

From: [Erica Heuer](#)
To: [Public Input](#)
Subject: OCP Public Comment
Date: Thursday, August 11, 2022 10:59:01 AM

Hello,

My comments are:

1. Thank you for the reprieve regarding the possibility of a road through McIntyre Creek, and the studies and assessments that are now part of the process of consideration. Thank you!

2. Even as someone who builds condominium homes, i am surprised how saddened i am by the height increase allowed in some parts of downtown to 35m or 10 storeys. I've lived in Whitehorse for 23 years and it has changed a lot in the last six years especially, but this increased height allowance, if used, will be another leap in changing the feel and nature of Whitehorse. I am opposed to this height increase.

Thank you for the opportunity to comment. Thank you again for attaching an assessment process to turning the middle McIntyre Creek area into a transportation corridor.

Sincerely,

Erica Heuer

Soulspace Inc.

[REDACTED]

www.yogayukon.ca

Upstairs, Alpine Bakery

[REDACTED]

From: [Erica Heuer](#)
To: [OCP](#)
Subject: Re: OCP Public Comment
Date: Thursday, August 18, 2022 10:57:24 AM

Hi,

Thank you. I'd like to add, to my thanks for the reprieve and assessment process that would be required to even consider turning middle McIntyre Creek into a transportation corridor, that i am vehemently opposed to it happening. I am trusting that the assessment could not possibly allow it but just in case ... i am completely and forever opposed to turning (destroying) this gem into a transportation corridor.

Thank you so much. I teach at the time of the Public Hearing so must also trust that my written submission and this addendum are enough.

Thank you.

Sincerely,

Erica Heuer

Erica Heuer
Soulspace Inc.

[REDACTED]
[REDACTED]

Yoga with Erica (Since 2007)
Upstairs Alpine Bakery
yogayukon.ca

[REDACTED]

On Aug 18, 2022, at 9:28 AM, OCP [REDACTED] wrote:

Hi Erica,

Thank you for your written submission regarding the Official Community Plan (OCP) Adopting Bylaw 2022-40 for the 2022 OCP: Whitehorse 2040. Your submission will be considered as part of the public hearing process and addressed in the public hearing report tentatively scheduled for presentation to Council on October 3, 2022.

Please note, Council will hold a Public Hearing on September 12, 2022 at 5:30 pm in Council Chambers at City Hall on this subject. City Hall is located at 2121 Second Avenue. The proposed OCP may be viewed online at engagewhitehorse.ca/ocp. Any person wishing to speak by phone, or in person, at the Public Hearing, can register with the office of the City Clerk at Legislative Services legsvcs@whitehorse.ca no later than Monday, September 12, 2022 at 12:00 pm (noon).

Please let us know if you have any questions in the meantime.

Thank you!

From: Erica Heuer [REDACTED]
Sent: Thursday, August 11, 2022 10:59 AM
To: Public Input [REDACTED]
Subject: OCP Public Comment

Hello,

My comments are:

1. Thank you for the reprieve regarding the possibility of a road through McIntyre Creek, and the studies and assessments that are now part of the process of consideration. Thank you!
2. Even as someone who builds condominium homes, i am surprised how saddened i am by the height increase allowed in some parts of downtown to 35m or 10 storeys. I've lived in Whitehorse for 23 years and it has changed a lot in the last six years especially, but this increased height allowance, if used, will be another leap in changing the feel and nature of Whitehorse. I am opposed to this height increase.

Thank you for the opportunity to comment. Thank you again for attaching an assessment process to turning the middle McIntyre Creek area into a transportation corridor.

Sincerely,

Erica Heuer

SoulSpace Inc.

[REDACTED]

www.yogayukon.ca

Upstairs, Alpine Bakery

[REDACTED]

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From: [Barbara Scheck](#)
To: [Mayor&Council](#); [Public Input](#)
Subject: Draft OCP
Date: Sunday, August 14, 2022 7:40:09 PM

Dear Mayor and Council,

I would like to formally be on record as disappointed that the Draft OCP still leaves open the possibility that there will be a connecting road from the roundabout on Mountainview Road through the green space between Yukon University and Porter Creek.

Although it is proposed to protect an area near McIntyre Creek, in my opinion, this is not enough protection for the area.

This council has the opportunity to be bold and forward thinking, by providing the status for this whole area which will continue to allow it to be the wildlife corridor and recreational area that it currently is.

To chop it into multiple pieces is to do irreversible harm.

Please protect this whole area from development.

Sincerely

Barbara Scheck

From: [Heather Dundas](#)
To: [Mayor&Council](#); [Public Input](#)
Subject: Stop the study of the McIntyre Creek roadway
Date: Sunday, August 14, 2022 8:03:26 PM

To whom it may concern - and it most definitely concerns all of the animals whose corridor you are messing with!!!

Stop the OCP madness. How many voices do you need to hear?!?!

Please hear again that a proposed road and a study of said proposed road are not appropriate. Leave the McIntyre Creek corridor alone. Stop it - full stop.

Sincerely and for all the voices that can't be heard because they don't drive cars and vote,

Heather Dundas
A citizen and voter

From: [Jan Horton](#)
To: [Public Input](#); [Mayor&Council](#)
Subject: OCP comment, McIntyre Creek Park
Date: Sunday, August 14, 2022 3:30:34 PM

Greetings,

I would like to commend the city for planning to create the McIntyre Creek Park.

I would also like to express my extreme disappointment that the draft OCP still contains a plan to study a potential transportation corridor through the Park, as referenced below. Even proposing such a study for a transportation corridor, for anything other than active transportation, is contradictory to other aspects of the OCP, particularly Climate Action and Environmental Stewardship. There is absolutely no rationale provided in the OCP for creating a road connection between Mountainview Drive and the Kopper King area. I would strongly urge you to abandon the idea of transportation corridor through the Park and to also abandon any study to explore the idea. There are some things we can figure out by thinking about them without needing a study.

The Draft OCP reference is below:

7.9 The City will engage with the Government of Yukon, affected First Nations, and Yukon University to establish McIntyre Creek Park.

7.9.1 As part of this process, the City will complete a comprehensive management plan for McIntyre Creek Park which will confirm the park's boundary, vision, and level of protection.

- i. The area previously referred to as Porter Creek D, surrounding McIntyre Creek will be included in the McIntyre Creek Regional Park.
- ii. It is recognized that a transportation corridor connecting Mountainview Drive to the Kopper King area may be required to run through the McIntyre Creek Regional Park to support existing and proposed community development. The City will investigate this transportation corridor further by completing a study to first determine if the corridor is needed, followed by a study to determine its potential environmental and heritage impacts. The first study, used in determining the need for the corridor, should also examine inclusion for active and shared modes of transportation. Only if the findings of the first study identify a transportation corridor is needed will the second study be completed. The second study will include the mapping of habitat in the area. The final decision regarding whether a transportation corridor will be constructed or not will be informed by the findings of these studies.

Sincerely,

Jan Horton

From: [Stace Burnard](#)
To: [Public Input](#); [Mayor&Council](#)
Subject: Corridor through McIntyre Creek
Date: Sunday, August 14, 2022 6:35:50 PM

Hi

There is absolutely no rationale provided in the OCP for creating a road connection between Mountainview Drive and the Kopper King area. I would strongly urge you to abandon the idea of transportation corridor through the Park and to also abandon any study to explore the idea.

The Draft OCP reference is below:

7.9 The City will engage with the Government of Yukon, affected First Nations, and Yukon University to establish McIntyre Creek Park.

Warmest Regards,
Stace



Stace Burnard
Co-Owner Cloudberry Wellness



From: [Vickie Roche](#)
To: [Public Input](#)
Subject: Personal views to the OCP amendment
Date: Sunday, August 14, 2022 1:47:01 PM

As a past Director of the Takhini Valley Community Association, an avid user of the Forest Preserve, and a Hidden Valley resident who lives across the proposed quarry, I feel I have an interest in the proposed amendment. My views are shared amongst my neighbours in Hidden Valley and MacPherson and members of the Association, etc.

Our concerns are as follows:

Landslides

There have been recent landslides in the Whitehorse area that caused financial loss and evacuation orders for three at-risk properties along the escarpment. The landslides are being triggered by the significant high level of water, previously in the form of snow.

The Steven's Quarry is right next to the clay banks of the Takhini River. The quarry is next to the forest preserve, several residences, including our own on Mossberry Lane.

Currently the water in the Takhini River is extremely high due to extreme rain events.

Last summer a clay bank close to the Steven's Quarry gave way. In seconds, we witnessed land with a dozen trees lost to the river.

It is common knowledge that construction (in the form of gravel excavation and reclamation efforts) contributes to landslides.

Noise and Nuisance

Sound is amplified when it travels over water. The Steven's Quarry is on the banks of the Takhini River: the noise generated by this industrial operation will be amplified and unbearable for the people who live in the valley. The noise from this development would be equally bad in the winter months as sound travels farther in cold, dense air.

Inhabitants of neighborhoods near quarries are subjected to noise pollution (from extraction of aggregate, earth-moving equipment and processing equipment), and the destruction of what may have once been a beautiful landscape.

Environment

Creating quarries requires the removal of virtually all natural vegetation, top soil and subsoil to reach the aggregate underneath. Not only does this lead to a loss of existing animal wildlife, it also leads to a huge loss of biodiversity as plants and aquatic habitats are destroyed. Moreover, adjacent eco-systems are affected by noise, dust, pollution and contaminated water.

Quarries disrupt the existing movement of surface water and groundwater; they interrupt natural water recharge and can lead to reduced quantity and quality of drinking water for residents and wildlife near or downstream from a quarry site.

Most old quarries are not being properly rehabilitated and “less than half of the land disturbed for aggregate production has actually been rehabilitated”. **This is not an interim land use.** The impact of the quarry will last a lifetime.

Quarries often leave residual negative impacts on the environment. Runoff of chemical pollutants into bodies of water, loss of natural habitats, farmland, and vegetation, and natural resource exhaustion are among the most harmful environmental impacts.

Air pollution (dust and exhaust produced by dump trucks and hauling aggregate) can have serious effects on the health of people living nearby. People living near a quarry complain of a constant layer of dust on everything despite the frequent cleanings.

Personally, I have substantial health issues related to both noise and dust.

As the proposed development is unbelievably close to residential areas, farms and the Yukon Government's Forest Preserve, I encourage you to give full consideration to our quality of life (including the air we breathe and the health effects on neighbourhoods) prior to making a decision. City council should apply the same criteria considerations to this proposal regardless of where (in the city) it would be located.

From: [Craig Beatty](#)
To: [Public Input](#)
Cc: [REDACTED]
Subject: Stevens Quarry
Date: Tuesday, August 16, 2022 1:26:06 PM

Dear City of Whitehorse,

As I stand on my land overlooking the Takhini River I gaze across at a beautiful pine and spruce forest. To imagine all those trees cut down, slash burned, dust, noise and ground water pollution it is a sad future indeed for all flora and fauna. Another ecosystem wrecked. I suggest you folks take a drive up above the McClean Lake quarries on the Macintyre tower road and see just how much impact these operations have on the environment. It's already there, established and it's massive. To do the same to the Takhini Valley where the recreational users of The Gunnar Nielsen will see it, farmers will see it, land owners will see it and all will hear it and taste it on their lips. I have seen the columns of dust from the Castle Rocks pits on the south side of Stevens blowing in the wind. To add five (5) more massive pits, well it's shameful.

All we humans do is take, take, take. One day there will be nothing more to take.

Craig H. Beatty :

From: [Krista Martin](#)
To: [Public Input](#)
Subject: OCP input - Stevens Quarry
Date: Tuesday, August 16, 2022 4:04:43 PM

I am opposed to Stevens Quarry being designated as a gravel quarry!

Since the quarry is on the Takhihi River, sound will be amplified and therefore unbearable for numerous neighbourhoods (mainly MacPherson, Hidden Valley, Ibex Valley, and the Hot Springs neighbourhood), as well as all the hikers and bikers at the Gunnar Nilsson and Mickey Lammers Research Forest.

From: [Kyle Marchuk](#)
To: [Public Input](#)
Subject: OCP input - Steven's Quarry
Date: Tuesday, August 16, 2022 8:43:45 PM

Hello,

I oppose the Steven's Quarry for granular extraction.

Thanks

Kyle



From: [James W.](#)
To: [Public Input](#)
Subject: RE: Pedestrian Safety- Neighbourhood Traffic Calming
Date: Wednesday, August 17, 2022 8:21:43 PM

8-17-2022

Dear Planning and Sustainability Services

publicinput@whitehorse.ca

RE: Pedestrian Safety- Neighbourhood Traffic Calming

Every day, pedestrians in Yukon are being forced to risk their lives while using inadequate roadways with non-existent Active Transportation Infrastructure.

Please, prioritize SAFE Active Transportation when working to solve the City's traffic problems. Otherwise we keep contributing to the climate emergency, increasing emissions and falling short of sustainable urban development.

Fall 2020, I was nearly killed by a Transit Bus while using a City bike lane.

Details: 9-14-2020: 5:20pm | Copper Ridge- Bigway

Incident Location: Bike Lane- Hamilton Blvd south access Copper Ridge , near Hamilton blvd crosswalk (falcon & Hamilton blvd)- south of bus stop

Incident: I was riding my long board in the bike lane, facing traffic. Multiple vehicles were passing me in regular marked traffic lanes with no incident. First I observed the city transit bus pass over the marked cross walk on Hamilton blvd, heading towards Bigway. Immediately the bus began to cross/merge into the bike lane, now approaching me going 70km inside the bike lane marking. I did not get any sense that the bus was going to slow down as the bus continued to approach the bus stop. The bus stop was now 500meters behind me, no bus lane markings were present. I was using the current Active Transportation Infrastructure, a painted line on the pavement indicating the bike lane. However the bus driver did not leave enough room for me to safely continue in the bike lane. Forcing me off the road. I jumped off my board to get out of harms way, avoiding personal injury. The bus ran over my board, breaking it in half.

I would like to highlight the need for Safe Active Transportation Infrastructure, through sharing the disappointing reply received after I participated in the OCP 2040-

[EngageWhitehorse.ca](#)

Question Submitted: May 2022 | City of Whitehorse- [EngageWhitehorse.ca](#)

RE: Pedestrian Safety- Safe Active Transportation

What Traffic calming measures will be implemented in all Whitehorse residential neighbourhoods?

Implementing traffic calming measures in key areas, such as schools and residential neighbourhoods, can help reduce both driver speed and injuries. For example, reducing the speed limit to 30km/h in a UK residential neighbourhood saw a 67% reduction in crashes with child pedestrians and cyclists, and an overall speed reduction of 15km/h.

REPLY 6-6-2022: City of Whitehorse- [EngageWhitehorse.ca](#)

The City is NOT considering new traffic calming in neighbourhoods at this time.

