



Shallow Bay Zoning Committee

Report #7

March 5, 2019

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Background

In 2018, Yukon government (YG) created the *Shallow Bay 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 seventh meeting March 5, 2019 at the TKC administration building.

Attendees

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

Meeting Objectives

1. General Updates & Discussion Items
2. TKC Engagement Update
3. Discussion: Subdivision Models and Density
4. Exercise: Rural Residential Zoning Concepts

Discussion

General Updates

- Committee thanked Ta'an staff for invitation to TKC Lands, Resources and Heritage Departmental Tradeshow on January 25, 2019.
- Trade show presentations helped re-emphasize importance of Shallow Bay in TKC Traditional Territory, and provided new insight into the range of projects that TKC governments and their citizens are engaged in.

Guiding Principles for Zoning Concepts

- Agreement to not publish draft Guiding Principles for Zoning Concepts until they have been finalized by the Committee.
- Committee encouraged to consider guiding principles when reviewing draft materials and provide suggested revisions at next meeting.

Wetland Policy

- Committee provided with general update on Yukon Wetlands Policy:
 - YG is collaborating with 16 different governments and organizations on policy development through a series of roundtable workshops.

- Yukon wetland policy is intended to provide guidance for project assessments territory-wide, as opposed to addressing challenges in specific wetlands areas.
- Public review of a draft policy is expected later this year, with Yukon wetland policy anticipated to be completed in early 2020.
- Due to process timelines, Yukon wetland policy may not inform development of new zoning regulations for Shallow Bay, but could potentially be considered during future amendments.
- Additional information available at: <https://online.engageyukon.ca/project/yukon-wetlands>

TKC Engagement Update

- TKC provided Committee with update on TKC citizen interviews which are currently underway. Five citizens have been interviewed with an additional five more expected.
- Summary report will be produced and made available to the Committee and Shallow Bay community.
- Key themes emerging from interviews so far:
 - Concerns that current zoning initiative will continue TKC alienation from Shallow Bay.
 - Concerns related to water quality and quantity.
 - Recognition of cumulative impacts from historic and present land use decisions.
 - Desire for TKC citizens to have opportunity to live in the Shallow Bay area.
 - Willingness to bring entire Shallow Bay community together as a neighbourhood.

Discussion: Subdivision Models and Density

- Committee presented with discussion paper on Subdivision Models and Density: Discussion Paper. General agreement that discussion paper may be used for public communications.
- Noted that “multiple lots” model currently applies to rural residential lots in Shallow Bay, while “one-time only” model applies to agricultural lots.
- Committee request to have representative from YG Agriculture Branch attend next meeting to provide and respond to Committee questions.

Exercise: Rural Residential Zoning Concepts

- Committee presented with draft zoning options for interior rural residential lots. Different options will be prepared for residential lakefront parcels.
- Options papers have been developed for Committee review based on draft guiding principles.
- Purpose of exercise is to review draft materials and confirm:
 - information presented is clear and complete;
 - range of potential options presented for public review is sufficient.
- Existing zoning for most rural residential lots in Shallow Bay allows for a principal dwelling, a secondary detached dwelling, and a secondary suite within the principal dwelling. Committee question whether secondary suite should be considered equivalent to detached dwellings when evaluating density.
- Committee noted that three interior rural residential lots currently have modified zoning provisions:
 - Lot 1031 is zoned multiple rural residential (RRM) which allows up to 4 dwelling units;
 - Lot 1028 is zoned rural residential (RR) and allows up to 4 guest cabin accommodation units as an accessory use; and
 - Lot 1051-2 is zoned rural residential (RR) and allows recreational vehicle storage as a home based business.
- Committee to review rural residential options papers and provide further feedback and next meeting.

Next steps

Publicizing Report #6 (January 2019)

- The Committee reviewed and approved Report #6 to be shared publicly by being posted on the project webpage, with minor amendments.
 - goto.gov.yk.ca/shallowbayzoning

Follow-Up

- YG Agriculture Branch representative to be forwarded list of questions, and invited to attend next Committee meeting.

Next meetings

- The Committee agreed the next meeting would be April 15, 2019, 500-730 PM.
- The Committee agreed the public meeting should be tentatively scheduled for the last 2 weeks of May.