

OCP-01-2020 Public Input Submissions – 2nd Public Hearing (FINAL LIST OF SUBMISSIONS)

Tank Farm OCP Amendment Support

<email redacted>

Reply |

Today, 9:16 AM

Kosick, Kinden;

Simon Lapointe <email redacted>

This message was sent with high importance.

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OCP Amendment Support Letter Signatures.pdf 13 MB

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Action Items

Good Morning Kinden,

Attached for resubmittal to council is our letter of support with signatures from supporters, about 450.

More to come as we put this letter out for more response. What is our deadline to get public comments to you for consideration?

Regards,

Will Shewen

Shewen Management Consulting
<phone number redacted>

<email redacted>

PHASE I TANK FARM DEVELOPMENT - OCP AMENDMENT SUPPORT

May 5, 2020

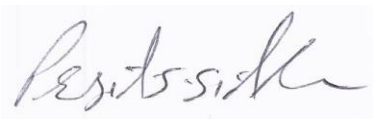
We the undersigned support P.S. Sidhu Trucking's application amending the OCP and proceeding with a commercial development on a portion of the "Tank Farm" property.

PS Sidhu Trucking has been remediating the Tank Farm property for over 10 years, and the project is now at the stage that development of Phase I can begin. The Phase I area is the southeastern corner of the property, adjacent to Wasson Place. Due to extensive excavation required to access contaminated soil and significant grade change across the parcel, this area is planned to match the land use of the neighbouring areas to the south and east. This designation is Commercial Industrial Mixed Use with some restrictions, the same current zoning and land use designation of Wasson Place.

This plan would put 13 one-acre parcels up for sale by summer of 2021 but is contingent on approvals from the City of Whitehorse to amend the OCP by summer 2020. As with land availability throughout Whitehorse, commercial properties are desperately needed in the marketplace.

Our signatures are our support for this project and the OCP amendment. We are demonstrating to Whitehorse City Council and Yukon Government that this private development is supported by and needed in our community.

Thank you for your time and support!

A handwritten signature in black ink, appearing to read "Paramjit Sidhu", written over a light blue rectangular background.

Paramjit Sidhu

Paul Schnadenberg Whitehorse

Name

Community/Business

Signature

W. J. J. Whitehorse W.S.

Name

Community/Business

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Naliss M. Whitehorse. REMAX nm

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Reed Whitehorse RB

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Ron Myles Whitehorse R. Myles

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Doreen Olson Whitehorse Doreen Olson

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Brendon A. Whitehorse

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John Etzel Ross Whitehorse John Etzel

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Karen Whitehorse Karen M. Leonard

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Sharon Hart Whitehorse

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Lucretia Flemming Whitehorse Lucretia Flemming

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David Whitehorse

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Elly Whitehorse Y.T. E. Shorty

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SA GELOS MANZIROS COSMOS RESTAURANT

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Jared Tuton TUTION PLUMBING

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Community/Business

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CRAIG TUTON Highway Investments

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Community/Business

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Seri Tuton Jamieson's Ltd Seri Tuton

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Ross King 39869 Yulon Inc Ross King

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SAN JUDOVIA COPPER HIDE BLVD

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BEN DE JONG ATMOSPHERE INSTALLATION

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DAN KING ATMOSPHERE FLOORING

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ROD MALCHOW KOPPER KINGS

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Dan Johnson Total North

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LUKE SHILVER WISE

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Travis Adams Nunavut Crashing
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MEGGY HANNA Nunavut Crashing
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TOM FISHER FISHER MECHANICAL
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ROO ADAMS TOTALTRAC
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SKORKE SAAS LTD
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MIKE DEASY QUALITY BOARDS Supply
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Peter WALSH Olyngk Charet
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D'Arcy Olyngk Airport Charet
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John Bray Adams Retail Group
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Colin Boyd Adams Retail Group
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SHANE KOOP TOTALTRAC RENTALS
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Paul Pearson whitehorse
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John Scurvey Whitehorse John Scurvey
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Youssef Stern WHSE
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Shavohn Bowe whitehorse
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Rose Billy Whse. Kim Cullen
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Donna Fox Whitehorse
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GERRY THICK WHITEHORSE
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NICK TURNER WHITEHORSE
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Nick Turner

Joey Lavoie Whitehorse
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Mary Skokum Whitehorse
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Tony Clennett WHITEHORSE
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Andrew Kovats White Horse
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Michael Sam HotWind Construction
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Michael Sam

JASON WILNEFF GREAT WEST Equipment

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JOSEPH VIGNALE WHITEHORSE

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Darrell Irwin WHITEHORSE

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Norm Elliott Whitehorse

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Cliff Knobloch whitehorse

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Doug Gee Whitehorse

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Ethan Plemel Whitehorse

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Rick Campbell WHITEHORSE

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DAVE Richard whse

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Dustin Hume Whitehorse

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Lee Jones whse

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Dennis Brails whse

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Richard Vandekley Whitehorse

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Michael Kasprach

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Sebastien Nadeau

Whitehorse Resident

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Matt Juwan

Whitehorse Resident

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Adam MacDonald

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James Kroeker

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Joey McNeil

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Denise Roy

Whitehorse

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Raymond Nielsen

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Chad Hamwood

Whitehorse Resident

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Wesley McManus

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John Harach

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Ron Dink

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Adam Torgeron

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ROBERT COHEN PORTER CREEK

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ANDREW TRICKS COTTER RIDGE

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Stephane Thibeault Inkpirationz

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Jeanine Myhr Arctic Star Printing

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Jim Clemmer LUCKY 13 ENT

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Keary Hlewka
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Stephane Churchill LUCKY 13 ENT

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Erica Gatchlow Whitehorse

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Karina Johnson Nexgen Mechanical

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Jillian Piper Whitehorse

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Jim Finn

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Nathan Hine Whitehorse

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Philip Willaughby Inland Whitehorse

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CINDY KELLINGTON Whitehorse

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Linda Mason Whitehorse

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CORY LERMO WHITEHORSE

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Shane Hoest Whitehorse

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DARREN HOWATT WHITEHORSE

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AL. GRIFFIN Whitehorse

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BILL CAUTHRON Whitehorse Y.T.

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Dean Green Whitehorse Y.T.

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Roger Kay Whitehorse Y.T.

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R. COB YUKON PUMPHUT


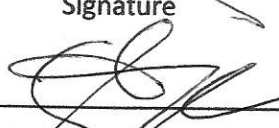

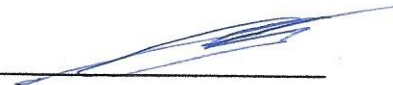
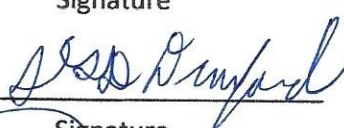






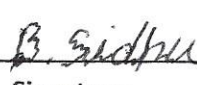
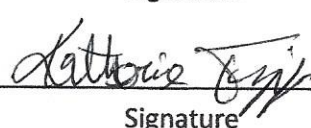
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Paul Tripp Whitehorse

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Name	BALJINDER SZDHU	Community/Business	HILLCREST	Signature	
Name	Katherine Tizya	Community/Business	Whitehorse	Signature	

Mark LeBlanc North 60 Petro, Whitehorse M. LeBlanc
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Derek Plante Copper Ridge D. Plante
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Bryan Just Mayo Rd Bryan Just
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Kiera Senatus Porter Creek Kiera Senatus
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ERIC OBIS GRANGER Eric Obis Granger
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Matt Hall Haines St Matt Hall
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Cathy Cackette Whse Lobird Cathy Cackette
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Jennifer Pearce Marsh Lake Jennifer Pearce
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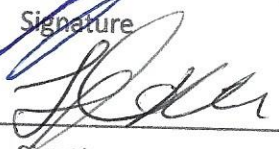
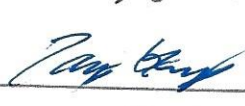
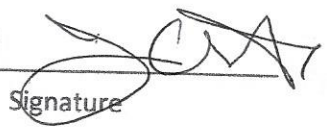
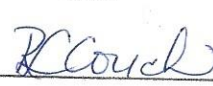


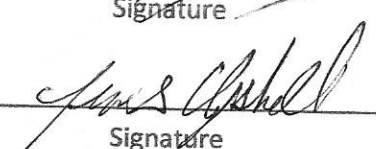
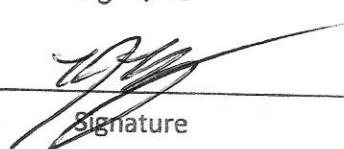
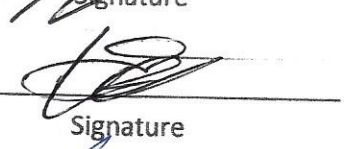

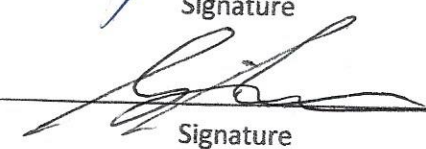
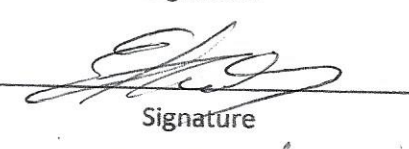
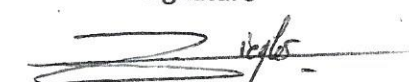
Megan Marthee Whitehorse Megan Marthee
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Cody Curlew Copper Ridge Cody Curlew
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Talula Maxfield Wolf Creek Talula Maxfield
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Tallulah McEllough CR Tallulah McEllough
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Ron Kulych Porter Creek Ron Kulych
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James Versille	Mobile Maintenance Serv.	
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Tyler Morin	Mobile Maintenance Services	
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Troy Henry	Mobile Maintenance	
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Jim CARTER	SUNSHINE DEVELOPMENT CORP	
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Robin Lynne Couch	Mobile Maintenance	
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Naomie Clark	Mobile Maintenance	
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Nick Light	MMS	
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Travis Upshall	MMS	
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Tim Berry	MMS	
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Furtis Coombs	MMS	
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BORIS CLARK	MOBILE MAINT. SERV.	
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Simon Busseaw	MMS	
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ED FERNANDES	MMS	
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OHo ZIEGLER	MMS	

