

ADMINISTRATIVE REPORT

TO:	Planning Committee
FROM:	Administration
DATE:	June 6, 2022
RE:	Public Input Report – Conditional Use Application –1.5 Chadburn Lake Road

ISSUE

Application for Conditional Use approval to allow an expansion of an existing Outdoor Participant Recreation Services use at km 1.5 Chadburn Lake Road.

REFERENCE

- [2010 Official Community Plan \(OCP\)](#)
- [Chadburn Lake Park Management Plan](#)
- [Zoning Bylaw 2012-20](#)
- Location sketch, cover letter, site plan, site photos

HISTORY

An application has been received to expand an existing use at km 1.5 Chadburn Lake Road. Yukon Breeze Sailing Society wishes to install three additional shipping containers and a fenced area within their existing licence area in order to accommodate growth in their programming. Section 4.10.4 of the Zoning Bylaw states that intensification of an existing conditional use must be approved by Council.

Government of Yukon Land Client Services, Kwanlin Dün First Nation and Ta'an Kwäch'än Council were notified by mail and email. A notice of the proposed development was placed in the local newspapers on May 6, 2022.

A public input session was held on May 24, 2022. Six written submissions were received. All were opposed to the proposed expansion.

ALTERNATIVES

1. Approve the Conditional Use application.
2. Approve the Conditional Use application with conditions.
3. Do not approve the Conditional Use application.

ANALYSIS

Concerns raised in the submissions included themes of aesthetic impacts, making exclusive use of public land, and parking.

Aesthetic Impacts

The public input included concerns about the aesthetic impacts of placing shipping containers and chain link fencing in a natural setting. Submissions stated that the two existing shipping containers do not complement the natural setting, and that placing an

additional three containers and a fenced area would detract further from public enjoyment of the area. Submissions noted that shipping containers are industrial objects that more appropriately belong in industrial areas. Additional concerns were raised that chain link fencing is not an appropriate type of fencing material in a natural setting.

While the Society has proposed that the containers would be painted with murals, one submission noted that adequate information was not provided to evaluate whether murals could in fact reduce the negative visual impact of the containers. The submission further noted that murals were also proposed in the original 2015 application, but never materialized.

Shipping containers, by virtue of their shape, material, and texture, are not congruent with the natural setting. Some additional design features, such as changing the roof line, and installing cladding in a different material, texture, and/or colour, could help create a building that is more complementary to the setting.

Exclusive Use of Public Land

Submissions noted that fencing in an open space within the licence area effectively makes it an exclusive use area that is no longer available for the public to enjoy.

The purpose of licences of occupation issued by Government of Yukon is to allow the licensee to establish a presence at the site, including placing some equipment and non-permanent improvements on the site. However, licences are not intended to provide exclusive tenure to the licensee. The proposed fenced area does not encompass the entire licence area. However, it does remove some of the area from enjoyment by the public.

Parking

One submission noted that all parking in the area is informal and has not been developed for the purpose of providing an appropriate and orderly parking area. Any additional intensification of use of the area, whether it is programmed activities at the sailing site or a broader increase in use of the area by the public, will require further consideration of developing an appropriate parking area to reduce the negative impacts of informal parking, especially near the lake shore. Coordination between the City, Government of Yukon, and the various park users would be required in order to establish a formal parking facility in the area.

Summary

While City plans and policies are generally supportive of recreational uses of the area, there are several aspects of the proposal which do not satisfy the City's objectives. The OCP and Chadburn Lake Management Plan both require that any development in the area be complementary to the natural setting. The administrative recommendation is based on the proposal as submitted, which Administration feels does not adequately mitigate the negative impacts of the proposed development.

ADMINISTRATIVE RECOMMENDATION

THAT Council deny the application for Conditional Use approval to allow an expansion of an existing Outdoor Participant Recreation Services use at km 1.5 Chadburn Lake Road.



SCALE:
1:1,000

DATE:
March 8, 2022

FILE NO:
PB-02-2022

Conditional Use\2022

DWN BY:
DWM

REV NO:
0

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