The City has heard from residents about the desire for more traffic calming in residential neighbourhoods. Through the development of the Transportation Master Plan, the City is exploring ways to potentially formalize a traffic calming policy with the goal to create an equitable and consistent approach that considers the needs of all road users, maintenance operations, emergency response needs, and impacted residents.

Please, take action to improve Neighbourhood pedestrian safety!

Sincerely, James- Whitehorse Resident

Sent from [Mail](#) for Windows

From: [Rita Smith](#)
To: [Public Input](#)
Subject: OCP Input-Stevens Quarry
Date: Wednesday, August 17, 2022 9:30:03 PM

I oppose the proposed Stevens Quarry project as this will negatively affect the health of myself, my family and my livestock animals that require grazing. It is very windy in this valley and noise and pollution will be spread vastly amongst some of the only source we have of food/livestock. I OPPOSE THIS PROJECT GREATLY.

Rita Smith

Sent from my iPad

From: [nana lehnherr](#)
To: [Public Input](#)
Subject: Stevens Quarry online petition - 2020.pdf
Date: Saturday, August 20, 2022 5:11:17 PM
Attachments: [Stevens Quarry online petition - 2020.pdf](#)

To whom it concerns,

In the attachment you will find the online petition against the Stevens Quarry
Thank you for taking note of it.

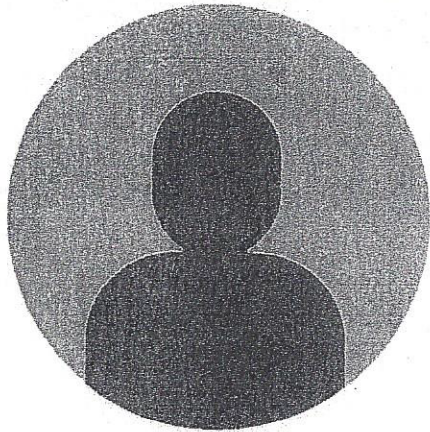
Sincerely,

Nana Lehnherr

Sent from my iPad



297 have signed. Let's get to 500!



On-line petition
for Steven's Quarry
297 objections

Nana Lehnherr started this petition to [REDACTED]

We the undersigned are local area residents of Alaska highway north/Ibbex Valley, MacPherson/Hidden Valley Subdivisions, the Takhini Hot springs road and recreational users of the Gunnar Nilsson and Mickey Lammers Research forest.

The historic land uses in these areas since settlement have been agriculture, eco-tourism, and country residential homes. Farms producing livestock, dairy products, forage crops, market gardening and berry crops line the Takhini River Valley. The establishment of the Gunnar Nilsson and Mickey Lammers Research Forest has further expanded the land use for year round recreation in this area. The development of five (5) open pit gravel quarries would be in stark contrast to decades old established land patterns.

Concerns voiced by residents of the diverse communities are as follows;

1. Destruction of unique eco system

Signatures

Name	Location	Date
Edgar Musonda	Ottawa, Canada	2020-10-06
Vera Crettaz	Promasens, Switzerland	2020-10-06
Jane Kirk	Burlington, Ontario, Canada	2020-10-06
Alex George	Burlington, Canada	2020-10-06
Kasia Drozdowska	Toronto, Canada	2020-10-06
Gabrielle L	Edmonton, Canada	2020-10-06
Hanna Heinrichs	Winnipeg, Canada	2020-10-06
Krzysztof Mruk	Edmonton, Canada	2020-10-06
Joshua Fraser	Edmonton, Canada	2020-10-06
Krunal Patel	Ottawa, Canada	2020-10-06
Brandon Ortiz	Edmonton, Canada	2020-10-06
Michael Foti	Cambridge, Canada	2020-10-06
Amber Gleason	Saint Catharines, Ontario, Canada	2020-10-06
Musheerah Kirmani	Toronto, Canada	2020-10-06
Will Moreau	Calgary, Canada	2020-10-06
Samrah Ahtsham	Calgary, Canada	2020-10-06
niamh Thoma	Toronto, Canada	2020-10-06
Abhinand Jacob	London, Canada	2020-10-06
Kira Scott	Burlington, Canada	2020-10-06
Sarah Roberts	Burlington, Ontario, Canada	2020-10-06

Name	Location	Date
barbara kirk	INNISFREE, Canada	2020-10-07
Katrina Aggalot	North York, Canada	2020-10-07
Rocy Marr	Cochrane, Canada	2020-10-07
Veronica Elliott	Orillia, Canada	2020-10-07
Ajla Khan	Markham, Canada	2020-10-07
Shinji Lance	Winnipeg, Canada	2020-10-07
Ashira Crossfire	Toronto, Canada	2020-10-07
Aiden Jefferson	Ottawa, Canada	2020-10-07
Brooklyn Konchakowski	Edmonton, Canada	2020-10-07
jayden missen	Clairmont, Canada	2020-10-07
Montana Séguin	Beaconsfield, Canada	2020-10-07
taryn pitts	Pointe-claire, Canada	2020-10-07
Brian Dobbin	Burnaby, Canada	2020-10-07
Ashlyn Gottselig	Vernon, Canada	2020-10-07
Ken Spence	Dartmouth, Canada	2020-10-07
Christopher Schilter	Kitchener, Canada	2020-10-07
N A	Edmonton, Canada	2020-10-07
Justin Jagdeo	Saint Thomas, Canada	2020-10-07
maggie marcotte	Chestermere, Canada	2020-10-07
Danell Johnston	Comox, Canada	2020-10-07
Manjot Hunjan	Toronto, Canada	2020-10-07
Zoe Dosanjh	Brampton, Canada	2020-10-07

Name	Location	Date
Janeesh Rajan	Calgary, Canada	2020-10-07
Patrick McArthur	Ottawa, Canada	2020-10-07
Lisa Austin	Hamilton, Canada	2020-10-07
Roger Urquhart	Cornwall, Canada	2020-10-07
Laurie Forbes	Nelson, Canada	2020-10-07
Mulki abdirahman	Richmond, Canada	2020-10-07
Scott Officer	Ottawa, Canada	2020-10-07
cindy pilling	maugerville new brunswick, Canada	2020-10-07
Rain Stone	Courtenay, Canada	2020-10-07
Kim Kane	Woodstock, Canada	2020-10-07
Marty Kimmel	Montréal, Quebec, Canada	2020-10-07
L Miller	Calgary, Canada	2020-10-07
Catherine Bowerman	Kenora, Canada	2020-10-07
Brittany Volpe	Hamilton, Ontario, Canada	2020-10-07
Monique Volpe	Burlington, Canada	2020-10-07
Jennifer Drew	Burlington, Canada	2020-10-07
Susan Caplan-Keeb	Montréal, Quebec, Canada	2020-10-07
Laurent Cottier	Bulle, Switzerland	2020-10-07
Tabitha Riccio	Burlington, Ontario, Canada	2020-10-07
Conchi Bartucz	Zurich, Switzerland	2020-10-07
Alyssa Edwards	Grimsby, Ontario, Canada	2020-10-07
Carley Favell	Calgary, Canada	2020-10-07

Name	Location	Date
myriam roggen	Chandon, Switzerland	2020-10-07
Valérie Van Vulpen	Uitikon, Switzerland	2020-10-07
Jessica Wong	Mississauga, Ontario, Canada	2020-10-07
Marie Mbassi	Unterbach, Switzerland	2020-10-07
Martin Biondelli	Haines Junction, Yukon Territory, Canada	2020-10-07
Daniel Gasser	Corserey, Switzerland	2020-10-07
Carol Webb	Bowmanville, Ontario, Canada	2020-10-07
Andrea Sparling	Mansonville, Canada	2020-10-07
Amilla De Silva	Burlington, Ontario, Canada	2020-10-07
Phaedra Beatty	Whitehorse, Yukon Territory, Canada	2020-10-08
Brian Forsyth	Carmacks, Yukon Territory, Canada	2020-10-08
Igor Lehnherr	Whitehorse, Ontario, Canada	2020-10-08
Magnolia Jones	Vancouver, Canada	2020-10-08
Kerry Mewhort	Oliver, Canada	2020-10-08
nachité martinez-barnard	Lyon-9E-Arrondissement, France	2020-10-08
Brad Jones	Edmonton, Canada	2020-10-08
Denise Beutler	Bern, Switzerland	2020-10-08
Carla Mottaz	Geneve, Switzerland	2020-10-08
Bryce Stewart	Victoria, Canada	2020-10-08
Jekkalin dela Paz	Toronto, Canada	2020-10-08
Lynda Hoogendoorn	Mississauga, Canada	2020-10-08
Kaitlin Purdy	Victoria, Canada	2020-10-08

Name	Location	Date
Annie A	Surrey, Canada	2020-10-08
Joanne Brockway	Mill Bay, B.C., Canada	2020-10-08
Grae Hughes	Winnipeg, Canada	2020-10-09
Angela Sabo	Whitehorse, Yukon Territory, Canada	2020-10-09
Glen Moore	Toronto, Canada	2020-10-09
Susan Vandenasse	Calgary, Canada	2020-10-09
Suzan Hinds	Toronto, Canada	2020-10-09
Bailey Wolski	Winnipeg, Canada	2020-10-09
Brian Langevin	Whitehorse, Canada	2020-10-09
Christian Bucher	Atlin, Canada	2020-10-10
Christopher John Gwynne Knowles	Accrington, UK	2020-10-10
Deborah Lind	Elk Point, Canada	2020-10-11
nick robley	Manchester, UK	2020-10-14
Anik Zogg	Adliswil, Switzerland	2020-10-14
Marianne Almonte	Basel, Switzerland	2020-10-15
Armand Golay	Zurich, Switzerland	2020-10-15
Owen Moore	London, UK	2020-10-15
BEVERLEY MORRIS	leicestershire, UK	2020-10-15
Peter Finn	Stockport, UK	2020-10-15
Jesse Beaumont	Coventry, UK	2020-10-15
Veronica H	London, UK	2020-10-15

Name	Location	Date
j c	London, UK	2020-10-15
Neil Ruckman	Barnet, UK	2020-10-15
Ivor MOODY	Sheffield, UK	2020-10-15
Nigel Huish	London, UK	2020-10-15
Henry Shepherd	cambridge, UK	2020-10-15
Coleen Thomas	London, England, UK	2020-10-15
eric hart	Ilkeston, UK	2020-10-15
Jacqueline Abbott	CALNE, UK	2020-10-15
Raymond Budd	London, UK	2020-10-15
Joshua Curphey	Peterborough, UK	2020-10-15
Glen Davis	Plymouth, England, UK	2020-10-15
Janet Bennett	Liverpool, UK	2020-10-15
LIZ GODBER	Llanelli, UK	2020-10-15
John and Judy Sharpe	Buckingham, UK	2020-10-15
Maggie Stead	Leeds, UK	2020-10-15
Nicholas Lazarus	London, UK	2020-10-15
Jeff Moore	Stevenage, UK	2020-10-15
Gail Cartwright	Boston, England, UK	2020-10-15
Ian King	London, UK	2020-10-15
Jeetendra Shah	Thurmaston, England, UK	2020-10-16
Ian Chambers	Bristol, UK	2020-10-16
Leni Houter Petersen	Lynge, Denmark	2020-10-16

Name	Location	Date
Oonnikunju Cheriyan	Alappuzha, India	2020-10-16
Ann Dixon	London, UK	2020-10-16
Rosie Coop	Haverhill, UK	2020-10-17
Imamura Kazumi	Suginami ku, Fukuoka, Japan	2020-10-17
julie reid	Bournemouth, UK	2020-10-17
Vasileios Grigoriou	Birkenhead, England, UK	2020-10-18
Tana Shepherd	Whitehorse, Yukon Territory, Canada	2020-10-19
Patrick Allen	Farnham, UK	2020-10-19
Jody Overduin	Whitehorse, Yukon Territory, Canada	2020-10-21
Anne Vampa	Wabern, Switzerland	2020-10-21
Lorna Bowcock	Newport, Wales; Cymru, UK	2020-10-21
Rosemarie Baumgartner	Wabern, Switzerland	2020-10-22
Montana Seguin	Beaconsfield, Canada	2020-10-26
Julie Wiehe	Winnipeg, Canada	2020-10-27
Louis Deveault	Hope, Canada	2020-10-28
Joanne van Rens	Orleans, Canada	2020-10-28
MaryJane Thompson	Kitchener, Canada	2020-10-28
Lisa Price	Wolfville, Canada	2020-10-28
Yu Yang	Ottawa, Canada	2020-10-28
Olivia Palmer	North bay, Canada	2020-10-28
Amin Nagdee	Toronto, Canada	2020-10-28
Clinton recksiedler	Winnipeg, Canada	2020-10-28

Name	Location	Date
Cheyenne Fedotov	Kawartha lakes, Canada	2020-10-28
Kathi Morris	West Pine Ridge, Canada	2020-10-28
victoria lowe	emsdale, Canada	2020-10-28
Sanjeev Johar	Brampton, Canada	2020-10-28
Bruce Lee	Canada	2020-10-28
David Munro	Niagara Falls, Canada	2020-10-28
Meenal Shrivastava	North Saanich, Canada	2020-10-28
Annie Anderson	North Saanich, Canada	2020-10-28
Jlynn Campbell	Calgary, Canada	2020-10-28
Mark Huxley	Cochrane, Canada	2020-10-28
Giteshwar Kalia	Brampton, Canada	2020-10-28
Melissa Ledo	Brampton, Canada	2020-10-29
Vanessa Sousa	Newmarket, Canada	2020-10-29
James Tucker	Orillia, Canada	2020-10-29
Denis Besner	Salaberry-de-Valleyfield, Canada	2020-10-29
Tishy Sanchez	Woodbridge, Canada	2020-10-29
dave popoff	castlegar, Canada	2020-10-29
Trish Emery	Cypress County, Canada	2020-10-29
stephany castro	Brampton, Canada	2020-10-29
Noah Florague	Mississauga, Canada	2020-10-29
Jessica Towner	Coquitlam, Canada	2020-10-29
D'Souza Noreen	Milton, Canada	2020-10-29

Name	Location	Date
Touria Messaoudi	Lille, France	2020-11-06
Samira Messaoudi	Amiens, France	2020-11-06
liisa small	Toronto, Canada	2021-01-11
Denise Bourque	Portneuf, Canada	2021-01-11
Daniel Perry	Guelph, Canada	2021-01-11
Bianca Oliveros	Surrey, Canada	2021-01-17
A Struggling Student	Coutenay, Canada	2021-01-17
William Barr	Whitehorse, Yukon Territory, Canada	2021-02-05
Ned De'Niro	London, UK	2021-02-05
Lauren Kirton	Caledon, Canada	2021-02-05
Gloria Sage	Churchill, Canada	2021-02-05
Byron Ward	Edmonton, Canada	2021-02-05
Paul Overton	Camberley, UK	2021-02-05
Cathy Gilbert	Edmonton, Canada	2021-02-05
Natalie Ofukany	Tisdale, Canada	2021-02-05
Shannon Vaughan	Caledon, Canada	2021-02-05
Khemraj Kassee	Kitchener, Canada	2021-02-05
Rexie Galang	Calgary, Canada	2021-02-05
Ryan Wickens	Milton, Canada	2021-02-05
Ann McRuvie	Caledon, Canada	2021-02-05
Caroline Altiman	Toronto, Canada	2021-02-05
valeria mirochnikova	Thornhill, Canada	2021-02-05