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Vincent Godin Whitehorse YK
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Jade Ralls Whitehorse
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Rosa Zuniga Whitehorse
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Augusto Nunez Whitehorse
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Natalya Kell
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Leroy Bier Whitehorse
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Hazel Guyot Whitehorse
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Billie Giroux Whitehorse BILIE GIROUX
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Christine Plante YG Land Development
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John Garvick Whitehorse
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MANDEEP SIOHU WHITEHORSE
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ATTILA VARGA WHITEHORSE
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Anna Topakka

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Whitehorse

Community/Business

A. Topakka

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Nick Petersen

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Gay Leonard

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F. Doron

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Bud Young

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JAMES B. CARDINAL

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Lally Sacramento

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Pilar Nasal

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Sunny Bruton

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Lyle Leas

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Ron Woods

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M Harper

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Jim Maddox

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James Keobike

James Keobike CTE

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C. Keobike

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C. Carpentier

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M Brubaker

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JOE BINDEN

HILLCREST

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M. WILLES

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V. Garcia

Hillcrest

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PARAMJIT SIDHU

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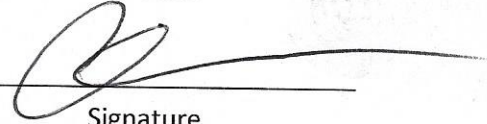
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CLINT TEICHROFF

WHITEHORSE



Name

Community/Business

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Linda Benoit Whitehorse



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Community/Business

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Kevin Martin

Evergreen



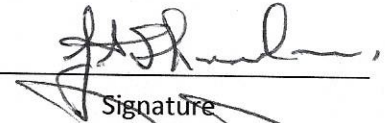
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Signature

Jim Sheeburne

Whitehorse



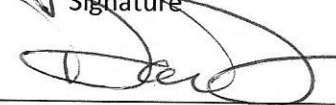
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Community/Business

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David Dixon

Whitehorse



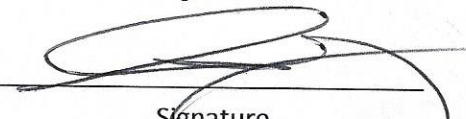
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Fraser Long

Whitehorse



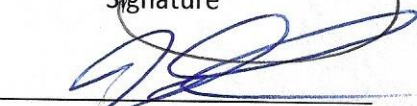
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Community/Business

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Jody Olson

Whitehorse



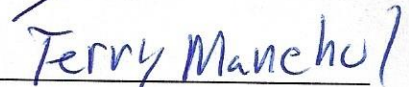
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Terry Marchal

Sandpiper 61



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Wade Kelkley

Whitehorse



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ERIC ROCHE

Whitehorse



Name

Community/Business

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Edmond Campbell

Whitehorse



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KEALAN CAMPBELL

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MILENE ANDRES WHITEHORSE
Name Community/Business Signature

Andrew MacKay whitehorse
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Tammy McKeown Whitehorse
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Wyatt Dunford whitehorse
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PATRICK whitehorse
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LORNE SMITH WHITEHORSE
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ENRIQUE REBARDIA WHITEHORSE
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LEONARDO DECON WHITEHORSE
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MacKenzie, Joe whse, 74
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Vera Charlie ^{Whse.} Carmack
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Donald Whse
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Natalie Stelson Whitehorse
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Notenck Gigantona Whitehorse
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JUSTIN

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WHITE HORSE

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Marie-Pier HART Whitehorse
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Bonnie Dorr Whitehorse
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Annette Dettich Whitehorse
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Raph Whitehorse
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Grant M. Daulton Whitehorse
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KEN NORDIN Laberge Environmental
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Andre Ali Whitehorse
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Jennifer Tracey Whitehorse
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Ilan Shortz Pelly Crossing
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Brayden North 460
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Lawrence Couley Whitehorse
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Morning Star Golden Horn
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Francine Isaac-Brown Whitehorse
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Alan Pelletier Whitehorse Alan Pelletier
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DAVID KERR Whitehorse
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Becki Brauen Whitehorse
~~English~~
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JAY BELISLE Whitehorse
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JOCELYNE ISABELLE WHITEHORSE
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Pred Selhu Hillcrest
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Johnny Smith Whitehorse
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Delaney Amell Whitehorse
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Ralph James Whitehorse
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SAPIR MORGAN Whitehorse
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Alex Charles Whitehorse
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LYLE Goodings Whitehorse
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B. MARTE Whitehorse
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Michael Brandt

M. Brandt

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Rachelle Dufour - Whse.

R. Dufour

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Dillon

Whitehorse

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Rob English

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Sandi Bigger

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Scott R. R.

Whitehorse

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Blaine Mason Whitehorse



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Name	Shane Salvese	Harbor Junction	Signature
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Name	Lucas Wysocki	FALCON RIDGE	Signature
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Name	KELSEY QUINN	Whitehorse	Signature
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Saurav Taneja

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Tony's Pasta

Community/Business

Saurav Taneja

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Amritpal Dhalwal

Name

Hillcrest

Community/Business

Amrit

Signature

Bonnie Howell

Name

HILLCREST

Community/Business

BHowell

Signature

John Shida

Name

Hillcrest, WA

Community/Business

Signature

Ruth Githard

Name

Hillcrest

Community/Business

Signature

Mark Lewis

Name

Hillcrest

Community/Business

Signature

Johnstone

Name

Hillcrest

Community/Business

Signature

Linda Caron

Name

HILLCREST

Community/Business

Linda Caron

Signature

Nicole Inequas

Name

Hillcrest

Community/Business

Signature

M. Wood

Name

Hillcrest

Community/Business

Signature

G. Pantalone

Name

Hillcrest

Community/Business

Signature

Carol Lipsey

Name

Hillcrest

Community/Business

Carol Lipsey

Signature

COBURN

Name

HILLCREST

Community/Business

Signature

Bruce Chambers Resident Bruce Chambers

Name	Community/Business	Signature
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William Amato	Hillcrest	William Amato
Name	Community/Business	Signature

Clayton Loft	Hillcrest	Clayton Loft
Name	Community/Business	Signature

Sheila Freshman	Hillcrest	Sheila Freshman
Name	Community/Business	Signature

Spencer J. Hillcrest	Hillcrest	Spencer J. Hillcrest
Name	Community/Business	Signature

Doug Hoffman	Hillcrest	Doug Hoffman
Name	Community/Business	Signature

Jim Reid	Hillcrest	Jim Reid
Name	Community/Business	Signature

G. Boesvert	Hillcrest	G. Boesvert
Name	Community/Business	Signature

V. Campbell	Hillcrest	V. Campbell
Name	Community/Business	Signature

A. Depra	Hillcrest	A. Depra
Name	Community/Business	Signature

BARB KELLY	HILLCREST	B Kelly
Name	Community/Business	Signature

Kevin Daff	Hillcrest	Kevin Daff
Name	Community/Business	Signature

Fay Branigan	Hillcrest	Fay Branigan
Name	Community/Business	Signature

JOANNA	WHITEHORSE	J. Munn
Name	Community/Business	Signature
Jo Rick	White Horse	Rick Burt
Name	Community/Business	Signature
GE Munn	White Horse	GE Munn
Name	Community/Business	Signature
Angel	White Horse	Angel
Name	Community/Business	Signature
D. Hewand	White Horse	D. Hewand
Name	Community/Business	Signature
GORDON PETER	WHITE HORSE ROSS RIVER	Gordon Peter
Name	Community/Business	Signature
Dwayne Tom	Whitehorse	Dwayne Tom
Name	Community/Business	Signature
Evan Wesseler	Whitehorse	Evan
Name	Community/Business	Signature
Ellen Jones	Whitehorse	Ellen Jones
Name	Community/Business	Signature
KEITH WHITTEN	WHITEHORSE	Keith Whitten
Name	Community/Business	Signature
Sheldah	Whitehorse	Sheldah
Name	Community/Business	Signature
Dylan Sanoke	Whitehorse	Dylan Sanoke
Name	Community/Business	Signature
Patricia Boss	White	Patricia Boss
Name	Community/Business	Signature

Name Community/Business Signature

Aberdeen Breuer Whitehorse MB
Name Community/Business Signature

Susan Arenburg Whitehorse P. Arenburg
Name Community/Business Signature

Velma Silas Whitehorse Kelly Xiong
Name Community/Business Signature

Elaine White Euse
Name Community/Business Signature

Santana Taylor Whitehorse
Name Community/Business Signature

Peggy Dubeau Whitehorse P.D.
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Delores Grant Whitehorse
Name Community/Business Signature

Shelby Hill Whitehorse
Name Community/Business Signature

Tim Pyke Whitehorse
Name Community/Business Signature

Josh Craver Whitehorse
Name Community/Business Signature

Terry Sherman Whitehorse
Name Community/Business Signature

Melody Reynosa Whitehorse M.R.
Name Community/Business Signature

JAMES BERGEREN WHITEHORSE

Name

Community/Business

Signature

DOUG WATTS

WHITEHORSE

Name

Community/Business

Signature

Ken Schultz Whitehorse

Name

Community/Business

Signature

Mark Heynen Centennial Motors

Name

Community/Business

Signature

DAVE STERNER WHITEHORSE

Name

Community/Business

Signature

Sharon Heynen Centennial Motors.

Name

Community/Business

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Daryl Patland Whitehorse

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Phillip Peterson Whitehorse

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Jeff Seaman Whse.

Name

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Signature

BRUCE HENRY WNSE.

Name

Community/Business

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GRIG CANNON WNSE

Name

Community/Business

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Frank. Dawson WNSE

Name

Community/Business

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V. Celuszak M. Lowe.

