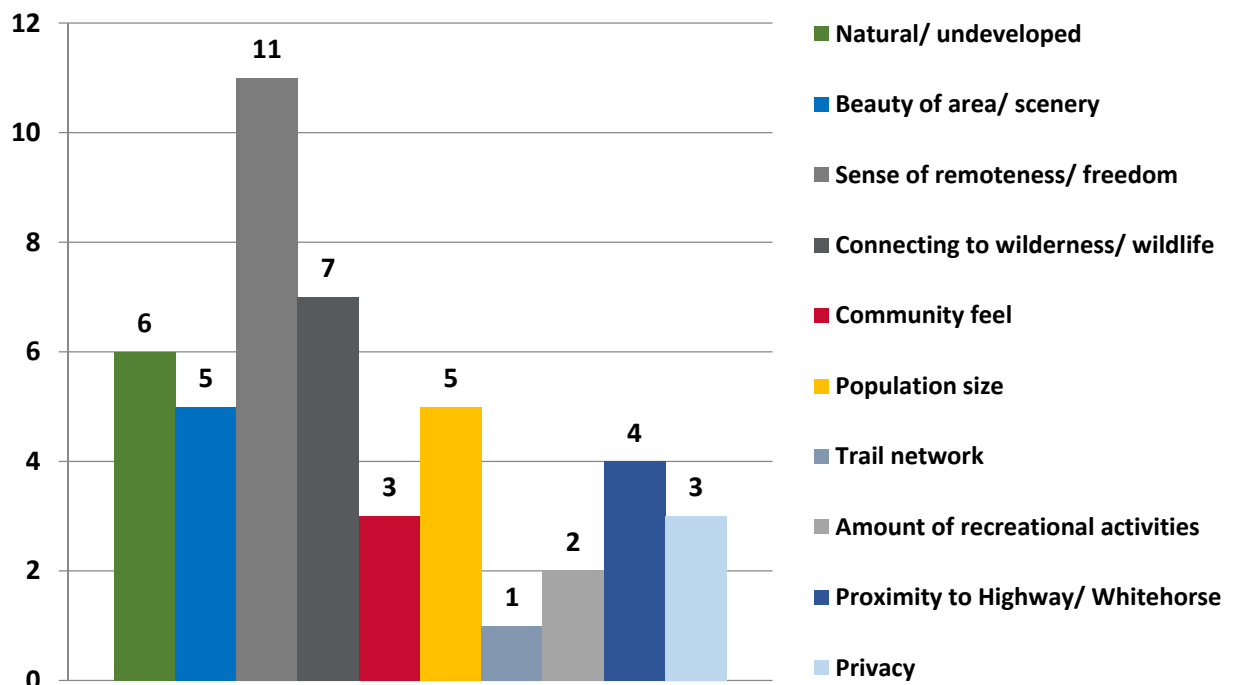
the hill overlooking the valley. This is on the power line right of way. I grew up at Lake Laberge and have fished Fox Creek since I was a kid.

- I/we stay at the cabin on weekends 5-20 nights per year. While at the cabin we hike, boat (power & non), and fish. In the winter, I ice-fish on Fox Lake using the cabin as my base-camp.
- Swimming daily in the summer from June to end of August. Boating and fishing. Hiking and walking. Gardening and Greenhouse. Bird Watching.

**Q11: What do you value most about this area? What do you like about this area?**

Respondents were asked in both 2014 and 2012 what they value about the Fox Lake area. Responses to this question varied, however a number of themes can be identified. Overall the majority of respondents value the sense of remoteness and the naturalness of the area. Figure 11 represents a breakdown of the themes identified followed by the verbatim responses provided by respondents in both 2014 and 2012.