Name	Location	Date
Bradley Steckhahn	Stony Plain, Canada	2021-02-05
Emma Enunwa	Yukon, Ontario, Canada	2021-02-05
Bimaljeet Kaur Kaler	Aldergrove, Canada	2021-02-05
Zalina Rahaman	Pickering, Canada	2021-02-05
Manjot Singh	Barrie, Canada	2021-02-05
Vidya Kadirvelu	Kingston, Canada	2021-02-05
Gabrielle Chanda	Welland, Canada	2021-02-05
Susana Fulton	Whitehorse, Yukon Territory, Canada	2021-02-05
Autumn Boehler	Cayuga, Canada	2021-02-05
Margriet Blok	Whitehorse, Yukon Territory, Canada	2021-02-05
allard uiterwaal	Whitehorse, Yukon Territory, Canada	2021-02-05
Luna Choi	Surrey, Canada	2021-02-05
Maddie Bonin	Toronto, Canada	2021-02-05
Linda Teixeira	Brampton, Canada	2021-02-05
Iloyd richards	Calgary, Canada	2021-02-05
mira seaman	cambridge, Canada	2021-02-05
Doug Caldwell	Whitehorse, British Columbia, Canada	2021-02-05
Emma Pontes	Newmarket, Canada	2021-02-05
Chad Sjodin	Whitehorse, Canada	2021-02-05
Sania Naqvi	Mississauga, Canada	2021-02-05
matthew janiga	whitehorse, Canada	2021-02-05
Jeanne Chan	Toronto, Canada	2021-02-05

Name	Location	Date
Diego Saavedra	Ladysmith, Canada	2021-02-05
Keith Yip	Vancouver, Canada	2021-02-05
AMARDEEP KAUR	Brampton, Canada	2021-02-05
Gail Lovig	Fanny Bay, Canada	2021-02-05
Simon Banister	Vancouver, Canada	2021-02-05
Ekjot gill	Brampton, Canada	2021-02-05
Maqsood Rauf	Canada	2021-02-05
N K	Toronto, Canada	2021-02-05
Manjinder Singh	Chandigarh, India	2021-02-05
Barb Reding	Langley, Canada	2021-02-05
Ifeoma Onwumelu	Calgary, Canada	2021-02-05
Ewan Jones	Prince George, Canada	2021-02-05
Abena Agyeiwaa	Montréal, Canada	2021-02-05
Sandeep Kaur	Montréal, Canada	2021-02-05
Alexander Smithe	Vancouver, Canada	2021-02-05
Harjeet Kaur	Brampton, Canada	2021-02-05
Annabella Dolleris	Vancouver, Canada	2021-02-05
Rosella Mancini	Nanaimo, Canada	2021-02-05
Plakkang Battu	Toronto, Canada	2021-02-05
Vlad Danila	Mission, Canada	2021-02-05
Danielle Stohl	Nanaimo, BC, Canada	2021-02-05
Tegbir Singh	Surrey, Canada	2021-02-05

Name	Location	Date
Judy Bruce	Wasaga Beach, Canada	2021-02-05
Aj Kaler	Edmonton, Canada	2021-02-05
Lenville Couch	Georgetown, Canada	2021-02-05
CK Gill	Surrey, Canada	2021-02-05
kurt collins	Calgary, Canada	2021-02-05
amanpreet Bajwa	Brampton, Canada	2021-02-05
Alex P	Ottawa, Canada	2021-02-05
Tannis Tataryn	Winnipeg, Canada	2021-02-05
Amandeep Kaur	Thunder Bay, Canada	2021-02-05
Gurbinder Parmar	Mississauga, Canada	2021-02-05
Breylynn Vennard	Moosomin, Canada	2021-02-05
Sukhjeet K	Brampton, Canada	2021-02-05
sheila dodd	whitehorse, Yukon, Canada	2021-02-05
Teresa Barr	Whitehorse, Yukon Territory, Canada	2021-02-05
Erin Neufeld	Christchurch, New Zealand	2021-02-06
Lorna Meiszingar	Whitehorse, Yukon Territory, Canada	2021-02-06
Suzanne de la Barre	Whitehorse, Yukon Territory, Canada	2021-02-06
Genevieve Camire	Whitehorse, Canada	2021-02-07
Renee Mills	Whitehorse, Canada	2021-02-07
Megan Schenke	Whitehorse, Yukon Territory, Canada	2021-02-07
Sophie Camiré	Bathurst, Canada	2021-02-07
Laura Sutherst	Whitehorse, Yukon Territory, Canada	2021-02-07

Name	Location	Date
Seby Morillo	Oakville, Canada	2021-02-05
Christel Wood	Regina, Canada	2021-02-05
Jagdeep Kahlon	Brampton, Canada	2021-02-05
DEBORAH WEBB	PENTICTON, Canada	2021-02-05
Greatest Ever	Calgary, Canada	2021-02-05
John Doe	Sidney, Canada	2021-02-05
سیاوش یزدان پناه	Toronto, Canada	2021-02-05
Amardeep Grewal	Surrey, Canada	2021-02-05
Mandeep Kaur	Toronto, Canada	2021-02-05
D. Mahoney	Winnipeg, Canada	2021-02-05
Bella Story-taku19	Toronto, Canada	2021-02-05
Cherie Gonzalez	Vancouver, Canada	2021-02-05
Heather Gordon	Vaudreuil-dorion, Canada	2021-02-05
Rajwindersingh Rajwindersingh	Cranbrook, Canada	2021-02-05
Sean Chow	Whitby, Canada	2021-02-05
Param Mangat	Toronto, Canada	2021-02-05
Navpreet Kaur	Brampton, Canada	2021-02-05
amirhossien goodarzi	Beauharnois, Canada	2021-02-05
Noel Ferrao	Thornhill, Canada	2021-02-05
Lakhvir singh	Calgary, Canada	2021-02-05
Gwen Chapman	Nanaimo, Canada	2021-02-05

Name	Location	Date
Émilie Dessureault	Whitehorse, Yukon Territory, Canada	2021-02-08
MARC PARADIS	Whitehorse, British Columbia, Canada	2021-02-08
Jody Studney	Whitehorse, Ontario, Canada	2021-02-08
Joanne Love	Whitehorse, Yukon Territory, Canada	2021-02-08
Ian Love	Whitehorse, Canada	2021-02-08
Derek Peters	Whitehorse, Canada	2021-02-08
Birnie Foster	Whitehorse, Canada	2021-02-09
Amy Iles	Whitehorse, Yukon Territory, Canada	2021-02-09
Toodi Wells	Whitehorse, Yukon Territory, Canada	2021-02-10
Dallas Schaber	Canada	2021-02-10
Lise Merchant	Whitehorse, Yukon Territory, Canada	2021-02-10
Molly Slade	Thurrock, UK	2021-02-10
pamela mcMahon	wallasey, UK	2021-02-10
Tony Giuliano	Sault Sainte Marie, Canada	2021-02-10
Philip Merchant	Whitehorse, Yukon Territory, Canada	2021-02-11
Ryan Wagg	Leicester, UK	2021-02-15



Community Petition May 2012

Regarding the Stevens Quarry Development Plan

We the undersigned are local area residents of Alaska Hwy North/Ibex Valley, MacPherson/Hidden Valley Subdivisions and the Takhini Hotsprings Road. The historic land uses in these areas since settlement have been country residential, agricultural and eco tourism. Farms producing livestock, forage crops and market gardens line the Takhini River Valley. The establishment of the Gunnar Nilsson and Mickey Lammers Research Forest further expands the land use goals for year round recreation in this area. The establishment of a Quarry on the scale of an open pit mine would be in stark contrast to the decades old established land use patterns.

We believe that the current YESAB application prepared by Inukshuk Planning & Development understates the concerns of local area residents particularly as related to the long term social (visual/landscapes, noise and dust) and economic (agricultural, tourism and land values) impacts of this proposed project.

Concerns voiced by residents of these diverse communities: Impacts on

- 1) **Water:** Runoff of surface water due to the removal of trees and ground cover.
- 2) **Flora:** The removal of large tracts of mature trees, their root structures and the underlying plant communities on a scale of this magnitude is totally incongruous to present land uses and residents.
- 3) **Fauna:** The Takhini River Valley is an important wildlife corridor connecting the Kusawa Lake headwaters to the Yukon River Valley. The massive size of the proposed quarry would be a great impediment to the movement of animals large and small in this corridor. With the proximity to the Takhini River sediment runoff could effect fish populations.

Quarry Operations: Short and long term concerns arising from gravel extraction activities

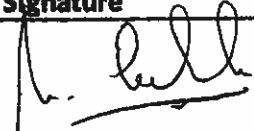







- 1) Smoke and air quality degradation from the burning of vegetation.
- 2) Dust and particulate fallout would be an immediate and a long term problem. Health concerns for residents and degradation of forage crops and market gardens are major concerns especially considering the prevailing south winds in the Takhini River Valley.
- 3) Noise pollution is a serious concern. The geography of "Echo Valley" would amplify the sound of trucks with their safety beepers, heavy equipment and pit machinery such as crushers.
- 4) With the great increase of heavy truck traffic on the Alaska Hwy residents, including cyclists, would have to compete with an industrial flow of vehicles.

Current need for the Stevens Quarry:

There exists a huge amount of terrain dedicated to quarrying and gravel extraction. If this new supply of gravel is truly required, it must be obtained outside of country residential/ agricultural areas.

For input to YEASB call [REDACTED] (Monique Chatterton)







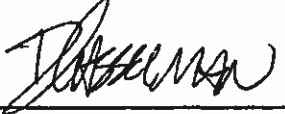


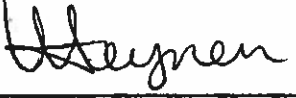


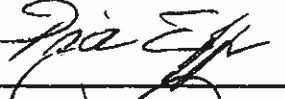














COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE



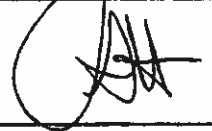


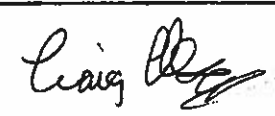



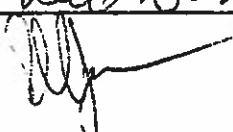

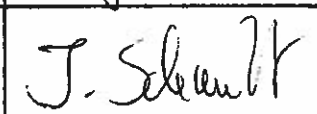

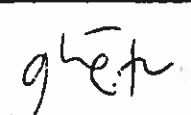

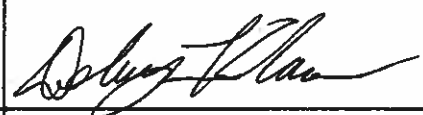



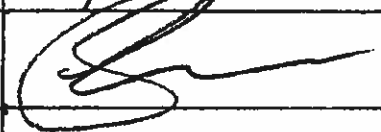

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Nana LEHNHERR		[REDACTED]	[REDACTED]	Nov 22 2012	
Fritz Lehnherr		[REDACTED]	[REDACTED]	Nov 22 2012	
BRIAN LANGVIN		[REDACTED]	[REDACTED]	Nov 22	
FRANK TURNER		[REDACTED]	[REDACTED]	Nov 22/2012	
PATTI TOOLE		[REDACTED]	[REDACTED]	Nov 22	
Tara Fallat		[REDACTED]	[REDACTED]	Nov, 22/12	
JOE BACHOFEN		[REDACTED]	[REDACTED]	Nov. 21 2012	
Karen Baltgair		[REDACTED]	[REDACTED]	Nov 21 2012	



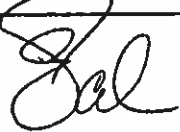

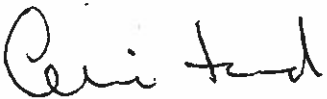




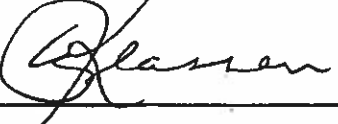


COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
SHELLEY MORITZ	<i>Shelley Moritz</i>	[REDACTED]	[REDACTED]	MAY 15/ 2012	WILL PROVIDE TO YESAB REVIEW PROCESS
HORST MORITZ	<i>Horst Moritz</i>	[REDACTED]	[REDACTED]	MAY 15/ 2012	AS ABOVE.
BROOK BOUQUOT	<i>Brook Bouquot</i>	[REDACTED]	[REDACTED]	MAY 15 2012.	WILL INPUT AT YEASB.
Susan Huff	<i>Susan Huff</i>	[REDACTED]	[REDACTED]	Nov 11 2012	Will input at YEASB
Jim Salt	<i>Jim Salt</i>	[REDACTED]	[REDACTED]	Nov 11 2012	Don't Do it.
MARYLYNN PENNER	<i>Marylynn Penner</i>	[REDACTED]	[REDACTED]	Nov. 12 2012	Not a suitable place for a gravel quarry - too much agricultural risk in already delicate environment.
LIZ REICHENBACH	<i>Liz Reichenbach</i>	[REDACTED]	[REDACTED]	Nov. 21/12	as above plus N. additional architectural plans.
Jennifer Groot	<i>Jennifer Groot</i>	[REDACTED]	[REDACTED]	Nov 21 2012	attending at YESAB meeting Nov 21/2012.