Name

Community/Business

Signature

Raymond Chretien Whitehorse Ray Chretien

Name

Community/Business

Signature

Morgan Schmidt Great West Equipment

Name

Community/Business

Signature

Gregor Dawe Great West Equipment

Name

Community/Business

Signature

Rick Weihers Whitehorse, YK

Name

Community/Business

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Sesse Hill GWE

Name

Community/Business

Signature

Elwe Herrmann Whitehorse

Name

Community/Business

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DS Hart Whitehorse

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Community/Business

Signature

H. Wong Whitehorse

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Community/Business

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Mike Enki Whitehorse

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Community/Business

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Ed Lamb Whitehorse

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Community/Business

Signature

Bryan Couley Whitehorse

Name

Community/Business

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Ashiq Golubic Whitehorse

Name

Community/Business

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Devon Clark Whitehorse

Name

Community/Business

Signature

Carl Maguire PO Box 20945 667-4563

Name

Community/Business

Signature

D Charlie

Carmacks

Name

Community/Business

Signature

Corey Mackie Whitehorse

Name

Community/Business

Signature

Wolfgang West Whitehorse

Name

Community/Business

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Samantha Lacourse Whitehorse

Name

Community/Business

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Evan

Whitchorn

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Community/Business

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Robert Rust Whitehorse

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Community/Business

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Kyle Low AURORA con

Name

Community/Business

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X Anderson Sidhu Trucking

Name

Community/Business

Signature

RICK ZUBAN

WHITEHORSE

Name

Community/Business

Signature

Doug Low JR Whitehorse YT

Name

Community/Business

Signature

Kevin Surt White

Name

Community/Business

Signature



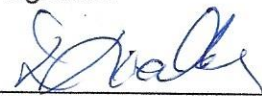
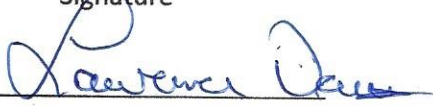

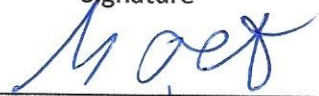
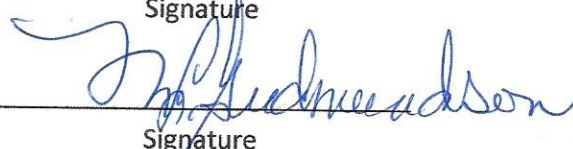
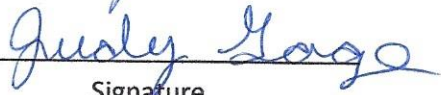
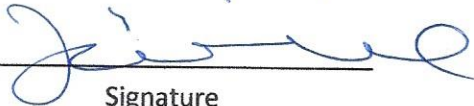
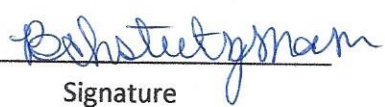



Jordan Butler

White

Name

Community/Business

Signature

Stella Gregory	Whitehorse	
Name	Community/Business	Signature
Edman Allen	Whitehorse	
Name	Community/Business	Signature
DAN Walker	Whitehorse	
Name	Community/Business	Signature
Lawrence Vano	Whitehorse	
Name	Community/Business	Signature
Nellie Dale	Whitehorse	
Name	Community/Business	Signature
Matthew Tricket	Whitehorse	
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May Gudmundson	Whse	
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Judy Gage	Whse	
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John Kermelawicz	Whitehorse	
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Adet	Whitehorse	
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William Kenton	Whitehorse	
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Lloyd G Gregory	Whitehorse	
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Floerix	Whse Whse	
Name	Community/Business	Signature

Tracey Baxter Whitehorse J. Baxter
Name Community/Business Signature

Kara Steele Copper Ridge K. Steele
Name Community/Business Signature

Dimitz Whitehorse
Name Community/Business Signature

John Laybolt Whitehorse J. Laybolt
Name Community/Business Signature

Tom Banker WHITEHORSE T. Banker
Name Community/Business Signature

Dennie Cornie Copper Ridge
Name Community/Business Signature

Jamie Bowie Whitehorse Jamie Bowie
Name Community/Business Signature

Hunter Organ Wood Whitehorse Hunter Organ Wood
Name Community/Business Signature

Crystelle Beliveau Whitehorse C. Beliveau
Name Community/Business Signature

Ray Knyta Whitehorse Ray Knyta
Name Community/Business Signature

WAYNE BRAGA WHITEHORSE Wayne Braga
Name Community/Business Signature

BOB CAVIE WHITEHORSE Bob Cavier
Name Community/Business Signature

SKYLAR SANKOROFF WHITEHORSE Skylar Sankoroff
Name Community/Business Signature

Ronnie Marshall Chieftain Energy

Name

Community/Business



Signature

Samara Wortbaum Chieftain Energy

Name

Community/Business

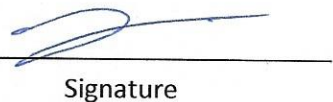


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TREVOR SWINAMER Chieftain

Name

Community/Business

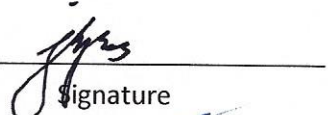


Signature

John Kempis Chieftain Energy

Name

Community/Business



Signature

Javad Paj

Name

Community/Business



Signature

SIEVE GALLIB CHIEFTAIN

Name

Community/Business

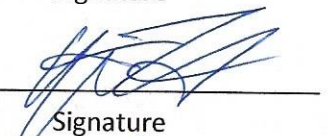


Signature

Clayton Thomas Thomas Contracting Yukon, Inc

Name

Community/Business



Signature

Cagary Copp Kelly Construction

Name

Community/Business

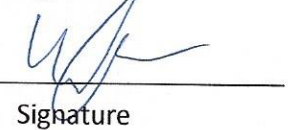


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Dais Wortbaum Whitehorse

Name

Community/Business

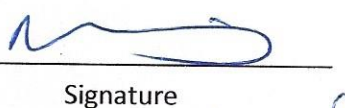


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DUNGU GAUES WHITEHORSE

Name

Community/Business

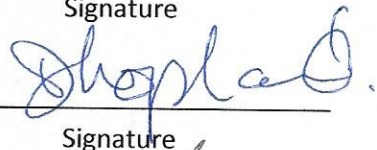


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SCOTT SKORLAND WHITEHORSE

Name

Community/Business

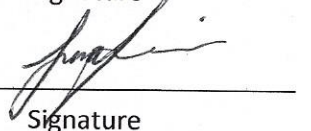


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Lue Gaurin Whitehorse

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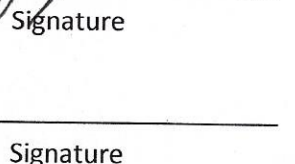


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Wayne Gaur Whitehorse

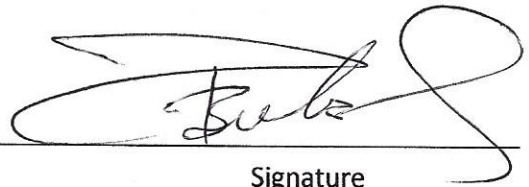
Name

Community/Business



Signature

Paul BUBIAK



Name

Community/Business

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Clayton Bergen



Name

Community/Business

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TONY DAFOE



Name

Community/Business

Signature

TOM FIRTH

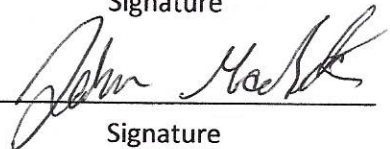


Name

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John Malak



Name

Community/Business

Signature

Cal Murdoch



Name

Community/Business

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Blair Fischer

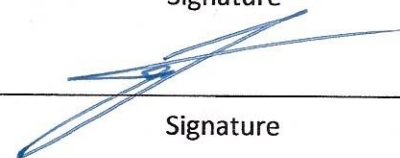


Name

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Jason Giordano



Name

Community/Business

Signature

CHRIS GOOD

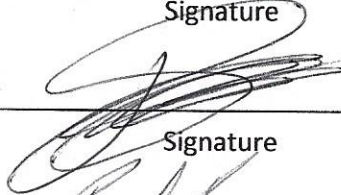


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Douglas Ponzioen

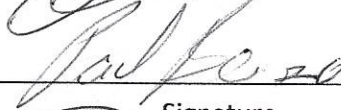


Name

Community/Business

Signature

PAUL BEESE

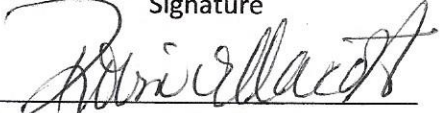


Name

Community/Business

Signature

ROBIN ELLACOTT



Name

Community/Business

Signature

Jing Pataillonas



Name

Community/Business

Signature

Daniel MacDonald Whitehorse

Name

Community/Business

Signature

Mike Polan Whitehorse

Name

Community/Business

Signature

IZAK Blouin Whitehorse

Name

Community/Business

Signature

DOUG SMITH WHITEHORSE

Name

Community/Business

Signature

Clint Power Whitehorse

Name

Community/Business

Signature

Blaine Silbernegel Whitehorse

Name

Community/Business

Signature

Cara Brown Whitehorse YT

Name

Community/Business

Signature

CLINTON MAYES WHITEHORSE, YT

Name

Community/Business

Signature

Conor Elmes Whitehorse, YT

Name

Community/Business

Signature

Red Young Whitehorse YT

Name

Community/Business

Signature

Andrew Beattie AOTEN WHITEHORSE

Name

Community/Business

Signature

ELIANE ROY Whitehorse

Name

Community/Business

Signature

JOE MARQUARDSON WHITEHORSE

Name

Community/Business

Signature

DEAN HASSARD WHITEHORSE

Name

Community/Business

Signature

Cody Ostasew

TCM

Signature

Name

Community/Business

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BRYAN KOOP

WHITEHORSE

Name

Community/Business

Signature

Mridunjay Singh Whitehorse

Name

Community/Business

Signature

Brent Cooren

Whitehorse

Name

Community/Business

Signature

Michelle Paquet Whitehorse

Name

Community/Business

Signature

Theresa DeHeest Whitehorse

Name

Community/Business

Signature

PAUL BUREN WHITEHORSE

Name

Community/Business

Signature

Dilan Parker Whitehorse

Name

Community/Business

Signature

RYAN WARNER DONCAN'S LTD WHITEHORSE

Name

Community/Business

Signature

Warren Smeeton Canada Flooring

Name

Community/Business

Signature

BOB MURRAY CANADA FLOORING

Name

Community/Business

Signature

NEAL LETANE LETANE CONST.