**What Respondents Value About the Fox Lake Area**



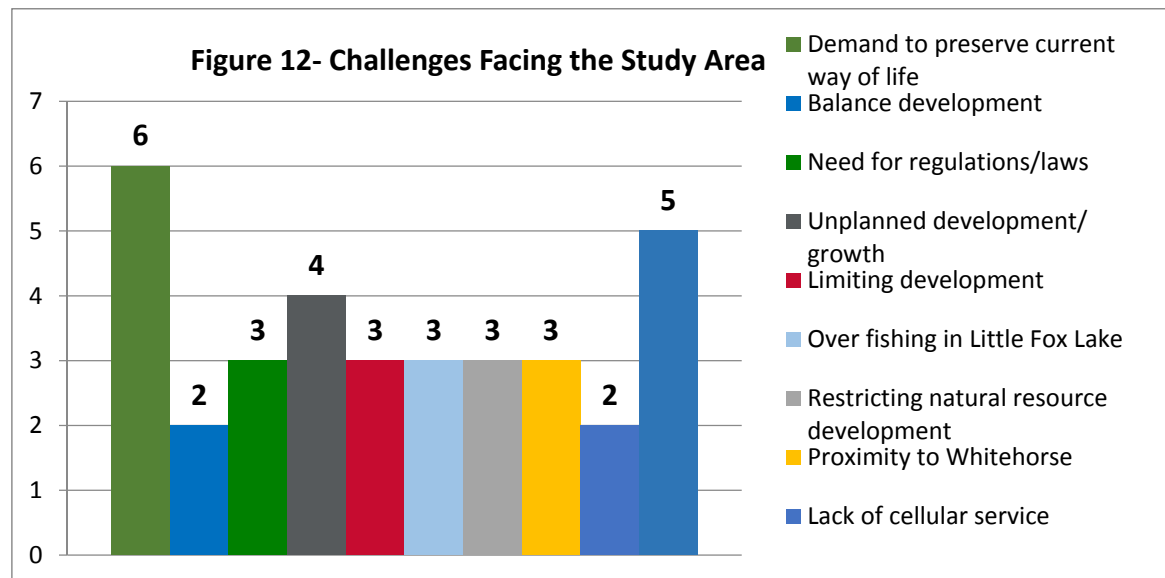
- Natural and undeveloped
- Beauty and naturalness of the area. View. Low population (isolation). Animal sightings. Access to true wilderness. Great agricultural land where we can expand our farm. Large lot.
- Natural outdoors, limited number of population. Wildlife viewing opportunities. Limited number of roads.
- The natural resources it provides, the wildlife and fisheries that utilize the area. We need protection and tangible management.

- Sense of remoteness.
- Low density.
- Wilderness, the people that are living there are good friends.
- Peacefulness - not a lot of people/houses. Nice people living there. Everyone living at Fox Lake are always there is you need help.
- We love the peace and quiet, the nature, and the animals we see (e.g., bear, wolves, foxes, lynx, rabbits and birds). We enjoy the solitude and the fact that there are few other people or neighbours. We like that we are not so far from Whitehorse, but away from Whitehorse at the same time.
- It's remoteness, not so many people living here. Intact habitats for wildlife, wetland character, e.g. at the south end of Fox Lake but also between Fox Lake and Lake Laberge. Existing trail network that is used by different users doing a variety of activities. Neighbors with similar lifestyles/interests, helping each other out. Gives recreational opportunities for people living in Whitehorse (e.g. Ice Fishing on Fox Lake and Little Fox Lake).
- Freedom, peace and quiet, neighbours not bothering me looking into my window, street lights.
- I value the pristine landscape which supports an abundance of wildlife. Swans in spring and fall, many bird species migrate to the area during the summer, predators birds are in abundance during the spring, beavers changing the course of the creek sometimes, moose that come down in the cold of winter, bears annual spring walk through. (this has never created a problem for people who keep their yards free of garbage etc. With the addition of farming in the last few years the bears have a tendency to hang around longer and create some disturbances). Coyotes, wolves and foxes also frequent the area during the winter. The community has seen extensive development since power has become available. None of this development has been planned and another land grab took place.
- The most valuable aspect to Fox Lake is the lack of development. For the # of people in the area it remains very wild.
- As noted above (close to town, quiet, beautiful, and peaceful) as well as good fishing.
- Very nice area, Lot of wild life that we can still meet on the trails. Quiet area. A life style close to the nature.
- Recreational. Open country. Privacy. Scenery.
- Contact with wilderness as much as access to highway + services.
- As above (Convenient to highway and Whitehorse. To live an alternative lifestyle. Without power.)
- Close to Whitehorse and highway accessible. Firewood close by
- Quiet living due to lower number or residents.
- We are able to operate a horseback riding tourism business and run sled dogs without bothering anyone.

*Q12: What do you see as the challenges for the area? Is there anything missing?*

Understanding the challenges faced by those who live or have interest in the Fox Lake area in key to this planning process. Respondents provided a variety of challenges experienced in the Fox Lake area. Figure 12 identifies a number of themes that were categorized based on the responses. The verbatim responses, providing a complete picture of the responses,

follow figure 12. A number of location specific challenges to take note of have been highlighted in orange.