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
TEENA DICKSON				June 5/12	
Graham Hahn				4	
DAHN CASSEMAN				June 5/12	
Lindsay Heynen				June 5 2012	
Pia Epp				June 6/12	
David Neufeld				June 19 2012	look to rigorous regulation of any quarry activity that may take place
SANDRA BROWN				June 19 2012	
Dave Lewis				June 19 2012	
CATHLEEN LEWIS				June 19/ 12	

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments/Email
Bloch Marc				14.5.12	
Susan Anderson				14.5.12	andersons@northwestel.net More information please. 633.6769
Amanda Daub				14.5.12	
Craig Olsen				14-5-12	Craig. Olsen @ northwestern.net
Bill BENNETT				14-5-12	
DETE JENSEN				14/05/12	pecjensen@hotmail.com
Jugrid Schmitt				14/05/12	SIR @ northwestern.net
Genevieve Hétu				15/05/12	
DELWYN KLASSEN				MAY 15 2012	delwyn-k@hotmail.com
DELVINE GIREAUARD				May 15th	bluebellgardens@hotmail.com
Simon CHARLES				MAY 15th	SIMON CHARLES @YES.NET.YK.CA

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
DEN COATES		[REDACTED]	[REDACTED]	MAY 15 2012	
VIBEKE COATES		[REDACTED]	[REDACTED]	MAY 15 2012	
Erik Val		[REDACTED]	[REDACTED]	May 15/2012	
Hana Val		[REDACTED]	[REDACTED]	May 15th, 2012	
CALVIN FORD		[REDACTED]	[REDACTED]	MAY 15th 2012	
JEKIE GUSSELLIN		[REDACTED]	[REDACTED]	05/15/12	
Stewart Morcombe		[REDACTED]	[REDACTED]	15th May 2012	
MARY CHENEY GILCOURD		[REDACTED]	[REDACTED]	May 17, 2012	
Layanne Klassen		[REDACTED]	[REDACTED]	May 17, 2012	
BILL KLASSEN		[REDACTED]	"	May 17 2012	
Montanne Patterson		[REDACTED]	[REDACTED]	May 17 2012	We are living out here to get away from industrial noise!
Sunny Patterson		[REDACTED]	[REDACTED]	may 17 2012	Please select non-populated areas for noisy destructive things like gravel pits !!!

Name (print/initials)	Signature	Lot #	Mailing Address	Date	Comments
D Palczny	<i>D Palczny</i>		[REDACTED]	May 12	
SHIRLEY FORD	<i>Shirley</i>		[REDACTED]	May 17/12	
ORVID FORD	<i>Orvid</i>		[REDACTED]	May 12	
MARIAH BOS	<i>Mariah</i>		[REDACTED]	May 9/12	
Stella Pagon	<i>Stella</i>		[REDACTED]	May 21/12	ABSOLUTELY NOT!
Alicia Grove	<i>Alicia</i>		[REDACTED]	12/09/12	absolutely not
HARVE HOETS	<i>Harvey</i>		[REDACTED]	May 21, 2012	At least the you parcel should not go to a suffer
MAUREED HOEF	<i>Maureed Hoef</i>		[REDACTED]	May 21, 2012	Leave government parcel on the site for 1 year. on the site can't do so being 6' in the work
NICOLA HATUNIA	<i>Nicola</i>		[REDACTED]	May 22, 2012	This square should not be closed in a residential area
CARL HANNA	<i>Carl Hanna</i>		[REDACTED]	May 22, 2012	Current Rate for 7 hrs
ANN-MARIE WEIR	<i>Ann Marie Weir</i>		[REDACTED]	May 22/12	NO WAY!
-TACK WEIR	<i>Tack Weir</i>		[REDACTED]	May 22/12	WHEN DOES IT END!

Name (print/initials)	Signature	lot#	Mailing Address	Date	Comments
INDY BRASSARD	Indy Brassard		[REDACTED]	May 2012	THIS IS A COMMUNITY - PLEASE TREAT US AS SUCH
SELE BRASSARD	Sele Brassard		[REDACTED]	May 2012	61 11
Charlene Thibault	C Thibault		[REDACTED]	May 2012	what about noise? This is unacceptable
MONTY ROSSSELIN	Monty Rosselin		[REDACTED]	MAY 2012	YOU TALK THE CITY I'M COMING, AND HELLS COMING WITH ME
Fish Platt	F. Platt		[REDACTED]	May 2012	Country living. needs peace & quiet
Paul McCue	Paul McCue		[REDACTED]	MAY 2012	11
Sharilyn Gattie	Sharilyn Gattie		[REDACTED]	May 22	11 11
Bruce Fenech	Bruce Fenech		[REDACTED]	May 22	11 11
PAUL SCHWAB	Paul Schwab		[REDACTED]	MAY 23	THIS WILL OBTAIN OUR WAY OF LIFE AS WELL AS OUR KIDS MOVED TO THE COUNTRY TO GET AWAY FROM NOISE & TRAFFIC.
Jennifer MacCleary	Jennifer MacCleary		[REDACTED]	May 23	11 11
Mike Emfio	Mike Emfio		[REDACTED]	May 23	
DAVID LOKES	David Lokes		[REDACTED]	May 24	Previous mural now removed

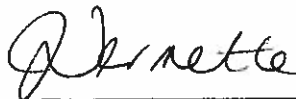

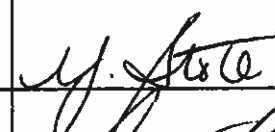
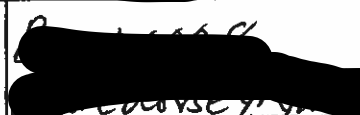
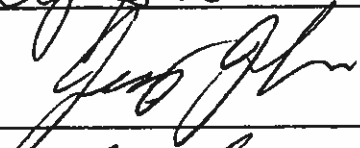

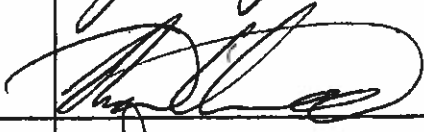











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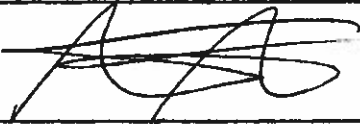
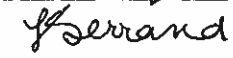
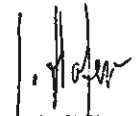
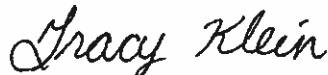



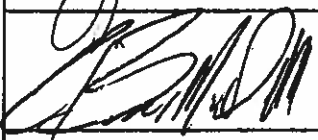

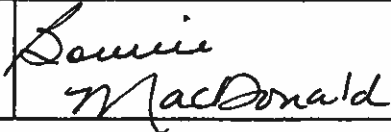
Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Roland Mercier	<i>Roland Mercier</i>	[REDACTED]	[REDACTED]	May 28	
Michal Mercier	<i>Michal Mercier</i>	[REDACTED]	[REDACTED]	May 28	
Honey Gesbrecht	<i>Honey Gesbrecht</i>	[REDACTED]	[REDACTED]	May 28	
Thomas deJagers KELLY DE JAGER	<i>Thomas deJagers</i>	[REDACTED]	[REDACTED]	May 28	
Ella Patay	<i>Ella Patay</i>	[REDACTED]	[REDACTED]	May 29	
STAN PATAY	<i>Stan Patay</i>	[REDACTED]	[REDACTED]	May 29	
BOB MURKIN	<i>Bob Murkin</i>	[REDACTED]	[REDACTED]	May 29	
Elizabeth Bradley	<i>Elizabeth Bradley</i>	[REDACTED]	[REDACTED]	May 29	This would interfere with established approved land-use ie agriculture.
Angela Tobin	<i>Angela Tobin</i>	[REDACTED]	[REDACTED]	May 29	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE


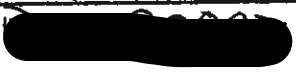
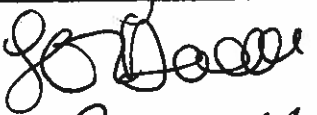
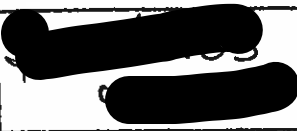




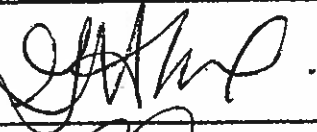
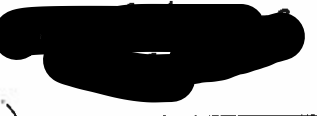
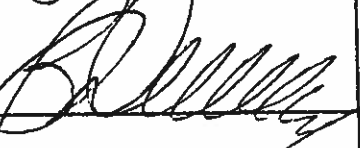

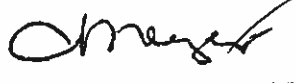

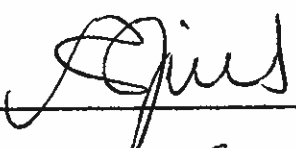

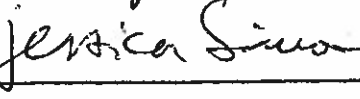

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
DIRNIE FOSTER	<i>BF Foster</i>	[REDACTED]	[REDACTED]	May 28	Please delete Gout Pit as a buffer & Do NOT Allow asphalt & concrete plants.
Carol Foster	<i>Carol Foster</i>	[REDACTED]	[REDACTED]	May 28	No asphalt and/or concrete plant! Limit Bigger buffer - hours of operation
LEWIS MacGILLIVRAY	<i>Lewis MacGillivray</i>	[REDACTED]	[REDACTED]	May 28	DEBATE BUFFER ZONE
DIANA MacGILLIVRAY	<i>Diana MacGillivray</i>	[REDACTED]	[REDACTED]	May 28	DEBATE BUFFER ZONE OPERATION
MARY REGER	<i>Mary Reger</i>	[REDACTED]	[REDACTED]	May 28	
Ken Jones	<i>KJ</i>	[REDACTED]	[REDACTED]	May 28	Noise pollution Serious determinants of health Residential + industry do not mix.
Scott Price	<i>Scott Price</i>	[REDACTED]	[REDACTED]	May 28	EXCESS OF TRAFFIC OR NOISE LARGE INDUSTRIAL VEHICLE
Greg Spenner	<i>Greg Spenner</i>	[REDACTED]	[REDACTED]	May 28	Noise, Dust, I live out here because it is quiet
Lorna Spenner	<i>Lorna Spenner</i>	[REDACTED]	[REDACTED]	May 28	Noise pollution, Please Delete, Dusty Excess traffic.

COMMUNITY PETITION -- REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN -- SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
J. Vermette				May 29/12	
J. Stote				May 29/12	
J. Jobin				May 30 2012	
Mike Achymichuk				May 30 2012	
MARTIN BIGG				MAY 30 2012	
Bew Rissanen				May 30/12	
Melvin Rissanen				May 30/12	
Chris Howard				May 30/12	
April Jones				May 30/12	

COMMUNITY PETITION – REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN – SIGNATURE PAGE					
Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Arthur MacMaster		1	[REDACTED]	May 29/12	
Linda Gerrand			[REDACTED]	June 4/12	
Jörg Hofer			[REDACTED]	June 4/12	
Tracy Klein			[REDACTED]	June 4/12	
George Klein			[REDACTED]	June 4/12	
Will Scott			[REDACTED]	June 4/12	
Julie Brown			[REDACTED]	June 4/12	
			[REDACTED]		
Bonnie MacDonald			[REDACTED]	June 04/12	

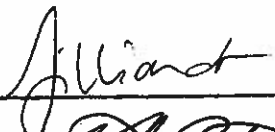







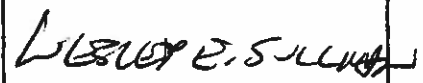
COMMUNITY PETITION -- REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN -- SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Jim Stephens				June 26	We are raising a family here. Dust might be an issue.
Sheila Dodd				July 2-7	No gravel can be better for other Quarries.
Robert Wills				"	Use McLean Pit or mine outside of City, away from families!!
Brie English				June 28th	
Gill Nicol				June 30th	
Barbara Drury				June 30th	
Cathy Meyer				July 11/12	
CAJ Tarnicky				July 1/12	
Jessica Simon Jessica Simon				July 1/12	Do a study to monitor at what speed the wind picks up dust & at what speed gusts pick up dust.

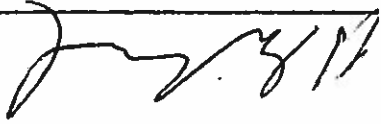

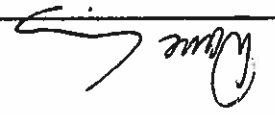



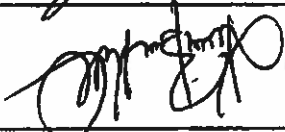
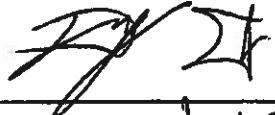


COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Evelyn Mowat Butler	Mrs. E. M. Butler		[REDACTED]	19.06.12	I strongly Oppose this project!
Van Sternberg L	Van Sternberg	[REDACTED]	[REDACTED]	"	this project is not good for this area.
Mike Vandermark	[REDACTED]	[REDACTED]	[REDACTED]	June 19/11	
Marijke Mather	Marijke Mather	[REDACTED]	[REDACTED]		I oppose this project
Val Mather	VAL MATHER	[REDACTED]	[REDACTED]	June 27/12	
Helen Firsimmors	[REDACTED]		[REDACTED]	June 27/12	I oppose this project
Roger Heikel	[REDACTED]		[REDACTED]	JUNE 27/12	OPPOSITE THIS PROJECT
Marg Potter	Marg Potter		[REDACTED]	27 June '12	Oppose this Project
Jean Jobasz	Jean Jobasz		[REDACTED]	June 27/12	Oppose this project

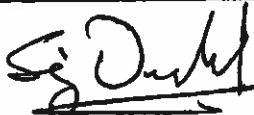
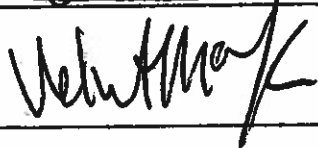




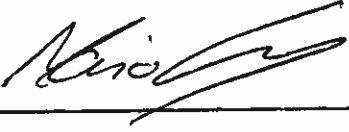


COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Sillian Chown		●	[REDACTED]	June 4, 2012	
VAL Burnstead			[REDACTED]	June 5, 2012	
Steve Throux			[REDACTED]	✓	
Shana Rittel			[REDACTED]	June 5, 2012	
DEAN OMILON			[REDACTED]	June 5/12	
DALE OMILON			[REDACTED]	JUNE 5/12	
WAYNE LOHNS			[REDACTED]	June 5	
DEREK DRINNAN			[REDACTED]	June 05/12	
WES SULLIVAN			[REDACTED]	June 5/12	

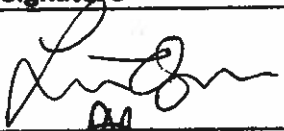

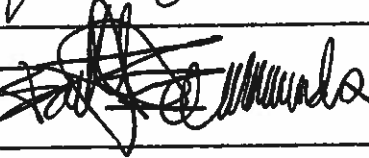









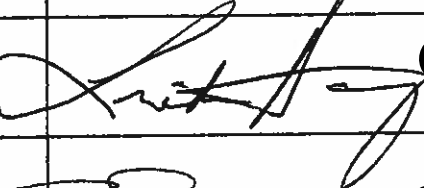








Name (print/initials)	Signature	Lot #	Mailing Address	Date	Comments
Stephen Morale	St-M		[REDACTED]	MAY 19/12	
Rose Berndt	R Berndt		[REDACTED]	MAY 19/12	
Shirley Hunt	A Hunt		[REDACTED]	MAY 19	
Fran Garriez	F Garriez		[REDACTED]	MAY 19	
John Selma	[Signature]		[REDACTED]	MAY 19	
Karl Guber	[Signature]		[REDACTED]	MAY 19	
Nathan Akhymichuk	[Signature]		[REDACTED]	MAY 18/12	
Paul MacLeod	[Signature]		[REDACTED]	MAY 18/12	
Stacey Lockington	[Signature]		[REDACTED]	MAY 18/12	
Don Cummins	[Signature]		[REDACTED]	MAY 18/12	
Paul White	[Signature]		[REDACTED]	MAY 18/12	