Name

Community/Business

Signature

Rob Wilcox

Whitehorse



Name

Community/Business

Signature

Ken Mason

WHITEHORSE



Name

Community/Business

Signature

Holly Wilcox

WHITEHORSE



Name

Community/Business

Signature

Derek Kinderter

Whitehorse



Name

Community/Business

Signature

Brad Barker

Name

Community/Business



Signature

Chris Schneider

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Community/Business

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Ken Moore

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Community/Business



Signature

SPENCER MASON

Name

Community/Business



Signature



Name

Community/Business



Signature

Ryan MacDonald

Name

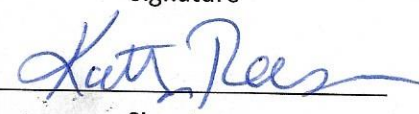
Community/Business



Signature

KATHY REESE

WHSE



Name

Community/Business

Signature

Ian Elliott

Whse



Name

Community/Business

Signature

Brett Brieman

Whse



Name

Community/Business

Signature

Clarifications around Status of the Tank Farm (Remediation)- July 13 meeting

Sylvie Binette <email redacted>

Reply

Today, 12:42 PM

Boyd, Dan; Curtis, Dan; Roddick, Steve; Cabott, Laura; Curteanu, Jocelyn; Stick, Jan; Hartland, Samson; Gau, Mike; Ross, Patrick; Kosick, Kinden; +3 more

You forwarded this message on 7/16/2020 12:46 PM

Enterprise Vault

Dear City Council and Staff

I would like to offer clarifications around the status of the Tank Farm with respect to the remediation designation as asked by Councillor Boyd on July 13 meeting.

I researched the status with Yukon Environment and received confirmation that only a portion of the Tank Farm (Phase 1) has received an official Certificate of Compliance (CoC) under the Environment Act and that another portion is still pending. It is understood that this has implications as far as bylaw changes the City can actually make.

In summary here is the information I gathered from Yukon Environment:

1. A certificate of compliance (CoC) has been issued for the Phase 1 portion of the property, but the majority of the site remains designated. YG Environment has received an application for a CoC that would remove the designation from the majority of the site, but has not yet reviewed and verified this request. Until such time that a CoC is issued, Environment maintains regulatory oversight over the land use of the designated portion of the property and approval is required to conduct excavation and construction activities.
2. YG Environment Staff noted that the potential remedial work associated with the land treatment facility (LTF) was mentioned at the council meeting. The LTF is currently in the process of being decommissioned. The decommissioning process is regulated under an Environment Act permit so YG has regulatory control over this process and will require evidence that contamination does not remain.
3. It is YG Environment position that YG will not prevent the removal of soil stockpiles that were generated as part of the approved remedial process, because YG does not regulate the transport of clean material. This does not conflict with the authorizations issued by the City. The authorization under which remediation was taking place has expired so no additional stockpiles should not be generated with the exception of material from the Phase 1 portion of the site. This material can be stockpiled on a portion of the property approved by Environment, but it cannot be removed from the site without our approval.
4. Environment no longer has strict regulatory oversight over the phase 1 portion of the property following the issuance of the CoC.

I hope this helps everyone with the decisions around the Bylaw 2020-10 changes.
Sincerely,

Sylvie Binette
Valleyview

Tank farm

D R <email redacted>

Reply

Today, 10:58 AM

Public Input

You replied on 7/17/2020 11:01 AM.

Enterprise Vault

I'm in favour of Sidhu's plan to turn part of the tank farm into industrial area
Sent from my iPhone

OCP Amendment support for Sidhu trucking

J P <email redacted>

Reply

Today, 11:07 AM

Public Input

You replied on 7/17/2020 11:08 AM.

Enterprise Vault

Good day,

Sidhu is in the final stages of remediation at the Tank Farm and doing an amazing job. I would love to see both commercial and residential private development after all the failed attempts, delays and over spending on government run property projects.

I support Sidhu Trucking's OCP amendment currently in front of council.

Thank you

Justin peterson
Whitehorse resident, property manager, trucking/excavation contractor and lifelong Yukoner.
<email redacted>
<email redacted>

RE: Bylaw 2020-10 Second Public Hearing August 10, 2020

Kat Secord <email redacted>

Reply

Today, 2:49 PM

Public Input

Enterprise Vault

Hello,

I am pleased to see the amendment to Bylaw 2020-10. I think the addition of Policy 10.9.9 was appropriate – particularly establishing this area as a **Direct Control District**. That is somewhat comforting as a Hillcrest neighbour to the Tank Farm. This large track of land has certainly presented many challenges for the owner with both the contamination factors and the height factors close to the airport. I am also looking forward to a potential overall plan for the area as things move along for the owner of the property.

So I am in support of the bylaw with this amendment.

As a further note, I am a walker and walk daily in the area. At this point in time, one of my routes is to walk in the flattened gravel area between the Wasson Industrial properties and the Tank Farm property and then further east to the Alaska Highway or north to the Valleyview Escape Trail, which goes between the east fence of the Tank Farm and the Ta'an area. I am looking forward to seeing what area is considered for public access on the east side of the Tank Farm property to continue to access the Highway and the route to Valleyview as things progress.

Kathryn Secord

<address redacted>

Whitehorse, YT

<phone number redacted>

OCP Amendment

Kelsey Quinn <email redacted>

Reply

Fri 7/17, 3:33 PM

Public Input

Red Category

You replied on 7/20/2020 12:16 PM.

Enterprise Vault

Good day,

I am writing today to express my support for Sidhu Trucking's OCP amendment that is currently in front of council.

Thank you,
Kelsey Quinn

Support for the tank farm

Paramjit Sidhu <email redacted>

Reply |

Fri 7/17, 7:02 PM

Public Input

You replied on 7/20/2020 12:16 PM.

Enterprise Vault

Clearly I am in support of the OCP amendment and any future work done on the tank Farm by P.S. Sidhu Trucking Ltd.

Thank you
Paramjit S Sidhu

Sent from [Mail](#) for Windows 10

OCP Amendment Tank Farm Phase 1

Cal Murdoch <email redacted>

Reply |

Yesterday, 4:19 PM

Public Input

Enterprise Vault

Good Afternoon,
I would like to register my approval for the above mentioned proposed amendment.

Cal Murdoch
Vice President

Integra Tire Whitehorse
107 Industrial Road
Whitehorse, Yukon, Y1A 2T7
<phone number redacted>

support for tank farm

Mandeep Sidhu <email redacted>

Reply |

Yesterday, 12:37 PM

Kosick, Kinden

Enterprise Vault

Good day,

id like to voice my full support for the tank farm development.

I oppose the land being turned into a direct control district.

It is private land and sets a dangerous precedent. regulations must be met with any development, however, creating a direct control district allows the city to control development with no cost or risk.

Also, the entire principle goes against the Canadian Bill of Rights.

"it is hereby recognized and declared that in Canada there have existed and shall continue to exist without discrimination by reason of race, national origin, religion or sex, the following human rights and fundamental freedoms;

(1) the right if the individual to life liberty and security of person and enjoyment of property and right not to be deprived thereof except by the due process of law."

the council is not a legal entity. Your attempt to directly control a private persons property goes directly against the Canadian Bill of rights.

So to the control district, i hope that the city removes this clause.

Sent via [BlackBerry Hub+ Inbox for Android](#)

The white pass tank farm

N60TV <email redacted>

Reply

Yesterday, 4:14 PM

Public Input

Enterprise Vault

I support the tank farm development and would like to see the OCP changed to allow phase 1 to begin, while allowing the rest of the development to sustain large, desirable, residential lots. I do not agree with making this area a direct control district.

Sidhu Trucking OCP Amendment

Darrell Pasloski <email redacted>

Reply

Fri 7/24, 6:15 PM

Public Input

Enterprise Vault

To whom it may concern:

I am writing to support this amendment currently before Council.

Land development by the private sector has many benefits, the most significant being the ability to deliver lots at a lower cost.

Already there are successful examples of private-sector land development in Whitehorse, and the tank farm property should be the next example.

As you most certainly are aware, in Southern Canada land development is almost exclusively done by the private sector.

I urge you to vote in support of this amendment.

Darrell Pasloski BSP(Dist)

Sent from my Bell Samsung device over Canada's largest network.

Proposed Amendment to the Official Community Plan – Bylaw 2020-10

<email redacted>

Reply |

Mon 7/27, 2:19 PM

Public Input

To help protect your privacy, some content in this message has been blocked. To re-enable the blocked features, click [here](#).

To always show content from this sender, click [here](#).

Enterprise Vault

Hello,

Thank you for the opportunity to review the proposed amendment.

Land Planning Branch has reviewed the proposed City of Whitehorse Bylaw 2020-10 to amend the 2010 Official Community Plan (OCP) to change the designation of a portion of Lot 429, Group 804, Plan 26170 LTO (Tank Farm) from Residential – Urban to Mixed-Use – Industrial/Commercial which will allow for new commercial/industrial development in the Burns Road/Wasson Place area.

These amendments follow good planning practice and the process itself meets the requirements set out in the *Municipal Act*, s. 280, 281, 282.

Even though the property owners have indicated that they believe this portion of the Tank Farm site is more suitable for commercial/industrial development due to its proximity to similar uses and elevation, I am concerned about the re-designated Mixed-Use Industrial/Commercial zone being adjacent to the northerly Residential-Urban designation. I recommend that this re-designation is planned accordingly as to not interfere with the adjacent Residential-Urban land use.

