



# Shallow Bay Zoning Committee

Report #5

November 21, 2018

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## Background

In 2018, Yukon government (YG) created the *Shallow Bay Development Area Regulation Zoning Committee* (Committee) to provide a draft zoning regulation for YG to consider. The Committee includes property owners of the Shallow Bay community and Ta'an Kwäch'än Council (TKC) citizens. The Committee held its fifth meeting November 21, 2018, at the Hootalinqua Fire Hall.

## Attendees

Don Allen	(YG member)	Ruth Massie	(TKC member)
Florian Lemphers	(YG member)	Betsy Jackson	(TKC member)
Pat Hogan	(YG member)	Natalie Leclerc	(TKC staff)
Nellie Dale	(YG member)	John Glynn-Morris	(Facilitator)
Roy Neilson	(YG staff)		

## Meeting Objectives

1. General Updates & Follow-up
2. TKC Engagement Update
3. Exercise: Evaluation Matrix "Test Run"

## Discussion

### General Updates & Follow-up

- General discussion on letter sent to Shallow Bay Zoning Committee on November 7, 2018.
- Purpose of letter is to provide early input for Committee consideration. Committee decision to acknowledge receipt of letter, but not to provide formal response.

### Zoning vs Land Use Planning

- Public communication materials should be clear this is a zoning process, not a land use planning process.
- Zoning regulations are legal instruments that regulate current land use by prescribing specific development controls for individual lots (permitted uses, setbacks, etc.).
- Land use plans are advisory documents that guide future community growth by providing policy direction on a broad range of community development issues (housing, infrastructure, economic development, etc.)

- **Does this process prevent property owners from developing their lots while the process is underway?**
  - No. Property owners may continue to develop their lots in accordance with the existing regulations.
- **Won't this lead to grandfathering?**
  - A new zoning regulation will generally seek to accommodate existing land uses, except in cases where a conflict has been identified which cannot reasonably be mitigated (heavy industrial development next to residential uses). Under these circumstances, an existing use or building may be “grandfathered”, and subject to the non-conforming use provisions of the regulation.
- **How many zones will there be?**
  - At a minimum, it is expected that a new Shallow Bay zoning regulation would include residential, agricultural, open space, and First Nations zones. Additional zones may be proposed as needed.
  - The Committee is also recommending that lakefront lots should be zoned differently than interior lots to manage potential impacts of subdivision and/or land development on Shallow Bay wetlands.

## Wetland Policy

- YG is developing a wetlands policy for Yukon in partnership with other governments, (including TKC), stakeholders and the public. It is expected that the policy will be completed in early 2020.

## TKC Update

### Engagement Update

- As directed by the Committee, TKC staff will be conducting interviews with Ta'an Kwäch'än citizens around land use in the Shallow Bay area.
- Committee members reviewed the draft questionnaire and proposed no additional changes.
- Committee emphasized the importance of providing clear background information to interviewees before the interview date.
- TKC will use thematic analysis to summarize and categorize qualitative interview feedback. A summary report will be made available for review in spring 2019.

## Exercise: Evaluation Matrix “Test Run”

- The Committee piloted the structured decision matrix presented at the October 30 meeting, based on three potential zoning concepts for agricultural lots in Shallow Bay.
- Committee supportive of using evaluation matrix tool for reviewing zoning options, and understanding trade-offs to support evaluation and final recommendation..

## Next steps

### Publicizing Report #4 (October 2018)

- The Committee reviewed and approved Report #4 to be shared publicly by being posted on the project webpage.
  - [goto.gov.yk.ca/shallowbayzoning](http://goto.gov.yk.ca/shallowbayzoning)

### Follow-Up

- Committee will revisit suggestion to develop a Shallow Bay “historical road map” as additional background information at next meeting.

### Next meetings

- The Committee agreed the next meeting would be January 16, 2019, 500-730 PM.