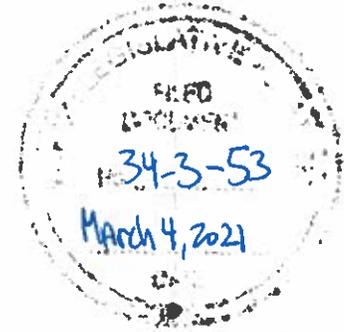




Yukon Legislative Assembly

Box 2703, Whitehorse, Yukon Y1A 2C6



February 16, 2021

Hon. Ranj Pillai
Deputy Premier
Minister of Energy, Mines and Resources
Box 2703
Whitehorse, Yukon Y1A 2C6

Dear Minister Pillai,

RE: Shallow Bay area proposed zoning - problems with the process

Recently, your government began consultation with residents of the Shallow Bay area on proposed zoning. I have heard many concerns from constituents, many of which relate to the lack of public consultation leading up to this point.

There are also serious concerns about procedural fairness of the process, including the lack of inclusion of any local farmers on the committee which you appointed as Minister of Energy, Mines and Resources, as well as proposals your government is circulating that would negatively impact property rights, the value of several titled properties, and seem likely to interfere with the ability of some people to continue to get insurance coverage for their homes and property.

I have also heard from a number of constituents who are upset about the map your government sent out with the proposed zoning, as they feel it is misleading.

The map makes it appear that two lots currently zoned 'Rural Residential' are zoned 'Agricultural'. It also shows one privately owned 'Rural Residential' lot on Horse Creek unclearly, making it incorrectly appear to some as if that titled property is Settlement Land owned by the Ta'an Kwach'an Council. And another property that is currently zoned 'Multiple Rural Residential' is shown as 'Rural Residential' on the map.

Since the owners of all four lots are also facing a zoning proposal that would significantly reduce their current rights, they are understandably upset about the fact that the map is confusing some other residents about the current status of this land. It is almost certain that public feedback will be materially biased by these misconceptions if this is not corrected quickly.

I urge you to ensure your government takes steps to immediately follow up with all property owners, including providing them a map clearly showing the current zoning of all properties in

the area – and another clearly showing how the current zoning and proposed zoning differ from each other.

While some land owners will benefit from the proposed zoning for the Shallow Bay area, in stark contrast to the most recent zoning regulation changes in the Mayo Road area, Hot Springs Road area, and Ibex Valley area, proposed zoning for the Shallow Bay area picks winners and losers – instead of providing new opportunities to some without negatively impacting other land owners.

The proposed 60-metre Riparian Buffer from both Horse Creek and Shallow Bay would have a very serious negative impact on some of my constituents, including potentially preventing them from being able to continue to get insurance for their homes. This is unfair and unacceptable.

As you know, farmers in the area are upset about proposed changes that would reduce their ability to use their land, and in some cases, would clearly negatively impact its value. Some of the proposed changes seem to conflict with your government's stated goal in the *2020 Yukon Agriculture Policy* to: "support the development and growth of an agricultural economy and associated infrastructure that is diverse, innovative, and competitive."

The Yukon Agricultural Association has raised concerns with your department about the impacts of the proposed zoning on farmers in the area, and concern about the precedents which could be set if this proposed zoning proceeds in its current form. They have asked you to extend public consultation by 90 days. I support this request, and urge you to extend the current February deadline for public comment by at least 90 days.

While this process has already taken longer than it should, it is very important that the end result be fair to all property owners. If the proposed zoning is passed in its current form, I can confidently predict that your government will find itself in court with some of my constituents.

Sincerely,



Brad Cathers
MLA for Lake Laberge

Cc. Cain Vangel, President, Yukon Agricultural Association