Please contact me if you have any questions at <email redacted>

Thank you,

Amanda Taylor

Amanda Taylor, MCIP, RPP

Land and Resource Planner

Energy Mines and Resources | Land Planning Branch

T <phone redacted> | Yukon.ca

Additional Comment on the tank farm

Mandeep Sidhu <email redacted>

Reply|

Mon 8/3, 3:16 PM

Public Input

You forwarded this message on 8/4/2020 10:17 AM

Tank Farm Comment from Jean Paul.docx202 KB

Download

Enterprise Vault

Good day,

Since submitting my first comment on the tank farm. I would like to point out two other aspects that should be clarified:

1) The wording of the current bylaw in front of COW is extremely heavy handed. I have heard from multiple people that the CDC is causing them to reconsider buying lots as they would never want the City having DIRECT CONTROL of the lands and buildings. I'd further offer that the legislation from section 291 never intended that.

the second aspect

2) The comments of some of the HCA including the previous president is very alarming and should be addressed. I've attached the comments. As president and as a resident of hillcrest he has furthered these ideas which are completely false. He states that homes should be developed within 3-4 years after the environmental cleanup is approved. The cleanup has not been approved for the entire property yet he says that the buildings not being on is an example of smoke and mirrors. He also states that the owner has pocketed mass amounts of money from this. This is also incorrect. He states that trucks drive through residential areas. This is false. With the additional exit on Hamilton blvd, the tank farm has caused less dust than the previous Argus gravel haul. If this was just an average citizen, it would be no issue that he's giving false information. However as a previous president, he has more responsibility + influence. I would ask that comments about the tank farm that echo the sentiment of Jean Paul be scrutinized for accuracy. If complaints are being raised that echo

Jean Paul's statements, then the City should take the time to check the validity of those statements. Even the current president of the HCA "liked" his comments on facebook. Which, arguably, means that she supports what he is saying. Even though it is inaccurate.

Mandeep Sidhu
<phone redacted>



Jean-Paul Molgat Ten years ago, Hillcrest/Valleyview residents attended a session at the CGC put on by consultants for Sidhu/Mickey. There was a neighbourhood plan on the wall and we were asked detailed questions like where the trails and sidewalks should go. It was supposed to be built just as soon as the remediation ended, in 3-4 years, with a promise that no gravel would be extracted, just moved around the site. 10 years, thousands of lucrative gravel truck hauls later and plenty of noise, dust and heavy industrial traffic through our neighbourhoods, and there's not a home in sight, just another request for an OCP change for... you guessed it, a massive gravel extraction project, again disguised as a development. I can understand why the City wants some control. Many promises broken, lots of smoke and mirrors.

Like · Reply · 3d



2



Mandeep Sidhu so remediation was just approved last year? I'd add. the cost to taxpayers has been \$0 and has led to one of the largest environmental clean ups completed in Whitehorse.

Like · Reply · 3d · Edited



1



Sylvie Binette Author Certificate of compliance is not actually processed for all the property.

Like · Reply · 3d



1



Jean-Paul Molgat It has led to a "temporary" quarry between two neighbourhoods in the middle of Whitehorse at the entrance to our City, the loss of a neighbourhood amenity, the destruction of Sumanik Drive, alot of money in the owners' pockets and basically nothing but an giant ugly pit. Zero dollars does not mean there hasn't been a cost. There were cheaper and less disruptive ways to remediate...but those didn't make anyone any money.

Like · Reply · 3d



Sylvie Binette Author I understand too that no royalties has been paid on the gravel that was extracted, as is for any other gravel quarry.

Like · Reply · 3d



Mandeep Sidhu alot of money in the owners pocket? do tell?



Mandeep Sidhu alot of money in the owners pocket? do tell? each cent + more has gone back into it. The bill is around 15 million for the cleanup. You think 15 million of gravel has been pulled with 0 costs? The ammenity was/is private property that has been zoned this way since 2002 for residential development. Sumanik drive? There is a huge change happening around this area that the tank farm happens to be a part of. It isnt the instigator in this. Are you happy at all that the tank farm is being cleaned? Each driver, operator, surveying company, developer... is gaining a living off that work. You seem to have an inside track to some finances that I had no idea about. If you'd like to produce some evidence for the "alot of money" in the owners pockets, please do! But I doubt any exists.



Like · Reply · 3d



Mandeep Sidhu It is precisely this vitriol and falseness that perpetuates animosity. I, seriously, would like to have an honest and sincere discussion about this. But the hyperbole of "alot of money," "dust and traffic through our neighborhoods," the trucks never drive in the residential areas. The dust is less than the argus property extraction (completely different exit), but somehow these are the stories that get pushed ahead. When a member of the HCA decided to throw hate at a community business, HCA stood by and allowed it. Brought up at the AGM the issue was silenced. Jean is spouting off opinion with no evidence behind it. But that's ok. This is exactly why discussions seem to be one sided or misrepresented. Language like "smoke and mirrors" is completely misleading. I've mentioned it before. Hillcrest cannot expect the City or YG to work with them when this group of voices continually spoils truthful discourse with appeals to emotion. The City and YG have requested feedback and each time they are presented with militant opinions that lack sound logic. It's not productive. Jean can go on his rants, but his misinformation doesnt help inform residents or bring them into a circle of discourse. If people take the time to inform themselves of the plans for the tank farm, the expenses/investment, they may find that the tank farm could be a neat residential extension that increases property values and creates a community circuit. The other option is the City takes it over and gets maximum densification. People seem to forget we live here. There is no interest for the owner or his family to see the degradation of the neighborhood.



Like · Reply · 3d · Edited



Doris Wurfbaum Mandeep Sidhu So, so well said!



Care · Reply · 2d



The first comment made by Jean Paul was “liked” by the current HCA president (Shaunagh stikeman, and Jenn Roberts).

Comments Re Tank Farm Phase 1 Zoning Amendment- Second Public Hearing.

Sylvie Binette <email redacted>

Reply|

Yesterday, 12:26 AM

Mayor&Council;

Public Input

Enterprise Vault

Dear Mayor and Council,

Thank you for the opportunity to comment again. Although much has been said already about the zoning amendment proposed by Sidhu Trucking for Phase 1 of the Tank Farm, it seems that there is always new development that keeps everyone on their toes.

Sale of the property and development options:

By now you aware that the property is for sale. <https://www.realtor.ca/real-estate/22161819/lot-42930-valleyview-drive-whitehorse>

According to Mr Sidhu's son on Hillcrest Facebook page, the land was offered to the City who was not interested, there are interest among Chinese and American buyers and the second public hearing for Phase 1 Zoning Amendment is still a go. That is very confusing. One wonder if this is a strategy for pushing the City into moving the Zoning Amendment. One could also question the real intent of developing the Tank Farm into a residential area, as I and many of the residents of Valleyview have been saying all along.

Nevertheless, it points out to the urgent need of requesting and imposing the development of firm and concrete plans to the proponent for the development of this residential area.

Note that if ownership is changed all the restrictions that comes along with the designation would still apply to the designated portion of the property. The current Ministerial Authorization could likely be transferred to the new owner if they agreed to adhere to all of conditions or they could apply for a new authorization if they wanted to conduct activities that were not previously approved. Any decommissioning required under old authorizations would be the responsibility of the current property owner. Certificates of compliance are issued when contamination no longer remains and do not contain any conditions. Any current or future certificates of compliance would not be affected by a change in ownership.

As a resident of Valleyview neighboring this area, I want to see a residential area- not a quarry. I would like to see it in the very short while. It is a fact that we were consulted in 2012 about this residential area by the proponent and former owner. Still to this day, we are talking about Zoning Amendment for an industrial/ commercial area and no word and no plan about any of the residential area. It brings me to think of couple ideas.

- If really the whole property is for sale and Mr. Sidhu has offered a bargain price to the City as mentioned in his son's message, why won't the City consider buying and developing it? It would allow for residential area in a rather short term, would match the City's intent to have more residential lots and would enable to work with the two First Nations neighboring land owners. It would also prevent the development of a long-term quarry where 750,000 cubic metre of gravel (See area it represents down below), being stored, crushed and hauled out (basically a quarry operation) of the site within a residential area for another so many years.
- Another option I am thinking is setting up surety bonds and development agreements with the developer/ land owner. The City of Calgary is using this as a way to encourage development. Something to explore.

Change of Bylaws:

In any event I do not recommend you change the bylaw you proposed to change during the July 13 meeting. Contrary to what was said at the meeting only Phase 1 has current certificate of compliance. I have sent you that info before but I am writing it here again.

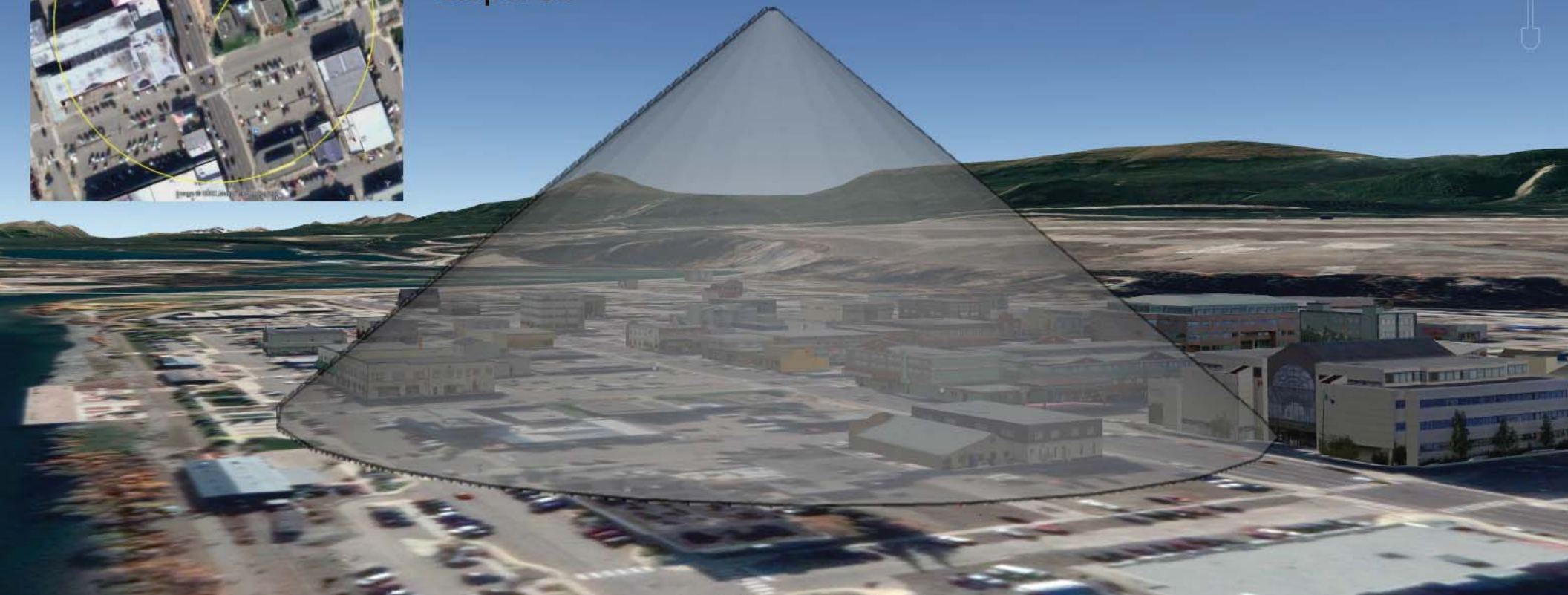
I researched the status with Yukon Environment and received confirmation that only a portion of the Tank Farm (Phase 1) has received an official Certificate of Compliance (CoC) under the Environment Act and that another portion is still pending. It is understood that this has implications as far as bylaw changes the City can actually make.

