



Shallow Bay Zoning Committee

Workshop Report - Meeting's #8 and 9

April 16th and 25th, 2019

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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'an Council (TKC) citizens.

Workshop questions (agenda)

Welcome and agenda overview
Updates
Review Draft Guiding Principles
Review possible Rural Residential Options
Exploring Agriculture Zoning
Discuss future public meeting
Schedule next meeting and close

This Report

The following report outlines the workshop outcomes as-was-said and written by the facilitator on flip-charts at the meeting with minimal synthesis and no analysis.

After the April 16th meeting, the Committee decided to meet again on April 25th to continue advancing deliberation and planning.

Meeting outcomes - April 16th

Draft Guiding Principles discussion

- 'Lakefront' needs greater definition
- Committee concerned about mandate scope and recommendations
- Zoning needed because it brings things into perspective
- Status quo allows for multiple subdivisions which is concerning

Issues

- Minimize impact on/along bay and water
- Reduction in existing property rights could be an issue
- Minimize density increases overall (infrastructure, cumulative impacts, etc.)

- Clarify ability and intent of a public meeting

YG Agriculture Branch - Q&A

- Up until 2006, subdivision of agriculture land was not allowed
- Review conducted in 2016
- Discretionary uses are subject to developmental permitting
- Limited enforcement of fertilizer application
- ‘Minor agricultural pursuits’ refers to secondary use with residential as primary use on residential lots

Meeting outcomes - April 16th

- YG and TKC need to work government-to-government to identify concerns early to provide clear scope and task to Committee

Committee check-in

- Feeling process is slow, however, slow may be good to get it right
- Need to think about what we are leaving for the future
- TKC discouraged when we see the maps; a lot of land has been lost
- Need to codify how development happens in the future, already happening today
- Need to reconfirm values with public
- Define “compatibility”/”compatible land use” for process purposes and education
- Shallow Bay proving to be different than Mayo Road experience