Name (print/initials)	Signature	Lot #	Mailing Address	Date	Comments
Mike Herrmann			[REDACTED]	May 10 2012	
R. M. Thorkelson	R. M. Thorkelson		[REDACTED]	May 19 2012	
Count with me			[REDACTED]	May 19 2012	
DAVE EVANS			[REDACTED]	May 19 2012	
Ross Grigsby			[REDACTED]	May 19 2012	
ROBERT KOSTER			[REDACTED]	May 19 2012	
Pete Harris			[REDACTED]	May 19 2012	
Kevin Anderson			[REDACTED]	May 19 2012	
BRENT SCHULTZ			[REDACTED]	May 19 2012	
Kevin Anderson			[REDACTED]	May 19 2012	
Joel MacRae			[REDACTED]	May 19 2012	





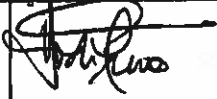

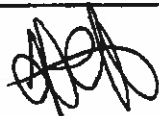
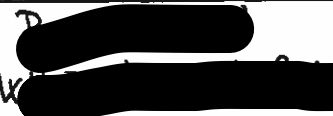


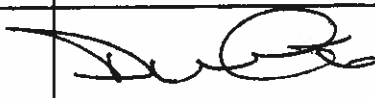

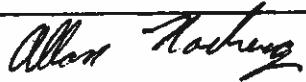





COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE


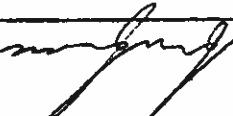


Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Siegfried Dudeck		[REDACTED]	[REDACTED]	May 19/12	
Megan Velvet MacKenzie		[REDACTED]	[REDACTED]	May 22/12	
Don Lemay		[REDACTED]	[REDACTED]	May 26/12	
Ann Marie Dillon		[REDACTED]	[REDACTED]	May 25/12	
Justin Boegs		[REDACTED]	[REDACTED]	May 26/12	
Katherine Brzeberis		[REDACTED]	[REDACTED]	May 26/12	
MARIO LEY		[REDACTED]	[REDACTED]	MAY 26/12	
Gordon Swann		[REDACTED]	[REDACTED]	May 26/12	
Stephanie Muckenheim		[REDACTED]	[REDACTED]	May 26/12	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE





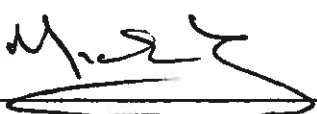


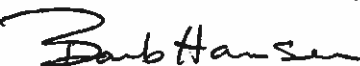




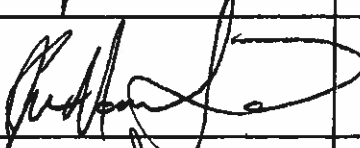


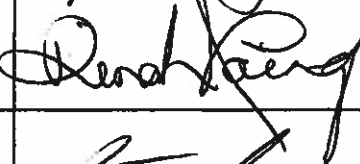

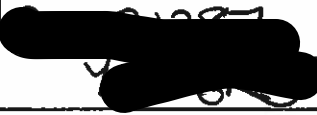






Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Lisa Oryam				12/05/19	
Bart J. Bounds				D M Y 19/05/12	
Shen Awigbo					
Cheryl Weir	Cheryl Weir			19/05/12	
Jessica Simon	Jessica Simon			19/05/12	
D Brown	DANNY BROWN			19/05/12	
LINDA HARVEY				19/05/12	
				19/15/12	
T. Stewart	Jamara Stewart			19/15/12	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Murray/ Williamson				MAY 25	
Mike Skene				May 26	
Jodi Crewe				May 26.	
ANTOINE DEPALEMACKER				May 26	
COREY SHEFFIELD.				MAY 26.	
BRIZO WHITE				May 26	
Allan Norberg				May 26	
Carl Maguire				May 26	
Adam Power				May 26.	







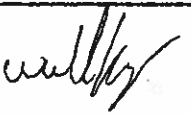
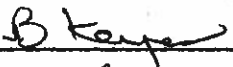
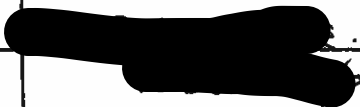





Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Alvin Johnson			[REDACTED]	May 19 2012	
DAVID CARROLL			[REDACTED]	May 19 2012	
5 Starts	Potato		[REDACTED]	May 19 2012	
Survival	9085		[REDACTED]	May 19 2012	
Donald Howe			[REDACTED]	May 19 2012	
YANUICK GAGNON	Yannick Gagnon		[REDACTED]	May 19 2012	I want a lot before a gravel pit before you should think about the health cost of your population of these impacts, coming with this plan.
ANDRINE SCHMIDT-LANDRY	Andrine Schmidt-Landry		[REDACTED]	May 19 2012	
Robert Russell	Bob Russell		[REDACTED]	May 19 2012	
Marg. Katay	Macell		[REDACTED]	May 19 2012	
Franz Bachhuber			[REDACTED]	May 19 2012	
LINDY BIRNIE	Linda Birnie		[REDACTED]	May 19 2012	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Doreen Louder				26 May 12	
Daniel Huber				May 27/2012	
Michael King				27 May 2012	
Barb Hansen				May 26 2012	
PHILIP MERCHANT				MAY 26 2012	
Shen Mackenzie				May 26/12	
Dinah Laing				May 28/12	
PETE BUNTAIN				May 28/12	
CHAMPEVAL christiane				May 29/12	

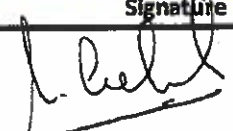





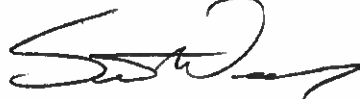
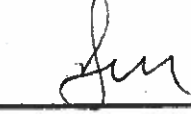
COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Jessica Jobin	J. Jobin	[REDACTED]	[REDACTED]	June 21	
Simone Rudge	S. Rudge	[REDACTED]	[REDACTED]	June 21	
PAUL GRINCI	[REDACTED]	[REDACTED]	[REDACTED]		
ALISON GROVE	A. Grove	[REDACTED]	[REDACTED]	June 23	
Mea Velvet Mackenzie	M. Mackenzie	[REDACTED]	[REDACTED]	June 23	
LAIRD HERBERT	L. Herbert	[REDACTED]	[REDACTED]	JUNE 23	
MARIE DUCHARME	Marie Ducharme	[REDACTED]	[REDACTED]	June 23rd.	
PETRA FERGUSON	P. Ferguson	[REDACTED]	[REDACTED]	JUNE 24	
Brian Meier	B. Meier	[REDACTED]	[REDACTED]	June 26	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE					
Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Chris Coswell				July 5	BAD IDEA!
Gerard Dine				July 5	not needed
Erik von Flotow				12/07/08	There are plenty of existing pits!!!
Will Vorag.				12.07.07.	Any to that from future by making sure spend some
Brian Keyes				" "	No Good
Karin Sparks				July 2012	terrible!
Dean Omlon					
Alex Nadeau				July 2012	Think about our farmland

Petition against Stevens Quarry → TOTAL 247

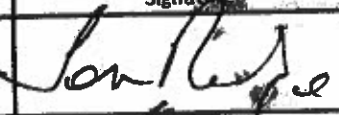

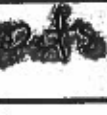
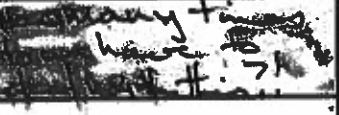






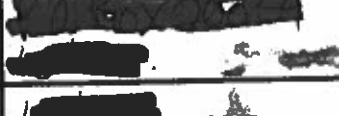


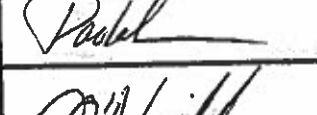

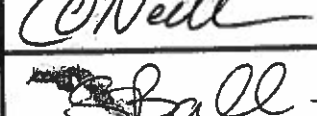

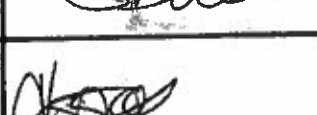
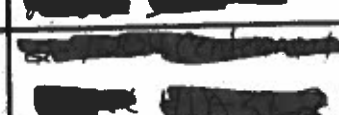
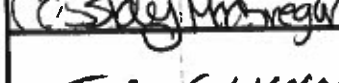
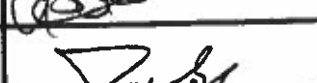
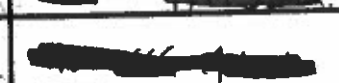
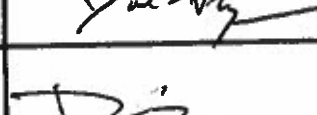
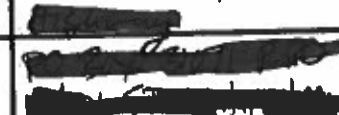
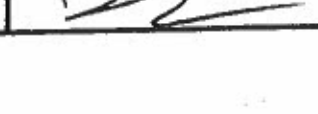
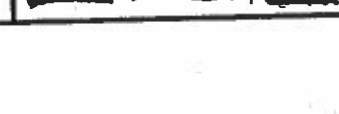
COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
NANA LEHNHERR		1124	██████████	2/10 2020	STRONGLY OBJECT TO THE STEVENS QUARRY
Fritz Lehnherr		1112	██████████		100% Against
Rita Smith		2101	██████████	2/10 2020	Strongly object. Stevens quarry
Bryan DEAR		1123	██████████	2/10/2020	Strongly Object
VIBEKE COATES		1124	██████████	2/10/ 2020	strongly object
Don Coates		1201	██████████	2/6 2020	Strongly object.
Fred Last	Fred A. Last	1014	██████████	3/10 2020	strongly object
Debbie Last	Debbie Last	1014	██████████	3/10 2020	strongly object will comment to YESAB
SCOTT WILLIAMS			██████████	03.10 2020	STRONGLY OBJECT
Maria Hallbach		1124	██████████	03.10 2020	object, please do not do it

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
Mary Hobzntice	Mary Whybice		[REDACTED]	10/3/20	Use the trails regularly keep area pristine
Edgar Musanda	[Signature]		[REDACTED]	10/3/20	Wild life & water pollution concerns
Chelsey Jacobson	[Signature]		[REDACTED]	10/3/20	Berry farms, ecosystem wild life concerns
RONA AASMAN	[Signature]		[REDACTED]	10/3/20	Keep the forest for recreation for community
Hilary Wilkinson	[Signature]		[REDACTED]	10/3/20	This will affect farmers and public use
Lynda Reeve	Lynda Reeve		[REDACTED]	10/3/20	NO DON'T DO IT!
Valérie Bussièrs	[Signature]		[REDACTED]	10/3/20	Poor animals again!
Franziska Lux	[Signature]		[REDACTED]	3/10/20	
Clotilde-Pascal Brasset-Villeneuve	[Signature]		[REDACTED]	3/10/20	I vote to preserve the area as it is!
JP Ladraue	[Signature]		[REDACTED]	3/10/20	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
TOM RUDGE					
					
Judy Fortin				Oct 3	Road back farm land!
STEPHEN EHERTON				Oct 3	NO quarry!
Paola Liebau				Oct. 3	
CHRISTINA O'NEILL				OCT 3	
Stephen Ball				Oct 3	
					
Joe GLYNN				Oct 4	can u put the pit somewhere else
DAN GLYNN				OCT 4	too close TO PROPERTIES.

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

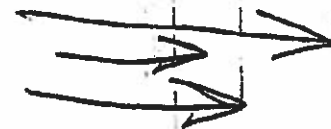
Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
KURT KVEMO	<i>K-K</i>		[REDACTED]	Oct. 4	NO WAY!
WANWER ROBERT	<i>R. Wanwer</i>		[REDACTED]	Oct 4.	NO WAY
VALERIE SMITH	<i>Valerie Smith</i>		[REDACTED]	Oct 5	NO WAY
Larry Berg	<i>Larry Berg</i>		[REDACTED]	Oct 5	No way
Scott. Chowicki	<i>SC</i>		[REDACTED]	Oct 5	"
Susan Anderson	<i>SA</i>		[REDACTED]	Oct 5	NO
Stephen Kendall	<i>SK</i>		[REDACTED]	Oct 5	OPPOSED
Rose Kushnir	<i>Rose Kushnir</i>		[REDACTED]	Oct 5	" "
DOUG COOK	<i>Doug Cook</i>		[REDACTED]	Oct 5	"
Scott Fontana	<i>Scott Fontana</i>		[REDACTED]	Oct 5	opposed

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE





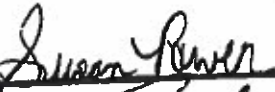







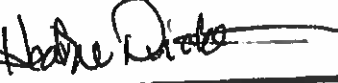







Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
Adam Power	Adam Power	1	[REDACTED]	10/07/20	
Kim Pearson	Kim Pearson	1	[REDACTED]	10/07/20	
Jon Ostrander	A	1	[REDACTED]	10/07/20	
BLAINE ANDERSON	Blaine Anderson	1	[REDACTED]	10/08/20	
DAN NICKASON	Dan Nickason	1	[REDACTED]	10/08/20	
Mavis Stewart	Mavis Stewart	1	[REDACTED]	10/08/20	
Karen Blake	Karen Blake	1	[REDACTED]	10/08/20	
Tamara Stewart	T. Stewart	1	[REDACTED]	10/08/20	
Darrell yeo	Darrell yeo	1	[REDACTED]	11	
Marlene Johns	Marlene Johns	1	[REDACTED]		

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE


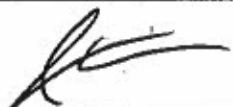

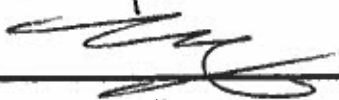


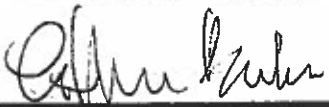
Name (print/18 and older)	Signature	LOT#	Mailing Address	Date	Comments
Charles B.		10		Oct 9	
W Mac Gillivray	W Mac Gillivray	31		Oct 9	
Dianna Smith	Dianna Smith			Oct 9	
P. McElroy	P. McElroy	5		Oct 9	
H. Miller	H. Miller	11		Oct 9	
John	John Fedell	1		Oct 9	
Eryn MacGillivray				Oct 9	
Jon Jones					
Nancy Mercier	N. Mercier	1		Oct 9	
Kelly deJager	K deJager	10		Oct 9	