In summary here is the information I gathered from Yukon Environment:

1. A certificate of compliance (CoC) has been issued for the Phase 1 portion of the property, but the majority of the site remains designated. YG Environment has received an application for a CoC that would remove the designation from the majority of the site, but has not yet reviewed and verified this request. Until such time that a CoC is issued, Environment maintains regulatory oversight over the land use of the designated portion of the property and approval is required to conduct excavation and construction activities.
2. YG Environment Staff noted that the potential remedial work associated with the land treatment facility (LTF) was mentioned at the council meeting. The LTF is currently in the



Volume: 750,000 m³
Diameter: 215m
Height: 62m
Slope: 30°



process of being decommissioned. The decommissioning process is regulated under an Environment Act permit so YG has regulatory control over this process and will require evidence that contamination does not remain.

3. It is YG Environment position that YG will not prevent the removal of soil stockpiles that were generated as part of the approved remedial process, because YG does not regulate the transport of clean material. This does not conflict with the authorizations issued by the City. The authorization under which remediation was taking place has expired so no additional stockpiles should not be generated with the exception of material from the Phase 1 portion of the site. This material can be stockpiled on a portion of the property approved by Environment, but it cannot be removed from the site without our approval.
4. Environment no longer has strict regulatory oversight over the phase 1 portion of the property following the issuance of the CoC.

Petition by MR Sidhu:

I see that 450 names were recruited by Mr. Sidhu in favor of the Zoning Amendment. I would like to question the validity of the petition. Friends of mine who lived out of town were at the Laundromat just before the First public hearing and were asked to sign the petition without too much explanation. Everybody that walked in was asked the same question. The Valleyview Community Association had 72 signatures in a letter for the last public hearing, that we had collected after consulting with all our community residents and the City counted those for ONE letter of opposition. I hope a similar and just treatment is used in assessing this petition.

In summary:

I want to see the development of a residential area in a rather short time and not of a quarry, nor of the place where gravel is stored for years and zoning amendments continue to be the process by which the owner can apply over and over in order to crush, move and sell that 750,000 cubic meter of gravel. And by the way shouldn't we talk about royalties for all the gravel that have been hauled just like any other operators are mandated to do?

I hope these words provide insights as to how important the development of a residential area is for my family and us as Valleyview residents. I want people, neighbours to socialize, play and visit. I want trails where I can meet people walking their dogs and biking with their kids, streets where we can hold gatherings and play street hockey games with neighbours from the residential Tank Farm area (post-Covid of course). This would just not be the same with a gravel pit/quarry.

Sincerely,

Sylvie Binette

Valleyview

Tank Farm Phase 1 Zoning Amendment- Second Public Hearing

loc B <email redacted>

Reply |

Yesterday, 12:50 AM

Mayor&Council;

Public Input

Enterprise Vault

Dear Mayor and Council.

I do not support this zoning amendment.

I want to see a residential area developed. This current proposal will lead to storing, crushing and hauling gravel for years to come.

The property is for sale. It is hard to understand why Sidhu Trucking would like to continue with the zoning amendment for Industrial /Commercial while also wanting to sell the whole property. It makes me wonder if he is serious about developing it into a residential area.

I've grown up in Valleyview since I am 3. I am now 27 and have seen how the nice forest I used to play in has become a gravel pit, especially in the last 8 years. There may have been good decontamination work done but the clear cutting that has happened in the last three years is pretty sad. Surely a sound development plan for the residential area would have help curtail what we are seeing and experiencing right now.

Thank you for the opportunity to express my view.

Xavier Votour Binette

Sent from [Outlook](#)

Fwd: Tank Farm 2nd reading

Felicia Huang <email redacted>

Reply |

Yesterday, 3:03 AM

Public Input

Enterprise Vault

Begin forwarded message:

From: Felicia Huang <email redacted >

Subject: Tank Farm 2nd reading

Date: August 9, 2020 at 2:56:27 AM MST

To: "PublicInput@whitehorse.ca" <PublicInput@whitehorse.ca>

Dear City Council,

Thank you for asking for public input regarding the Tank Farm zoning amendment change.

I regret I cannot be there in person as I am in Vancouver for medical reasons.

I am writing to confirm again my opposition to this amendment change.

There are two concerns:

1. losing residential lots near downtown core
2. the track record of Sidhu during decontamination phase

Whitehorse has a lack of housing. Empty lots are hard to find and ones available are quickly snapped up.

There is no surplus of residential housing in this city and indeed the shortage may be hurting the city's growth in that potential employees are not able to find affordable housing.

The Tank Farm has been zoned residential in OCP and was one of the reasons we bought in Valleyview.

The residents of Valleyview, myself included, are looking forward to the day that the area is deemed environmentally clean enough to welcome new neighbours. The Tank Farm is within city limits and walking/biking distance to downtown.

As City Councillors marketing a Wilderness City and healthy lifestyle as well as championing reduction in carbon footprint, I think you would welcome residents to that parcel of land.

The OCP states that it is developed in consultation with residents to help ensure that Whitehorse grows in a responsible and sustainable manner. Looking at phase 2 of OCP 2040, big issues for residents were housing in existing developments (ie currently zoned residential), close to transit or biking/walking trails and downtown - specifically mentioned Saveon Foods, CGC and Mount MacIntyre. Issues highlighted also included maintaining cleanest air in Canada, more housing/population and being clean and environmentally friendly. The Tank Farm sits between two well established communities: Hillcrest and

Valleyview. With the new highway renovations, there will be easier bike/trail access to downtown stores and amenities. It is a natural fit for residential lots and indeed Sidhu knew that when he bought it and agreed to decontaminate it!

Besides the loss of residential lots, the noise and pollution from a quarry/industrial also needs to be taken into account.

This is a very similar vein to the Ta'an proposal which was withdrawn amidst similar community outrage.

A lot of that outrage stemmed from the poor experience with Sidhu's Tank Farm operations/quarry which has destroyed part of Sumanik Road (I'm expecting that area to be paved and not left as a gravel roadway which it is currently).

We experienced years of noise, pollution and reporting infractions to City Council but seeing little in the way of enforcement.

The most laughable was when Sidhu said he was unaware that his employees were working past 6pm and on weekends. Am I expected to believe a businessman like Sidhu didn't notice his payroll increase? Or am I to believe his workers worked for free? At any rate, City Council's inability to enforce its laws on a rogue corporate citizen was and continues to be disappointing.

As mentioned during the Ta'an proposal, residential lots should be 300m away from a quarry. I have no idea what kind of industry will be proposed if rezoned. I am justifiably suspicious that once rezoned industrial, he will return in a year and say no residential lots can be developed because of the industrial activities going on in proximity!!

Let me reiterate: **Sidhu bought the Tank Farm to remediate for Residential Lots** This is not new, nothing changed, in fact residential lots and houses in Whitehorse have INCREASED in price since he acquired the land.

During the Ta'an discussion, accusations of racism were thrown about.

Valleyview residents have uniformly been supportive of residential development in the area. If Council passes this amendment in light of Ta'an's withdrawal, I don't think there's enough painted sidewalks in the city to convince voters that Council is not biased if not racist.

I urge Council to consider the wishes of your voting population outlined by the OCP2040 and think about how your actions will affect the future of Whitehorse and **turn down this unmerited rezoning request.**

Thank you for your time.

Dr. Felicia Huang

Tank farm development

raffles mcdowell <email redacted>

Reply

Yesterday, 8:21 AM

Public Input

Enterprise Vault

Dear Mayor and council,

I want to let you know that I DO NOT SUPPORT the development plan that Sidhu trucking is proposing for the tank farm.

The property would be best put to use as an area for housing development in my opinion.

Sincerely,

Raffles McDowell

Rezoning of the Valleyview Tank Farm

Christopher Potvin <email redacted>

Reply

Yesterday, 12:07 PM

Public Input

Enterprise Vault

Hello,

I am against the current push by the City of Whitehorse to rezone the Valleyview Tank Farm.

Chris Potvin
403 Valleyview Cr.
Whitehorse, YK
<phone redacted>

Bylaw 2020-10 Official Community Plan Amendment (Tank Farm Phase 1)

Faye Gillis <email redacted>

Reply

Yesterday, 3:51 PM

Public Input

Enterprise Vault

Dear Mayor and Council,

As a resident of Valleyview I am writing again to express my concern regarding the city's plan to amend the zoning of the Tank Farm from its current residential status.

We do not want to live beside an industrial area and am hopeful that a change would not be approved by Mayor and Council. I for one am getting tired of going through this exercise every time there is a postponement, etc. regarding the Tank Farm.

Please consider my concerns on this matter.

