

# SHALLOW BAY ZONING COMMITTEE

**REPORT #18**

February 17, 2022 Meeting



Prepared by



**GROUNDWELL**  
PLANNING

March 2022

## BACKGROUND

In 2018, Government of Yukon (YG) created the Shallow Bay Zoning Committee (hereinafter referred to as “the Committee”) to develop a draft zoning regulation for consideration for the area. The Committee includes Shallow Bay property owners and Ta’an Kwäch’än Council (TKC) citizens. The Committee held its seventeenth and final meeting on February 17, 2022 over Zoom.

## ATTENDEES

Nellie Dale (YG member)  
Michelle Sicotte (YG staff)  
Duncan Martin (YG staff)  
Susie Heffner (Matrix Research)

Betsy Jackson (TKC member)  
Ruth Massie (TKC member)  
Natalie Leclerc (TKC staff)  
Jane Koepke (Facilitator/Groundswell Planning)

## MEETING OBJECTIVES

1. Solicit a final round of feedback on the What We Heard report.
2. Wrap up the Committee.

## DISCUSSION

### Government Updates

- **TKC Withdrawal from Process** – Natalie shared that the TKC Committee members have put forward a motion to TKC Council to withdraw from the zoning process so that TKC can refocus its efforts on land use planning. TKC views land use planning as foundational to more detailed zoning and that the Committee’s process would have been more likely to succeed if there was guidance available from a higher-level plan in which a broader range of perspectives could be heard and balanced.

TKC noted that questions about land use compatibility came up a lot in public comments. These types of questions relate more to the Final Agreement than zoning per se. A planning process would allow TKC to plan for its Settlement Lands in the area and identify where community needs like culture camps, community centers, development, etc. could be located.

TKC requested several times that the zoning process be paused when the subdivision applications were made; however, the process was paused only after the flooding occurred. This is an important point that TKC wants noted.

The work of the Committee will still play a valuable role in helping form a background report for a land use plan.

- **YG Response** – YG has indicated that it is willing and ready to engage with TKC around a planning process. There are many issues to be determined – such as planning boundary, type/level of plan (i.e., local area, sub-regional, etc.) but it is keen to move forward on this so

that the work of the SBZC can be put into action. There is interest in a plan that encompasses the Shallow Bay to Fox Lake area, as much of this area is unplanned.

## Report

- Committee members provided some final feedback for Susie around the What We Heard report, including:
  - Desire for more explanation/clarity around the role of the Committee in the introduction; this was often misunderstood by the public;
  - Using the term “input” instead of “consensus” when referring to previous engagements;
  - Clearly distinguish the appendices in the Aasman design; and,
  - Keep quotes in both the main body of report and appendix.

## Parting Reflections

- Committee members shared some of the “lessons learned” and highlights from their experience with the SBZC. They expressed appreciation for members’ commitment to open communication and taking the time to really listen and understand – something that may not have been fully appreciated by the public. The importance of land use planning was a key lesson from the experience. While the outcome was not what was originally desired, the process helped affirm the TKC people’s strong ties to the area, raise awareness of the issues for local residents, and ignite participation from TKC citizens. Hopefully these are process legacies that will benefit future planning.

## NEXT STEPS

### Action Items

- Natalie/TKC to let Susie know if there are any further edits; and
- Duncan to provide Susie with content re role of Committee for introduction.