- Proximity to Whitehorse and the demand for rural living
- Good to have a volunteer fire station closer (Deep Creek??). Public access to the gravel pit. Unplanned population boom on east side of highway. Large public bridge access creek that could support traders (for access to other side of the various agricultural parcels). Mosquitos!! Want cell service!
- Limiting new permanent access/ roads for firewood harvesting. Limiting cottage property development. Limiting over fishing in Little Fox.
- Keep as recreational for all; develop strong regulations and laws for miss use of area.
- Obtaining a balance between development and no development
- Densification
- Protecting a way of life and property as there are others that do not.
- To keep it the way we like it (see above). We do not want to see any further development of subdivisions in our area (south end of Fox Lake) or mining or fracking. We do not believe people should be allowed to subdivide their properties either. We do not like the fact that we cannot access mountains to the west of Richthofen Valley (where Fox creek comes out of Fox Lake) because there are private properties all along the west side of the Klondike Hwy. We would like to access so-called Grizzly Mountain (hiking there and backpacking) but to do so we need to go over private property.
- Unplanned development, no protection of wetland/wildlife habitat areas, threatened through oil & gas/mining industries, YG developing land in subdivision style that nobody wants (for example like Grizzly Valley Subdivision).
- Future enjoyment of rural living without being bylaw-ed to death. Nothing is missing we did not ask for a community plan.
- The biggest challenge is of course development. We need to set aside some land for this process. I want to see a fair process. The land currently given out has people with three or four lots all using family names to increase their wealth. This has been happening since the 70's. There are no checks and balances to ensure applicants actually do what they say. Leases have been given out and put for sale immediately as well as some commercial/residential lots. This is a problem with lands department. As people receive their lots in the area now they demand services. We have large agricultural properties that can now be subdivided

every five years. This will increase usage on the creek. Three agricultural properties do not have access. Owner has been allowed to sell/subdivide these properties and buyers have no access. This has and will create even more bridges across the creek. It is important that one existing bridge be used for all properties. The Creek cannot support more bridges for personal profit. As the area grows things like can the Laberge dump support this, water tables will they drop due to more usage. How can we manage development and protect existing wildlife. Another challenge is over fishing in our smaller lakes. At times you can see 50 belly boats on Little Fox even if they are all catch and release this must have some effect of the fish.

- The challenge will be that more and more people want to have cabins at the lake. Land applications will continue, and the wild aspect to the area will be diminished.
- Would be nice to have cellphone/phone coverage because the Fox Lake tower would cover the Big Fox lake area.
- May be a little bit far from town but even that is not a big problem. We just need to be organized.
- Poor infrastructure planning (roads, utilities)
- Distance from town.
- None other than getting stuck with a large hydro development bill we don't want or need.
- Highway accessible means regular break-ins/vandalism, where we live lots of public traffic (end of Little Fox Lake). No room to expand lot for septic system. Views not great since fire in 1998.
- Increased residents over the past 2 years have made it more difficult for us to utilize trails on east side of Fox Lake.
- Gas for distance to town.
- Poor highway conditions along Fox Lake. Lake level dropping. Increased truck traffic on highway as mines open. Overfishing in lake.
- Power. We are on solar power and have done wind power.

*Q13: Please tell us what areas of Fox Lake are important to you and why.*

Respondents indicated a variety of areas that are important to them within the study area. Many were specific to where the respondent frequents the most or area within the study area that the respondent lives. Numerous respondents said the entire study area is important to them as well as the creeks, lakes, and wetlands throughout the area. The verbatim responses are listed below.

- Southern end of Fox Lake. Family trapping, cabin, and an area where I was taught to hunt, fish, and live in a wilderness environment.
- Fox Lake. Fox Creek (aka Richtofen Creek). Lot 1031. Area behind Lots 1031, 1007-1 and 1023. Marsh area to the south of Lot 1031. Trails along the power line on the East of the highway
- We live at/ have a cabin on Little Fox Lake so we consider that is our area of interest. Fishing - managing of harvests.
- All of it, my ancestors utilized this area for subsistence harvest for many years before me and what's been said is it provides all the natural resources to sustain ourselves why take that away.
- South end of Fox Lake where my land application is at. I am looking for some place that is not overdeveloped and quiet.
- The entire area should be kept in its present state - there is sufficient camp ground space for reasonable access without over use.
- Back country to Grizzly Mountain, hunting, recreation, quiet, scenic.
- I grew up there and would like to see it the way it is now in 25 years. No more development
- All areas are important, especially the south end where we live.
- Lakes/creeks/wetlands define character of landscape and provide important wildlife habitat. Large



undisturbed areas: secure wilderness character of area and are habitat for lots of animals --> also gives opportunities for wildlife viewing and hunting. Where we live (south end of Fox Lake), existing trail network, lots of recreational opportunities. Be able to get fire wood for personal use in the Fox Lake burn area.