Yours truly,

Faye Ekholm

[391 Valleyview Crescent](#)

[Whitehorse, YT. Y1A 3C9](#)

Sent from my iPad

Tank Farm

Elaine Cairns <email redacted>

Reply

Yesterday, 7:04 PM

Public Input

Enterprise Vault

Good day Council,

I have written before but reiterate my views that the zoning amendment proposed by Sidhu Trucking should not be approved. This development is between residential areas and the lot is much better used for residential development. The type of work Sidhu is proposing should not be occurring in such proximity to neighbourhoods.

Elaine Cairns

Comment on proposed bylaw 2020-10

Erik Blake <email redacted>

Reply|

Yesterday, 8:41 PM

Public Input

Download

Enterprise Vault

Please see attached.

Regards,
Erik Blake

RE: Comment on bylaw 2020-10 (amended): A bylaw to amend the Official Community Plan

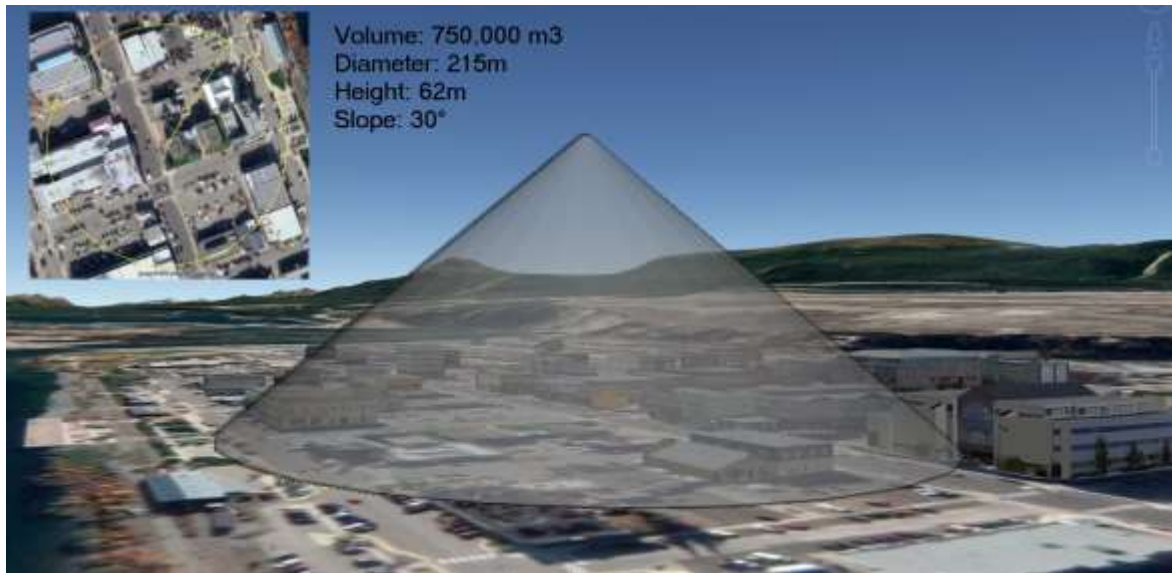
Dear Major and council,

I am writing to express my disapproval of the proposed zoning amendment. My reasons are outlined below.

1. Allows circumvention of public review

Bylaw 2020-10 (amended) states that material may not be processed or removed from lot 429 without a development permit. Sidhu Trucking has publicly proposed bringing lot 429 to grade by removing 750,000m³ of material. Given that the City has issued development permits for removal of material from the Upper Tank Farm to supply their own projects (most recently development permits 2020-1710 and 2020-1711 on July 10, 2020), it is clear that these additional clauses in the amended 2020-10 are meaningless.

It is my understanding that development permits are issued without public consultation. If this is correct, then City staff could create a 750,000m³ quarry in the middle of Whitehorse without any further consultation or accountability! This is clearly unacceptable.



A 750,000m³ pile superimposed on downtown Whitehorse to give a sense of the volume in question.

2. Create a flat bench and build houses!

There continues to be a shortage of residential property in Whitehorse. The current OCP designation is "Residential – Urban." Why is the City entertaining an amendment that will adversely affect residential development on the remainder of the Upper Tank Farm, and the neighboring Ta'an and Kwanlin Dün parcels? Despite the recent clearing of land within the Upper Tank Farm, this remains a very suitable location for residential development and this is what the City should be striving for.

Part of the current problem with lot 429, Phase I, is that Sidhu Trucking has already been permitted to remove substantial material, making it more difficult to turn into residential lots. The City has played a significant role in creating this situation (by buying material from the Upper Tank Farm and issuing development permits), but it is now time to call a halt to this dubious behaviour and get on with developing the residential lots that are so sorely needed.

3. Obliteration of green-space buffer

At some point during the work done on Lot 429 in 2014, the greenbelt between lot 429 and the Wasson Place lots was obliterated, along with the walking trail. By my calculations, based on historical imagery, approximately 25,000m³ of material was removed from this public land. Who did this? Where did it go?



The greenbelt has now become a de-facto alley behind the Wasson Place lots – at least one owner has had the gall to install a vehicle gate opening onto the greenbelt, and another is storing equipment and a fuel tank there.

This Bylaw amendment does not address the alterations to, or remediation of, this greenbelt space. This is relevant because the obliteration of this green space facilitates Sidhu Trucking's desire to bring lot 429 down to grade.

4. Important wording has been deleted

The new clause 10.7.9 omits the important wording "*Adjacent new residential development shall be encouraged to have transportation linkages with this area.*" At a time when the City is promoting healthy living, green spaces, and active transportation, the philosophy of connecting neighborhoods with walking/cycling trails should not be forgotten.

5. Sale of land

The landowner has listed the Upper Tank Farm for sale. I hope that Council is not perturbed by this, or feels pressured to placate Sidhu Trucking by agreeing to this OCP amendment.

Summary

In summary, please do not approve this OCP amendment. I would encourage the City to keep a focus on, and facilitate, developing residential lots on the Upper Tank Farm – this has been the objective for over a decade.

Regards,



Erik Blake
Valleyview

OCP AMENDMENT - BYLAW 2020-10

Marjorie Copp <email redacted>

Reply

Today, 9:16 AM

Public Input

Enterprise Vault

Dear Mayor and Council:

Thank you for the opportunity to respond to the proposed Bylaw to amend the Official Community Plan from Residential-Urban to Mixed Use Industrial/Commercial.

As a long time resident of Hillcrest I have real concerns about having Industrial businesses so close to a residential area. The City should be cognizant of the potential hazards to the residents for safety, environmental and health factors.

I know the City Planning supports this proposed Official Community Plan amendment and also supports an expansion of the Mixed-Use Commercial/Industrial Subdivision along Wasson Place. If this amendment is approved by City Council then my only hope is that restrictions are also put in place on type of industry and use.

As a note in point, we already have a North of 60 petroleum station being established next to a church, daycare and apartment building on Hillcrest Drive.

Sincerely,

Marjorie Copp

submission to public hearing August 10,2020 re OCP amendment,
phase 1 Upper tank farm

James Gilpin <email redacted>

Reply

Today, 10:28 AM

Public Input

Submission Aug 2020-tank farm OCP.pdf861 KB

Download

Enterprise Vault

Please find attached my submission to the public hearing on August 10, 2020 regarding an amendment to the OCP for Phase 1 of the Upper Tank Farm.

Thanks

Jim Gilpin

Dear Mayor and Council

My name is Jim Gilpin. I live at 141 Dalton Trail, Whitehorse.

I urge you to table the proposed amendment to change the land designation in the 2010 OCP for Phase 1 of the Tank Farm until you have a more comprehensive understanding of the implications.

Given that

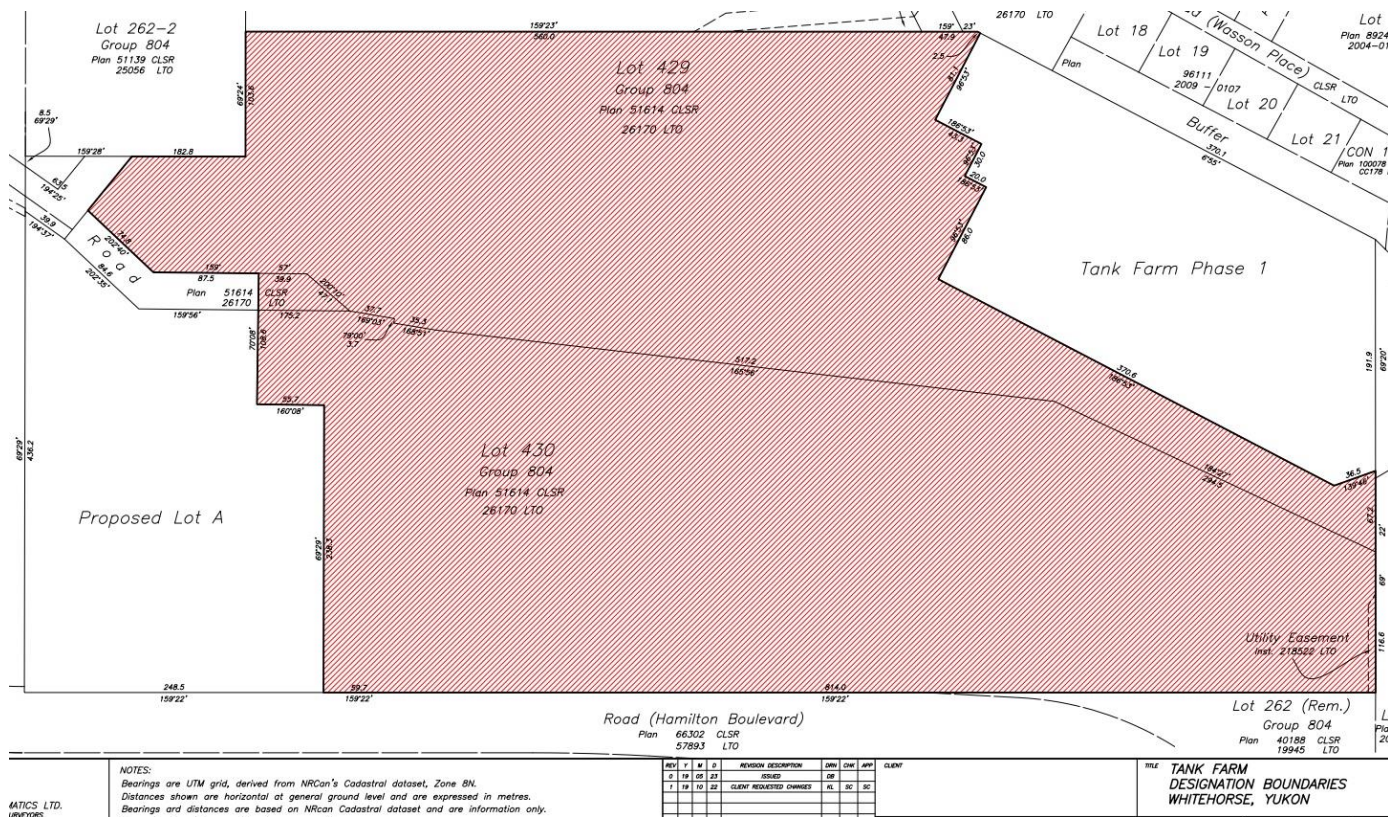
1. the owner has the property for sale, a recent development,
2. the entire tank farm has not received a certificate of compliance for remediation,
3. there has not been verification that the volume of material proposed to be excavated from phase 1 and stockpiled to the north of phase 1 can reasonably be used just for developing the remainder of the tank farm property,
4. a new OCP is currently under development,
5. and there is not a comprehensive plan for the tank farm property developed collaboratively by the owner and the City,