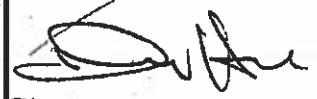








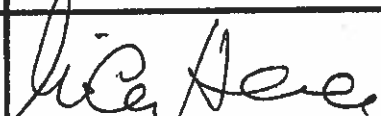





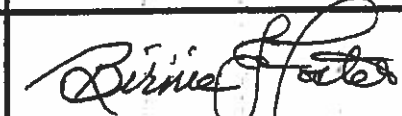


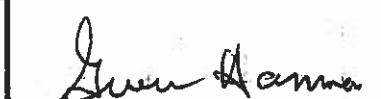


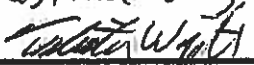






COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
THOMAS DE JAGER				OCT 9	
Ella Patay				OCT 9	
Susan Power				OCT 10	
Ray Gomes				OCT 10	YIA 624
Brittni Dine				OCT 10	
James Leikh				OCT 10	
Heather Dickert				OCT 10	
Jean-Francois				OCT 10	
Jody Starney				OCT 10	
Asad Chishti				OCT 10	YIA 229






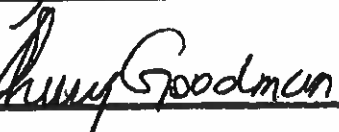




COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
Jennifer Kress		229	[Redacted Address]	Oct Oct 4/20	NO Thankyou!
Sara Roske		228	[Redacted Address]	Oct 4/20	
Krista Roske		228	[Redacted Address]	Oct 4/20	
Kelly Wanner	Kelly Wanner	228	[Redacted Address]	Oct 4/20	
Tim Meryn		228	[Redacted Address]		Oct 8/20
Clayton Meryn		228	[Redacted Address]	Oct 8/20	
DEB WILD	Deb Wild	228	[Redacted Address]	OCT 8/20	No one needs there industry near our houses + lots of property.
Y/6/20 Odu			[Redacted Address]	Oct 10/20	of land elsewhere
Catherine Bolduc Sagnon		228	[Redacted Address]	Oct 10/20	
Aiden Sanson	Aiden Sanson	228	[Redacted Address]	Oct 10/20	grew up at 38 Macpherson Rd



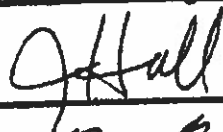









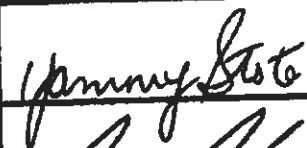





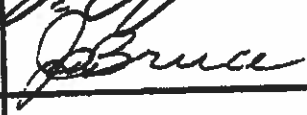








COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
Craig Olsen				Oct 5 2020	
Daniel Halon				Oct 5 2020	
Shannon Harvey				Oct 6 2020	
Cheff Hanna				10/6/20	
Nicola Hanna				Oct 6 2020	Why a gravel pitting residential area?
CAROL FOSTER Carol Foster				Oct. 7, 2020	
Birnie Foster Birnie Foster				Oct 2 2020	We already went through this. Tax payer money wasted... again!!
Gwen Hanna Gwen Hanna				Oct 7/20	
Tabitha Wight 				Oct 7/20	Why put gravel Pits in Res. Areas
Jeremy Wight				Oct 7/20	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
AUDREY PERCHERON			[REDACTED]	10/03	
Karissa Bascorn			[REDACTED]	10/03	Protect land
Anna Schunda			[REDACTED]	10/30	Protect the land
Mike Trainor			[REDACTED]	Oct 3 2020	
Jaime Trainor			[REDACTED]	Oct 3 2020	
Sherry Goodman			[REDACTED]	Oct 3	Protect Land
Deanna McArthur			[REDACTED]	Oct 3 20	Strongly oppose
Laura Wells			[REDACTED]	Oct 3/20	
Tason Metcalfe			[REDACTED]	Oct 3	
Simone Rudge			[REDACTED]	Oct 3	






COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
Pierre GERMAIN				10/11	
Janet Hall				10/11	
Remy Beaupre				10/11	
JASON MELTOS				10/13	
Derek Peters				10/13	
Yammy Stote				10/13	
Jacques Jhon				10/13	
Oliver Bruce				10/13	
KELLY LAMMAN				10/13	
Clayton Johnson				10/13	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
CHRISTINE MURRAY	Christine Murray		[REDACTED]	Oct. 11 2020	No
ALLEN PREDER	[Signature]		[REDACTED]	2020 10/11	NO AND NO NEXT TIME
Linda Talbot	[Signature]		[REDACTED]	YIA 643	
Jim Salt	[Signature]		[REDACTED]	OCT 12	NF W
Susan Huff	Susan Huff		[REDACTED]	Oct 19/20	NO (Quarry)!
Mike Achtymchuk	[Signature]		[REDACTED]	Oct 16 2020	
Gunter Wagner	G. Weger		[REDACTED]	Oct 16	No thanks to Quarry
MARIE DUCHARME	[Signature]		[REDACTED]	OCT 16	Find another spot.
LAWRENCE O'NEILL	[Signature]		[REDACTED]	OCT 16	Nope
Patricia Despons	[Signature]		[REDACTED]	Oct 16	No way for a quarry!

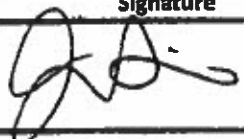

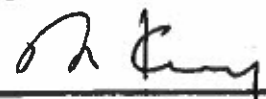
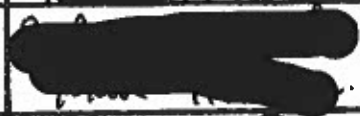


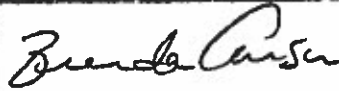



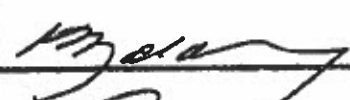




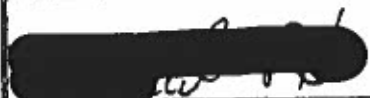


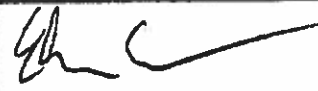

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
William Young		[REDACTED]	[REDACTED]	Oct 13	—
Scott Damsteep	SD	[REDACTED]	[REDACTED]	Oct 13	
Penny Burns		[REDACTED]	[REDACTED]	Oct. 13	✓
Erin Spurgeon		[REDACTED]	[REDACTED]	4	✓
Debbie Savage	Debbie Savage	[REDACTED]	[REDACTED]	Oct 13/20	
Richard Savage		"	[REDACTED]	Oct 13/20	
Jerry Kearn	Jerry d. Kearn	"	[REDACTED]	Oct 14 2010	
Grant Lowery	Grant Lowery	[REDACTED]	[REDACTED]	Oct 14	—
Michele Caws	M/Caws.	[REDACTED]	[REDACTED]	14/10/20	
Nathan Criss		[REDACTED]	[REDACTED]	Oct 14/20	

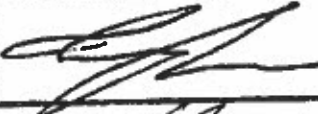

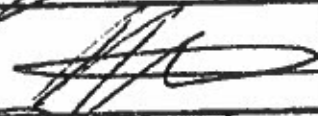

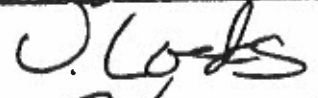

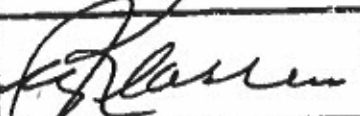

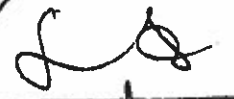

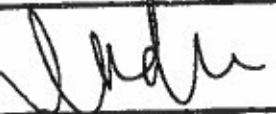

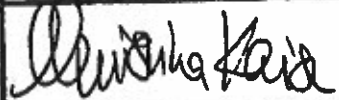





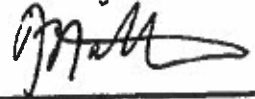

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
Cindy Birnie	C Birnie	[redacted]	[redacted]	Oct 14 / 2020	
Chris Graham	[redacted]	[redacted]	[redacted]	Oct 14 / 2020	
Hailey Birnie	HB	[redacted]	[redacted]	Oct 14 / 2020	
Luke Morris	ZM	[redacted]	[redacted]	Oct 14	2020
Morgan Briggs	[redacted]	[redacted]	[redacted]	Oct 14	Cabin on 8A lot, 2020.
[redacted]	E. Scoble	[redacted]	[redacted]	Oct 14	preserve our landscape
[redacted]	←→ Lori Stednick	[redacted]	[redacted]	Oct 14	
Bill English	Bill English	[redacted]	[redacted]	Oct 16 2020	
Kelly White	[redacted]	[redacted]	[redacted]	Oct 16 / 2020	
KEI Achamick	[redacted]	[redacted]	[redacted]	Oct 16 / 2020	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
Jennifer Smith				Oct 16	
NOEL KENNY				Oct. 16	
Violet MAWDSLEY				Oct. 16	
Brenda Carson				11	
Lori Lalor				Oct 21 2020	
KATHY SPALDING				Oct 21 2020	
Dwayne Holt				Oct 19	
Nicola Holt				Oct 19	
Dawn Hansen				Oct. 19	
Chris				Oct. 19	

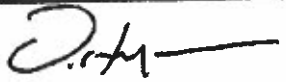






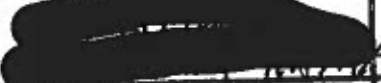



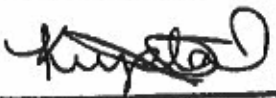

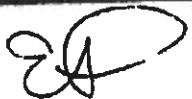





COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
Terry Severson				Oct 14/20 2020	
FRED Stendle				10/20	
DAVID LOCKS				Oct 19 2020	
BILL KLASSEN				Oct 19 2020	
SHAWN SCOTT				Oct 19 2020	
LINDSEY NOLAN				OCT 20 2020	
Christina Kaiser				Oct 20 2020	
MC ^M BURNS					
Jennifer Lee				Oct 20/ 2020	
Michael Huger				Oct 20/ 2020	

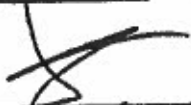



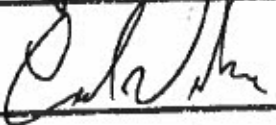

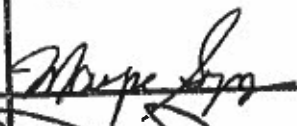





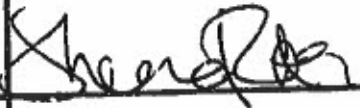





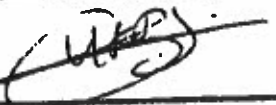

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
Peter Jacobs	Pot Jacobs	[REDACTED]	[REDACTED]	19/10/2020	no use existing one at Heckel Hill or by Cabait
Tracey Jacobs	Jacobs	[REDACTED]	[REDACTED]	19/10/2020	Same AS ABOVE
Glen Fiedhaber	[REDACTED]	[REDACTED]	[REDACTED]	19/10/2020	Same as above
Bankayla Yeulet	Kayla	[REDACTED]	[REDACTED]	19/10/2020	Same as above
Louis-Philippe Roy	[REDACTED]	[REDACTED]	[REDACTED]	19/10/2020	"
Pascale Geoffroy	[REDACTED]	[REDACTED]	" "	"	"
Elisha Sidoun	[REDACTED]	[REDACTED]	[REDACTED]	19/10/2020	"
Cody Underhill	[REDACTED]	[REDACTED]	[REDACTED]	19/10/2020	"
Mike Enslin	Mike Enslin	[REDACTED]	[REDACTED]	20/10/2020	"
Helen Emalie	Helen Emalie	[REDACTED]	[REDACTED]	20/10/2020	"


COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
DIVER ITALICMAN				10-22-2020	
Kaitlin Halickman				10-22-2020	
DOUG KWATZOW				11	
Jean Sobczyk				11	
MURTY GUSSELIN				2020 10-22	
Charlaine Thibault	Charlaine Thibault			Oct 22 2020	
Kristal Orito				Oct 22 2020	
Emily Paweska				Oct 22 2020	
DOMENIC Colucci				11	
Jim Contel				Oct 22 2020	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
Jim Holland				Oct 20 2021	Against
Jen Edwards				Oct 20 2020	Against
Carl Nedean				Oct 20 2020	Against
Marise Sevigny				Oct 20 2020	Against
Rogn Broom				Oct 2020	Against.
Fiona Schmalzer				Oct 2020	AGAINST
Sharon Kitcher				Oct 2020	Against
Randy Haller				Oct 2020	Against
Nadine Poirier				Oct 22 2020	Against.
Guernan Guery				Oct 22 2020	Against

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
ASTRID GRAUHEK				Oct 22 2020	
Mitchel Wright				Oct 22 2020	
Shayna Kinney				Oct 22 2020	
John Cummins				Oct 22 2020	
Roger Plante				Oct 22 2020	
Wendy Brubaker				Oct 24	
Barry McEwen				Oct 23 2020	
Marian King				Oct 23 2020	
S. F. Smith				Nov 20 2020	
S. McQueen				Oct 26	





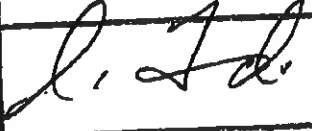

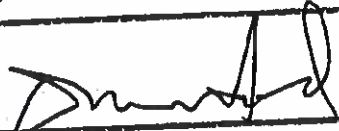



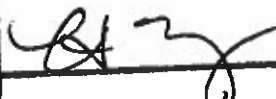



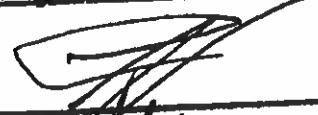
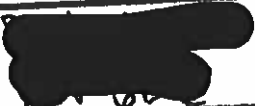