- Is this question in respect to Fox Lake itself or the Fox Lake planning area? This needs to be clarified
- The swamp surrounding Fox creek is extremely important to me. The drainage system into Fox Lake and Little Fox. This area could possibly have large amounts of methane. Any development of oil and gas could seriously affect our way of life. This needs to be protected for future generations. Again this is an opportunity to protect all waterways in the area and First Nation's culture and heritage. I live here because I love the area I have never felt the need to not allow others the same opportunity. I feel there is need for development on a small scale no one wants to see the monstrosity of Grizzly Valley at Lake Laberge. May be there is a way to allow development without large scale roads and light polls. With regulations in place sustainable development could take place and the community moves forward. We have many entrepreneurs in the area. These businesses do not have to drive back and forth every day.
- The south end of the lake should be protected for its ecological value, especially the wetland to the southwest of the lake.
- The complete area of Big Fox Lake because it is quiet and not overrun with cabins/boats.
- Around my property, hinterland, trails.
- The lake itself, mountains between Fox Lake and Lake Laberge.
- Little Fox Lake – more than enough lots around Little Fox Lake with FN site specific selections.
- Limited road trail access – keeps that way – block roads used for firewood when finished.
- All of Fox Lake is important. it is all one system and we purchased our property to have our children learn about nature/weather/the earth in a way they are connected to it rather than connected to the internet. I don't think you can make one area more important than another.
- The west side of Fox Lake is a very important area to us as we mainly operate our tourism business out there. We also utilize trails on the east side of the Fox Lake area, but not as often as the west side.
- All areas are important because the wilderness and beauty of the area is very emotionally stabilizing and allows for access to food, water, firewood, etc.
- Surrounding wilderness. Water quality maintained. Wilderness corridors.
- The lake and river flood plain and lake levels and fish stocks are important to us as levels appear to be dropping and fish are depleting.

#### *Q14: What else do you think should be considered as this plan is developed?*

Many of the responses to this question indicated a desire to maintain and preserve the land and natural features within the study area. Respondents also have a desire to be involved/consultant through the process. The verbatim responses are listed below.

- To ensure existing values are not infringed on.
- Road development
- No agriculture - please! Control the number of access for all applications submitted.
- Fire smarting existing growth around lake.
- This is a rural area, not Whitehorse, not Mccluson, etc. If you want everything like downtown buy a place there.
- A fire hall is needed in the area.
- Sustainable development, keep development in a few key areas, no urban sprawl. Keep large areas undisturbed and protected, make sure there are wildlife corridors. Start baseline data collection of water quality to monitor impact of further development. Protect trail system, don't block access. Preserve country-residential lifestyle. Support small-scale agriculture and entrepreneurship. Protect Fox Creek as

salmon-bearing stream

- That this planning process be transparent and reflect the views of the people that already live here.
- After much consideration I value the drainage system in this area. There are many lakes and creeks. I feel all water should have some type of protection so we never have to worry about pollutants affecting the creek or lakes. Fox Creek is an important part of Lake Laberge. We currently have no mining claims to deal with so it is important that the committee review areas for parks and wilderness. With a trail system in place the general public would have access to this area for hiking, biking, dog sledding, try and keep it to none motorized trails. We have the opportunity to fully engage the First Nations in this plan. Their areas that were overlooked at Land Claims should now be addressed. This area could become an interpretive area for the Ta'an to promote their culture and heritage. It is essential they remain engaged. Sustainable development should be addressed for residential, farming, tourism based businesses and small homed based businesses.
- I think that day-use should be prioritized over granting new properties for sale. Increase the campground capacity (people love that campground). Improve the facilities at the boat launch at the south end (trash cans, outhouse). New properties should be limited.
- Would like it if the highway would keep the entrances to property open and prevent parking on the highway and making it very dangerous for highway use.
- Water analyzes should begin on a yearly basis now to create a baseline by which future development can be compared to.
- A continued consultation between present land owner, and the government.
- Lake level has dropped about 3 feet over 10 years. At this rate, the north end and along the shore lines will be a mud flat in 10 years. New lots should not be on the flood plain at the south end. Lake levels need to be studied and addressed.
- Power hook up to the grid.

*Additional Question from 2012 Survey: What are the land use planning issues you want examined and/or want more information on?*

The 2012 survey asked one additional questions that was not asked in the 2014 survey. The verbatim responses are below.

- Not to have the area saturated with cabins, just because it's on or at a lake close to town.
- Effect of population on wild life.
- Commercial wood harvesting. Home firewood harvesting. Granting of land interests – need to limit to existing lots. Mineral exploration. Oil and gas exploration – fracking.
- I would like to see a more organized plan for rural residential lots in our area if the government is going to continue to open this area to residential applications. I would also like to see a recreational area set aside for the residents out here.
- Would like research, foresight on how the area may be impacted by future development of division maintain as a major source of oil/gas exploration.
- The issue of development is of concern due to the potential for runoff, bank stability, fish stock stability, etc. Has there been an environmental assessment done on Fox Lake? If so, what is the potential impact of development on habitat loss, disturbance to wildlife, increased traffic causing conflict with vehicles/people, etc. This would also be of concern over development around exploration for and potentially, the extraction of natural resources such as gas.
- Residential density in surrounding areas. How many residential lots are being developed in this area?
- Increased population (people) on the flood plain and lake.