I believe it is premature to consider an amendment to the OCP, even if the proposed land designation may be appropriate.

Background Information re:

1. Since the July 6 administrative report was prepared the tank farm property has been listed for sale. <https://www.realtor.ca/real-estate/22161819/lot-42930-valleyview-drive-whitehorse>
This raises doubts to the statement in that report: "The proponent's stated intention is to work with the City to develop the Tank Farm to its full potential."
2. The following map prepared by Underhill Geomatics shows the extent of the "designated boundaries" within the tank farm property. The area highlighted in pink has not yet received a Certificate of Compliance from YG Environment. The proponent wishes to transfer up to 750,000 cu. m. of uncontaminated material from phase 1 to the area not yet deemed uncontaminated by YG. (An application for a certificate of compliance for this remaining designated area is currently being reviewed). Is it appropriate to bury a substantial portion of the designated land prior to it receiving a certificate of compliance?

Map Showing “Designated Area” Under YG Environment Regulations



- The administrative report declares that *“The proponent intends for the stockpile to be temporary and to be used for site development for Phase 1 and Future Phases (lot grading, fill of existing excavations, surface drainage, pipe/road bedding, road access, concrete, asphalt).”*

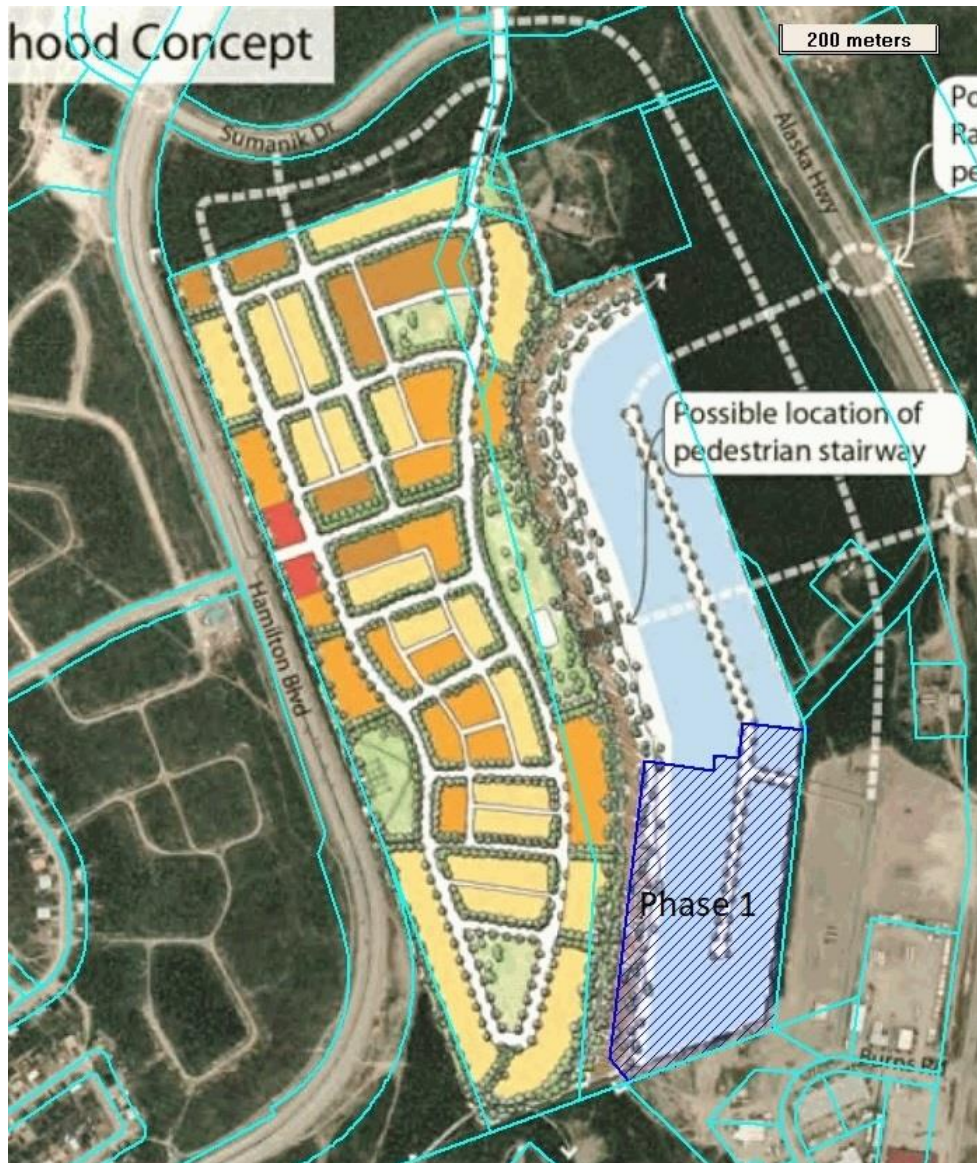
And yet, there is no indication of what percent of this stockpile is needed for these purposes. A cursory assessment suggests that much, if not most of the material would not be needed within the tank farm property. The stockpile would be enormous, 8 ha (say, 13 football fields in extent and 8 m high), according to the administrative report. Based on information in this report the following map indicates the approximate location and extent of the pile. The concept of the residential subdivision shows 5.1 km of roads. Although this is a very rough concept it provides at least a sense of the extent of roads. If only 25% of the stockpile was used for road development this would be sufficient to raise a 12 m wide strip, 5.1 km long by 2.6 m. And there would still be a stockpile 6 m high, covering 8 ha. Since the proposed residential area is 35 ha, the stockpile would have sufficient material to raise this entire area by about 1.4 m. Although there are a few depressions to fill, in general the residential area does not require a lot of fill, as the topography is generally flat. What is the chance that a request will be made in the future for much of this stockpile to be exported off-site? How temporary is this pile likely to be? Should

there not be a more comprehensive understanding of this prior to approving an OCP amendment?



4. Given that a new OCP is under development that will guide the City for the next 20 years, should not the vision provided in the new OCP be paramount? To what extent does the proposed amendment to the 2010 OCP conflict with or reinforce the vision of the developing 2020 OCP?
5. Would it not be appropriate for the owner and the City to work collaboratively to develop a comprehensive master plan for the entire tank farm property rather than have incremental planning? To what extent is the following concept plan valid? It appears that the entire grey area would be brought down to the grade of Wassan Place. This suggests that a volume of material similar to the volume in phase 1 would also need to be excavated and hauled somewhere. Is the project really one of redeveloping the tank farm for future urban land use- whether residential or light industrial/commercial? Or is the project primarily one of providing a rationale for a long-term quarry? These are the sorts of questions that need to be considered by Council. Giving the green light to the current proposed OCP amendment might have long-term implications that Council should consider carefully.

Concept Plan for Tank Farm Property-from Pika 3 report



Proposed Zoning Amendment, Tank Farm Phase 1

Mary Dawn Rippell <email redacted>

Reply |

Today, 10:31 AM

Public Input

Enterprise Vault

Valleyview Crescent

Whitehorse, YT Y1A 3C9

August 9, 2020

Mayor and Council

City of Whitehorse

Attention Mayor and Council:

Re: Second Hearing related to Proposed Zoning Amendment, Tank Farm Phase 1

I urge you not to proceed with the zoning amendment. Keep all of the Tank Farm designated as Residential-Urban.

There was noise pollution in Valleyview during Sidhu Trucking's most recent removal of gravel. One could hear loading and removal of gravel in the Tank Farm at the entrance to the Valleyview community.

The possibility of having a Mixed-Use Industrial/Commercial area or a quarry near residential area is not what one expects from "Whitehorse the Wilderness City".

"Welcome to Whitehorse, Canada's Wilderness City, the Yukon's capital, and our home. Few cities in the world offer such rich access to pristine wilderness, yet still provide all the amenities of a modern metropolis." *

It may be useful to remind the "administration", from time to time, of the core values expressed above. Gravel pits generally are not one of the amenities of a modern metropolis.

Once again I urge you not to proceed with the zoning amendment and jeopardize our truly unique city's designation.

Yours truly,
Mary-Dawn Rippell

Tank farm

Tracy <email redacted>

Reply

Today, 11:03 AM

Public Input

Enterprise Vault

To Whitehorse City Council

We remain opposed to changes in the OCP, regarding the Tank Farm. The designation in the OCP must remain residential-urban. We have been residents of Valleyview for more than 24years and have enjoyed the natural environment and tranquility in the middle of the city. We feel that changes to the destination to light industrial will greatly impact this quality of life we have enjoyed for many years

Kind regards
Tracy and Peter Snell

Sent from my iPhone