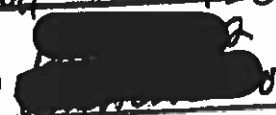
COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
DAN PALEZNY				23 Oct/20	
Calla Palezny				23 Oct/20	
Shirley Ford					
David Ford					
Amy Miller				23 Oct/20	
Linda MacKeigan				23 Oct/20	
Ryanne Klassen				23 Oct/20	
Craig Hedder				23 Oct	
NICK KARALOV				23 Oct	
MAR R FOR VOTES				23 Oct	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
Craig Beatty	<i>C. Beatty</i>	[REDACTED]	[REDACTED]	Oct 21 2020	Open Pit Mines Do not belong in AGRICULTURE AREA
LIZ RICHENBACH	<i>L. Richenbach</i>	[REDACTED]	[REDACTED]	Oct 22/ 2020	
BARBARA GRUEGER	<i>B. Grueger</i>	[REDACTED]	[REDACTED]	Oct 22/2	
ANNA WATERS	<i>Anna Waters</i>	[REDACTED]	[REDACTED]	Oct 23/12	enough destruction!
WESLEY WATERS	Wesley Waters				
Virginia Lattin	<i>V. Lattin</i>	[REDACTED]	[REDACTED]	Oct. 23	Don't belong in Ag. land area.
Lynn Chevins	<i>L. Chevins</i>		[REDACTED]	Oct 24	Not an appropriate location
Janelle Grimm	<i>Janelle Grimm</i>		1		
JAMES SANDERS	<i>J. Sanders</i>		[REDACTED]	Oct 26	Out of keeping Ag. area.
Monika Marshall	<i>Monika Marshall</i>		[REDACTED]	Oct 26	No more destruction of Ag land

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
DAN PALEZNY				23 Oct/20	
Cella Palezny				23 Oct/20	
Shirley Ford					
David Ford					
Amy Miller				23 Oct/20	
Linda Macfiegan				23 Oct 2020	
Rayanne Klassen				23 Oct 2020	
Crawy Hedde				23 Oct	
NICK KARALOV				23 Oct 2020	
MGR. R. FORNIA				23 OCT	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot#	Mailing Address	Date	Comments
Donna Evans	Donna Evans				
Leslie Robert	Robert		[REDACTED]	Oct 27	Not appropriate location
MARJOLÈNE GAUTHIER	[Signature]		[REDACTED]	Oct. 27	
Laure Clark	[Signature]			Oct 27	
Kate Mehan	[Signature]	[REDACTED]	[REDACTED]	Oct 29	
Monica Heasle	[Signature]		[REDACTED]	Oct 31	Too close to residential uses
KATARZYNA NOWAK	[Signature]		[REDACTED]	Oct 31	leave land intact and healthy for all life
Véronique Maggiora	[Signature]		[REDACTED]	Nov 12th	
Permi's Trudeau	[Signature]		[REDACTED]	Nov. 12	
Ken de la Borre	[Signature]		[REDACTED]	Nov. 12	Key signature Residential land

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

[illegible]

[illegible]

Jessica Westman



Gwyneth
Williams



KEALAN
CAMPBELL

[Signature]

Na
122

Nov
17th
2020

APRIL
6
2021

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Pauline Steele
Date: Sunday, August 21, 2022 9:39:57 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Ibex Valley Greenhouse

2020-0124-0034September 03, 2020

Hello. It concerns me that once again we are addressing issues of the Stevens Quarry Area . Such a disappointment for all the families that hike ,ski and bike those well kept trails that wine in and out of the Gunnar Nilsson Mickey Lammers research forest - which is adjacent to that area.

Effecting also the families living in the McPherson subdivision and Couch road area. The farms of [Redacted Name], [Redacted Name] , [Redacted Name] , the new Yukon Berry Farm and the many properties adjacent to the city boundary of Ibex Valley . Over the past 27 years there was many issues brought forward by effected residents ,farmers and Conservation officers resulting in the plan being denied twice . These same issues and more are a concern still today.

Let's not go there for round three.

Thank you

Pauline Steele

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Emma Eaton
Date: Sunday, August 21, 2022 9:42:46 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Emma Eaton

2020-0124-0035September 04, 2020

I am opposed to this development project predominantly because of the destruction of 119.5 hectares of the Takhini River Valley Ecosystem, but also because of how it would impact the use of the trails at the research forest due to dust, noise and unsightly "development" across from the viewpoint. I often walk here with my children and to see trucks and construction equipment where we used to see trees and wildlife would be devastating for all of us. Please reconsider this proposal.

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Ryan Warshawski
Date: Sunday, August 21, 2022 9:44:21 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Ryan Warshawski

2020-0124-0036September 04, 2020

I fail to see what has changed in the past 7 years. There were clearly reasons this project was rejected in the past, and I would expect that all of those reasons remain valid.

I personally value that area for the ease with which I can go for a run in nature. It offers an excellent way for me to quickly escape and feels as though I am no longer in the city. My children and I regularly go for walks in the area, and on more than one occasion I have run into neighbours doing the same.

I am also concerned about noise pollution, and worry that increased quarry activity/traffic will impact my ability to enjoy my home, not to mention potentially impact my property value. In short I see little in this for the residents of the area besides the destruction of a nearby natural space with increased noise and traffic. Does Whitehorse really need another quarry?

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Geoff Quinsey
Date: Sunday, August 21, 2022 9:46:12 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Geoff Quinsey

2020-0124-0038September 08, 2020

To: Whitehorse; Hi there, My family lives at from the proposed project. We have been using the land in question recreationally since we moved to Ibex Valley in 2011. We use the land for hiking, biking, skiing, snowshoeing, and berry picking.

We are very deeply concerned about noise pollution. Our experience with pit 3km distant is that they do not limit themselves to 5PM during construction season, they are limited only (to our knowledge) by article 45 of the City of Whitehorse's Maintenance Bylaw. If Stevens is developed as it has been proposed to be, our quality of life and property value will be significantly diminished.

We would like to see an area development plan for the Stevens granular reserve as a whole that includes protection of some of the berry patches and development of bypass trails so the network between Ibex Valley and MacPherson isn't lost. If City & Territorial governments do nothing else to control the development of Stevens, we beg that you put controls on the operating hours. The 8AM to 5PM schedule proposed is very reasonable, but enforcement is absolutely needed. Thank you,
Geoff Quinsey

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from GoldSmith Morgans
Date: Sunday, August 21, 2022 9:48:32 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

GoldSmith Morgans

2020-0124-0040September 08, 2020

My partner and I are both born and raised in the Yukon and all of our work has been invested into the economy here. We have been looking for an agricultural lot to call home for years and finally we found a piece on Takhini Hotsprings Rd. I heard of this project and we are both highly against having not only our peace disturbed daily, but the impact this would have on the environment is devastating.

There is a wind channel through that valley and every bit of dust and noise would travel for km's, disturbing every farmer and land dweller that the govt has spent time and money allotting for. I have lived here my whole life and the pristine parts of the Yukon closer to town are constantly under attack from more development.

The dust cloud constantly being released to the air will potentially have great health risks for not only humans but livestock as well, and not to mention the battles farmers would have with their crops. I was really looking forward to my horses having nice grazing and clean air to breath. Livestock is greatly susceptible to respiratory problems with dust/air contaminants. Is the govt ready to start dealing with law suits in regards to respiratory issues developed from this project?

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Sunnyside Farm
Date: Sunday, August 21, 2022 9:50:23 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Sunnyside Farm

2020-0124-0041September 08, 2020

We appreciate that Yukon Government had indicated that they won't be accepting an application for this submission. We have resided on [Redacted Address] but were not notified of this application. Our farm is in the process of expanding and constructing a multi-million dollar dairy facility which should be operational by fall 2021.

We absolutely oppose industrial activity that will threaten our agricultural business, particularly given that the noise and wind data being used is from 2012 and not representative of our valley (data was taken from the airport). Producing a high quality fluid milk and other dairy products has required significant cost and design to ensure air flows and air filtration systems for our barn, parlour and milk processing facilities meet industry standards. We require, at a minimum that a new wind and particulate study be conducted and that monitoring equipment is placed on our property this time around to establish a baseline. We also would like particulate and noise monitoring to be conducted in similar proximity to an existing gravel / quarrying operation to clearly establish the true particulate and noise levels of this type of operation.

The suggested road access to McGundy Road / Parent Lane is on a blind curve that 5 families use daily to access their properties on Wanner's Way. This is an absolutely dangerous place to add a road which will be used by dump trucks.

Finally, we already encounter dump trucks from four quarry access roads between our home and Whitehorse as we drive in and the addition of another one is of concern. We support the concerns of others living closer to the existing operations as well. We can hear them on our property and understand that they would be much louder closer to the highway.

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Craig Beatty
Date: Sunday, August 21, 2022 9:52:22 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Craig Beatty

2020-0124-0043September 08, 2020

The proposed Stevens Quarry site is an unique topography of seven prominent hills covered in a pine and spruce forest. It is ringed by the Takhini River on the north and is a prominent view when standing at the lookout at the Gunnar Nilsson & Mickey Lammers Research Forest.

The surrounding area has for 60+years been a blend of agriculture, ecotourism and country residential. Since the 2012 YESAB review and the subsequent YG moratorium on the Steven Quarry project, the surrounding activities and the values cherished by the people already established there has only increased. Five open pit quarries are not compatible with these long established goals and aspirations. The Takhini River Valley is a key area in the Yukons future agricultural goals of achieving a degree of self sufficiency. If as a population we are to move towards this goal, then placing a massive quarry operation in an established agricultural zone we are creating a detriment to current and future agricultural production.

Dust would have a direct impact on surrounding agricultural land with crops ranging from hay to haskap berries being affected by the fallout. Noise studies also conducted have shown low levels associated with established rural levels. Any industrial sounds such as crushing, extraction and trucking operation would be amplified and would be significant in the Takhini Valley.

The entire GNML Research Forrest plus the agricultural and residential areas would be in the direct path of noise and dust effects not to mention the eye sore that the five (5) open pits would leave on the landscape.

If you read the results of the studies, it becomes clear that no amount of mitigation or protective measures will protect the surrounding traditional land users from the size and scope of the Stevens undertaking. This is a massive project on a scale that does not adapt nor fit into the traditional historic land uses of this area.

Also the Valley is a corridor for wildlife and in the spring and autumn, migratory birds actively move through area. Please take into account all the decades of effort put into these unique aspirations on many personal and public ventures.

My personal experience in being a land owner in the Takhini River Valley has allowed me to observe firsthand the blend of natural and man made activities, wildlife and scenic value. No amount of mitigation will protect this area from the onslaught of a project on the scale of the Stevens Quarry.

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Windy Ridge Farm
Date: Sunday, August 21, 2022 9:54:44 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Windy Ridge Farm

2020-0124-0044September 08, 2020

Over the forty years we have farmed in the Takhini River Valley we have witnessed the development of agricultural, recreational, and country residential pursuits.

Seven years ago the Yukon Government rejected the development of the Stevens Quarry because of the large public outcry that a quarry with the noise, dust, industrial traffic and ecosystem destruction was not compatible with these pursuits. Now more than ever, with the development of a dairy, and berry farms, and with the invaluable recreational asset to all Yukon citizens-as well as tourists- of the Gunnar Nilsson/Mickey Lammers Research Forest, the preservation of this area in it's natural state is paramount. It simply has far more value than gravel extraction.

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Philip Merchant
Date: Sunday, August 21, 2022 9:56:34 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Philip Merchant

2020-0124-0059September 10, 2020

We are very much opposed to this quarry development. This battle has been fought several times in the more than 35 years we have been at this location and every time it has been deemed an inappropriate activity so close to a residential subdivision. The lots at the cul du sac end of MacPherson road have no protection from noise from the west and will certainly be able to hear the noise from the quarry. A review of quarries near residential areas in other jurisdictions have previously shown that this will certainly be a noise problem. This activity will trigger perpetual complaints from affected lots and will certainly lead to the devaluation of the properties which will trigger property tax reassessments. Sound travels down the Takhini river corridor easily. Dogs at a kennel 4.8 km away can be heard (an observation not a problem) and the proposed quarry is only 2 km away. Gravel crushing and backup signals can easily be heard from the quarry across the bridge which is 2,5 km away. The quarry activity will ruin the use of Macpherson trail which is only 1.5 k from the site. This trail is used by hundreds of people from the community and from other areas of town. It is also used by the Yukon Orienteering Club. Numerous investigations in the past have concluded that the gravel reserves in the area are not as good as first thought and contain high levels of sand which is not commercially valuable (pers com quarry contractor). Do not do this, the fights to protect this community will be endless.

Philip Merchant

2020-0124-0060September 10, 2020

Despite what is being said about the reduction in size of this project one just has to look at the 2012 map of the project (in the document file) to see the real scope of the project. Once established the project will be a perpetual feature for generations. An example of the insidious nature of these applications is how the Haeckel hill site went from a small topsoil pit that the community could use to the mess it is now with the entire area west of the road dug up. On top of that a public road that was used for firewood cutting and other activities blocked with a gate. Anyone who want to see what The proposed Stevens Quarry area will look like in 20 years should take a drive up the old Haeckel Hill road until blocked by a gate and sign falsely claiming it as private land. What are the gravel reserves on the Heackel Hill road? Is this just a competition between gravel suppliers who are tying up resources for business reasons?

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Brian Langevin
Date: Sunday, August 21, 2022 9:58:18 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Brian Langevin

2020-0124-0061September 10, 2020

What is NORCOPE'S purpose in this YESAB review? YG has clearly indicated that NORCOPE has not made application for a land use permit in this area.

YG has recently put out a tender for a Stevens Quarry Development Plan.

<https://yukon.bidsandtenders.ca/Module/Tenders/en/Tender/Detail/8fabb4a7-c7ce-4e94-ab46-f49144422621/#Document>

Why is YESAB proceeding with this review when it is obvious that there is no possibility of a land tenure being issued to NORCOPE?(at this point)

The real fight will come in January through March as per the above tender link.

This YESAB review #2020-0124 should be closed or canceled. It has no relevance.

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Michael Hougen
Date: Sunday, August 21, 2022 9:59:51 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Michael Hougen

2020-0124-0068September 10, 2020

I am opposed to this application. The area is wonderful for the ability to get out into nature for nearby residents, and the quarry's noise pollution, dust other industrial activity will negatively impact resident's ability to enjoy the area.

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Ray Wells
Date: Sunday, August 21, 2022 10:01:12 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Ray Wells

2020-0124-0073Published on:October 01, 2020

My wife and I have lived on Jackson Road for over 40 years. As an earlier comment observed this is the second time this property has been proposed for development. It was rejected for development in the first application and we submit that the initial rationale for rejection has not changed. In fact, with the development of the property operated by Castle Rock there is now historical evidence of the impact of this type of development on the residents of the area. For example while we live about 5 kilometres from the Castle Rock operation the noise from that operation is audible at various times during the construction season. This has had a negative impact on our quality of life. In addition the entry of heavy duty equipment (slow moving trucking primarily) onto a major (90 km/hr) highway a safety concern to people who commute to and from our area daily. These two issues will be compounded with the proposed development of the Steven Quarry. We request that the application be denied and that this property not be considered for a similar development in the future.

