



SCALE:  
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DATE:  
March 8, 2022

FILE NO:  
PB-02-2022

Conditional Use\2022

DWN BY:  
DWM

REV NO:  
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**CITY OF WHITEHORSE - LAND & BUILDING SERVICES**

**LOCATION SKETCH WITH IMAGE**  
 Sketch for Development Permit Application  
 Government of Yukon Licence of Occupation  
 Disposition Number 2018-2760  
 Municipal Address: Chadburn Lake Road km 1.5





Yukon Breeze Sailing Society  
4061 4<sup>th</sup> Avenue  
Whitehorse  
Y1A1H1  
2022 – May – 01

Development Review Committee,

**Response to DRC questions about expansion of YBSS at site Disposition: 2018-2760 – East shore of Schwatka Lake.**

**Introduction to YBSS:** The Yukon Breeze Sailing Society is a non-profit, volunteer led organization with a mandate to provide Yukon residents with an opportunity to learn sailing skills, while promoting safe boating practices and developing a Northern sailing community. Sailing is a low-carbon-impact physical recreation activity, that engages people with the natural environment of water, wind and weather.

**Use of shipping containers** – We believe that these will be the least intrusive way of safely storing boats next to the water, it is to be noted that the existing shipping containers are barely visible, one of our frequent challenges is being physically visible enough that people know where to come. We believe that sheds would be seen as more permanent and intrusive, and would also require further administrative steps such as adjusting the license of occupation, and conducting a YESAB, as the City has noted themselves. There are no further expansions of the YBSS infrastructure planned, and we are not asking for an enlargement of our pre-existing license of occupation.

**Fenced area** – This is a small area, comparable in size to that of a shipping container. It allows some of the sailing dinghies to be stored with the masts up during the sailing season, whilst also protecting them. Having the masts up minimises the set-up time, and so maximises the time spent sailing. It would not be an exclusive use area, as any member of the public is welcome to come sailing. Our society provides sailing opportunities to the public at a very low cost. During the kids summer camps, YBSS offer a number of subsidised places to ensure that cost is not a barrier to entry.

**Parking** – very limited parking is required for the kids' camps, as the parents drop their children off at the site, and so do not need to park. For the adult lessons, and drop-in nights there is an area that is 200m to north of site, on the east side of road. That area is large enough that it can be used, if it is found that more parking is required.

**Support from the city for the services offered by YBSS.** It was understood by YBSS, that having received letters of support for the expansion of services (see attached letters) that we had the support of both the previous Mayor and the current Mayor. We had thus expected that the expansion of recreation services for the local community would be well received by the City. If YBSS is not allowed to make these minor enhancements to their license of occupation, it jeopardises the success of the kids camps and also the adult lessons. These enhanced services, are being put in

place at the request of the Whitehorse community. This community demand is the reason that YBSS received the associated funding from Lotteries Yukon and Community Development Fund. If we are unable to proceed it would likely mean that some elements of the funds would have to be returned to the funding organisations, along with reduced services for the community.

Thank you for your kind consideration.

Ben Hancock  
Secretary on behalf of  
Yukon Breeze Sailing Society Volunteer Board of Directors



- Legend:
- Blue = proposed
  - Blue Box—20' shipping container
  - Blue line—approx 6' tall fence, approx length marked on plan
  - Light Blue star—15-20cm diameter individual tree to be cleared
  - Faint yellow = License of occupation (with red numbers showing size in meters)
  - Yellow and background photo = existing
  - 2 shipping containers—light orange with roof/cover joining between them
  - Orange square - toilet approximate location
  - Orange rectangle - Dock - stored under cover during winter, floating in summer
    - NB this dock is owned by YBSS but used by other lake users free of charge
  - Orange Circle - Parking NB this parking is used by many other lake users
  - Orange lines - Trail
  - Red line = notation on area of significant slope (limits placement of items on site)

# Yukon Breeze Sailing Society Licence Area

## Existing Site Conditions



Existing shipping containers



Existing shipping containers, front view



View from Yukon River Trail, looking north



Existing shipping containers, back view



View from Yukon River Trail, looking south



Boat launch

Proposed site for additional shipping containers



View from Yukon River Trail, looking southeast



View from Yukon River Trail, looking northeast



View from Chadburn Lake Road, looking west



View from beside boat launch, looking east