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Jennifer Groot
Date: Sunday, August 21, 2022 10:03:20 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Jennifer Groot

Comment Number:2020-0124-0074Published on:October 06, 2020

Document Number:2020-0124-0075

I was surprised to hear about this application as it was only 8 years ago that a similar application was denied after strong opposition from the community. However, if I understand correctly, this application has not been accepted because "Priority cannot be granted to one party in the development of a limited resource". The YESAB website states this is Kwanlin Dün First Nation traditional territory. I looked for but did not find any comments from Kwanlin Dün First Nation. I found a letter from Ta'an Kwäch'än Council (Nick Howitt, Environmental Assessment Technician, Sept 9, 2020) that states "The development of such a quarry will likely have long-term lasting consequences for nearby settlement land parcels...". I read carefully through all the comments, those opposing, those supporting and one from the applicant, Doug Gonder with Norcope. From what I understand, if the application was accepted, the project would not be just a quarry, but would be major landscape alteration over a period of 10 years. I also believe that even if the application is for a much smaller project than originally requested in the past, once a quarry is in, it is only a matter of submitting requests for project expansions to bring it back to a larger scale. While I agree that our demand for resources is growing along with our population, I also agree that our need for clean, quiet rural residential, agricultural and peaceful places is just as important. I am in opposition to the development of this quarry for the following reasons: 1. Noise and dust pollution throughout the area. 2. Permanent landscape alteration in an area that is populated with farmers, home based businesses, wildlife, rural residences and has high usage for outdoor activities and recreation. 3. Residents of the area were not notified of this application, nor were there any public consultations that I am aware of. 4. A private company should not get priority in the development of a limited resource. 5. We live in

MacPherson subdivision and our gratitude for living in a quiet rural area is immeasurable. Thank you for your careful consideration of this situation.
Sincerely, Jennifer Groot

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Ta'an Kwäch'än Council
Date: Sunday, August 21, 2022 10:07:20 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Ta'an Kwäch'än Council

Comment Number:2020-0124-0076Published on:October 07, 2020

Document Number:2020-0124-0077

Dear Assessor: The Ta'an Kwäch'än Council (TKC) appreciates the opportunity to comment on the YESAB Project # 2020- 0124 Stevens Lake Commercial Aggregate Quarry. Upon reviewing the project proposal, TKC Lands, Resources, and Heritage Department staff have the following concerns: TKC fails to recognize any significant difference between the project as proposed, and the one proposed back in 2012 (YESAB # 2012-0124). At that time, concerns were raised over impacts to C-51B and the surrounding ecosystem. These environmental concerns remain valid and relevant. Insofar as the socio-economic backdrop may have changed over this 8-year period (i.e. the demand for aggregate resources, and the current availability from alternate sources), TKC would request that this information be quantified and shared directly, ideally during the early phases of the development of a regional aggregate extraction plan. If you would like to discuss the contents of this letter, please contact Nick Howitt, Environmental Assessment Technician at [REDACTED] or [REDACTED]. Regards, Nick Howitt Environmental Assessment Technician Ta'an Kwäch'än Council CC: Scott Paszkiewicz, Manager Lands, Heritage and Resources, Ta'an Kwäch'än Council

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Elisabeth (Liz) Reichenbach
Date: Sunday, August 21, 2022 10:08:42 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

I am totally opposed to this project. As this project is close to residential areas, I encourage you to give full consideration to our quality of lives (including the air we breathe and health effects on neighborhoods) prior to making any decision. We moved out here to enjoy the peace and natural environment and we do not wish to have a diminished quality of life nor have to move, due to industrial development. Since the requested site for the Steven's Quarry is close to water, the noise will be magnified and unbearable for the people who live near the river. Due to debilitating health issues, I cannot tolerate noise, smells, and chemicals. I expect you will ensure that this project meets every environmental and health standard necessary -- to ensure our community's safety and well being. I do not support this project, and I am asking that you seriously consider locating this project to another location that does not have such a negative impact on our health.

Elisabeth (Liz) Reichenbach

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Fritz Lehnherr
Date: Sunday, August 21, 2022 10:10:44 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

RE: Stevens Quarry Yesab Project 2020-0124. ECOLOGICAL IMPACT !!!

Questions & Comments for Yukon Government and Norcope Enterprise (Mr. Doug Gonder) I write to you regarding the Steven Quarry Yesab Project 2020-0124. I am deeply concerned by the impact it will have on the community and the environment and write to express my opposition to this project. Have you thought about the full extent of the ecological impact of this project? This would have total destruction of a magnificent site of greenery and forest, as well as impact water quality both in the river and below ground! In the entire world, including Canada, we are fighting against deforestation and environmental pollution. Maintaining zone of nature (e.g. green belts) for the benefit of humans, wildlife, and nature is critical in controlling carbon dioxide (CO2) emissions and regenerating clean air and clean water. In addition, the trees and plants that make up the vegetation, along with the soil below them, provide critical filtration of ground water to replenish natural aquifers (underground water reservoirs). Both surface and sub ground water from this area can end up in the adjacent (downhill) located river (Takhini River). The proposed Stevens Quarry would results in loss of this critical water filtration in addition to leaching ground water into the river, which could impact this fragile ecosystem including the fish in the river. The inevitable dust, water, and noise pollution, in addition to the destruction of Nature's beauty all contributed to past and current oppositions to this project. The location of the Stevens quarry is surrounded by agricultural and residential developments. It is of no surprise that the community has strongly opposed this project, including a list of 266 signatures in a petition delivered to the government in 2012. When one has a chance to have absolute paradise which mother Nature has cultivated one does not and should not destroy such an environment which has taken hundreds of years to grow and develop. One does not live by solely extracting monetary profits from Nature, but one lives from eating healthy food and being immersed in a healthy environment. We hope that our comments will open

your eyes and heart!

Best regards, Fritz Lehnherr

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from Nana Lehnherr
Date: Sunday, August 21, 2022 10:12:55 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

In 2012 we carefully laid out our arguments against the Stevens Quarry and those have not changed at this time. Comments submitted by Fritz and Nana Lehnherr As the closest residents to the proposed Stevens Quarry, the location of which is to be less than 300 meters from our land, we would like to take this opportunity to comment on the proposed development plan. The proposed location of the Stevens Quarry would place the Stevens Quarry in a very close proximity to our farmland and in full view from our living room and kitchen windows as our residence is located 1 km away, directly facing the location of the proposed quarry. We strongly object to the proposed development plan as it is certain to negatively impact our quality of life as well as our ability to farm our land, which is, lest we forget, zoned as agriculture land. As mentioned above, the proposed location of the Stevens Quarry is highly visible from our residence and located immediately across the river from our property, thereby not only destroying the natural beauty of this landscape and the view from our residence, but also devaluating property in the entire region, on both sides of the Takhini River. In addition, the proposed development would result in significant noise pollution and deterioration in local air quality from all the dust generated during gravel extraction, processing and transport. The prevailing winds on our property and the surrounding region are from the South/South East direction, meaning that we are located exactly downwind from the proposed development. Therefore, these winds will carry noise and bring significant amounts of dust straight from the quarry to our land, including our fields and our house. It is fair to say that there are serious health concerns associated with the large amounts of dust that are likely to be generated from Stevens Quarry, both for animals and humans, but especially for individuals who have existing respiratory problems! For example, dust is known to lead to the development of asthma and allergies, with children and seniors particularly vulnerable. We are also very concerned about the amount and noise that would result from the proposed quarry development. Our property is very quiet but the noise generated from the operation of large equipment in the proposed quarry (such as crushers and the constant beeping of loaders, etc.) will travel through the entire Echo Valley (there is a reason it is thus named) with our residence particularly affected by this noise. Exposure to this constant and significant amount of noise pollution would destroy our lifestyle and increase our stress level, which would in turn lead to both negative psychological and physical impacts. Of course, the negative impacts of the proposed Stevens Quarry would not be limited to our quality of life, but would also affect our farming operations. We chose to live in a rural area not only for its beautiful and quiet surrounding but primarily to develop a successful agricultural operation. We have worked very hard for 25 years to develop and improve our farmland in order to achieve high quality production. Our intensive farming operation includes raising beef, growing hay/cereal as well as extensive vegetable production, both outdoors and in greenhouses. The settling of dust from the proposed development on the surface of vegetation and crop will have negative effects not only on growth but also on the quality of these crops, limiting its suitability as healthy feed for livestock. Dust on crops inhibits plant growth and negatively impacts plant health by reducing the amount of sunlight that reaches leaf surfaces, as well as by blocking the pores (stomata) through which plants obtain carbon dioxide from the atmosphere (and “breath

out” oxygen). Both sunlight and carbon dioxide are necessary for plants to be able to carry out photosynthesis* and convert sunlight into other forms of energy that they then use for growth, reproduction and performing other biological processes. Therefore, it is clear that dust will inhibit plant growth and deteriorate plant health by inhibiting several vital processes [Address Redacted] including photosynthesis. One example that citizens of the city of Whitehorse are familiar with the vegetation surrounding the road going to the Whitehorse Municipal Landfill where the trees and grass are covered in dust and most plants are in poor health, dying or already dead. Coverage of our fields with dust will have a negative impact on our crops, decreasing both the quantity and quality of our production of hay grass, oats, and vegetables. If this quarry business is so important to you, don’t forget our farm business is just as important to us, if not more so! Best regard,

Fritz and Nana Lehnherr

From: [Vickie Roche](#)
To: [Public Input](#)
Subject: OCP input - 2020 comments from 6 different anonymous people
Date: Sunday, August 21, 2022 10:22:02 PM

Stevens Lake Commercial Aggregate Quarry

<https://yesabregistry.ca/projects/69a9da10-a147-4c2c-9391-8cfb81582d9d/comments>

(as of September 10, 2020)

Anonymous User

2020-0124-0037September 07, 2020

If we have learned anything from the COVID19 pandemic is the value of family, friends, a supportive government and a safe and peaceful homelife. Our relentless consumer consumption has ground to a halt and we now question what is really important in our lives. So now more than ever the government needs to listen to Yukoners who justly feel that the Steven's Quarry project will affect the quality of lives for residents in the proposed project area. We have an opportunity now to focus on the common good and build a more humane society. Can you imagine a society that puts quality of life before profit? That is how I thought of the Yukon when I moved here 20 years ago. Let's not lose what is unique to the North.

FACTS:

- Quarries produce dust and noise. The proximity to the Yukon River escarpment is a funnel for sound and the noise will be carried further.
- Digging a quarry destroys habitats for wildlife and spoil scenery.
- Trucks taking the aggregate away cause extra traffic, noise and pollution.

We have experienced the noise created from operators of neighbouring quarries personally! We have a home based business so even regulating the operating times for during the day is pointless.

Anonymous User

2020-0124-0042September 08, 2020

This project will have a detrimental effect on many people's quality of life due to the impact on the Takhini River Valley environment. The solitude that is so often sought out on the research forest trails will be destroyed. This is a valuable area for humans and nature to connect.

Anonymous User

2020-0124-0045September 09, 2020

As residents of MacPherson Rd we are vehemently opposed to the development of the Stevens Quarry. The Takhini River escarpment is a natural corridor for sound travel as many of us experienced the last time the Yukon Government decided to crush rocks at their gravel site at the Takhini River Bridge. It was a period of two weeks that the sound vibrated through our homes and interrupted our lives, day and night. Regardless of what sound studies took place I can't imagine 10+ years of the same annoyance. I'm quite certain that any of those that would profit from such a project would want it in their own back yard. Please reject this proposal.

Anonymous User

2020-0124-0062September 10, 2020

This development project would have a detrimental impact on the agricultural production that takes place along the Takhini River Valley. This could have devastating effects on the Local Food Strategy for Yukon, which the Yukon government has invested in, and many Yukon residents support and appreciate. We are very fortunate to have this agricultural production in a northern community. I, along with many others, enjoy the trails at the Gunnar Nilsson and Mickey Lamners Research Forest. People using these trails, that were intended as a natural area for outdoor recreation, would be subject to the noise from the quarry. Instead of the natural landscape, people would be looking at the quarry, from one of the research forest's most beautiful viewpoints.

Anonymous User

2020-0124-0063September 10, 2020

Stevens Quarry should not be approved due to the affects of the noise and dust on the area. This will affect people and their health, properties and their values, as well as farm crops, animals, forest and trails. This is something that will have a significant effect on our health and well being for many years to come. This will also have a significant and detrimental affect on the value of the biggest investment in our lives, our property.

Only finding out about this two days ago by chance, during the Covid 19 pandemic is upsetting and does not give us an adequate chance to prepare a response.

We believe the data collected to support the quarry is incomplete and inadequate.

As I recall, the noise sensor in Macpherson subdivision was at 80 decibels. This is equivalent to a motorcycle running 25 feet from you. 40 decibels will disrupt sleep. Hidden Valley is a straight line of site to the quarry without obstruction and will probably be much worse than Macpherson, which is tucked behind hills and forest. The area is like an eco chamber, with conversations on adjacent hillsides across the river being heard like they were a few feet away. This is a significant amount of noise, for a very long time. The hours and days have been adjusted, but each day this runs is a day taken away from us as there is no noise suppression. Dust is linked to a host of health problems. There will still be dust with the dust suppression. The proposed asphalt and concrete plants will add further significant health problems.

Last time local farmers raised concerns that the dust would kill or have a detrimental affect on their crops and their livelihoods.

Last time there were concerns raised about local wildlife and their habitat being destroyed.

It is located right in the middle of rural residential and farming areas and does not fit.

We believe this will have a significant and detrimental affect property values in the area. That it will have a significant and detrimental affect on the lives and well being and health of the people in the surrounding neighbourhoods. That it will have a significant and detrimental affect on the ability of people to enjoy their properties.

We hope you will take our concerns seriously, and reflect on them.

Sincerely,

[Redacted Name]

Anonymous User

2020-0124-0064September 10, 2020

I am opposed to the destruction of 119.5 hectares of the Tahkinki River Valley ecosystem. Not only is this area breathtaking to the eye it is also a major corridor for wildlife and is adjacent to many farmlands. Now more than ever, it is important to think about how we can make our territory self-sustainable. Destroying this land will surely do the opposite, as it would have a crippling effect on the environment around it. If this project moves forward there will be major long term consequences for the Tahkinki River Valley ecosystem, farmers, residents, wildlife, surrounding water ways, and recreational users.

From: [Jim Smith](#)
To: [Public Input](#)
Subject: OCP Comment
Date: Monday, August 22, 2022 7:58:54 PM

Hello Mayor and Council,

I have read the OCP from front to back. I appreciate all the work that has gone into it so far.

I feel that this OCP, though well crafted, lacks the big vision, big commitment, and big creativity we need to address a growing city, changing climate, and changing world. Whitehorse has a lot of potential to be an even greater City to live, work, and play and a lot of potential to do big things and be a leader. I encourage the Mayor and Council to make even stronger goals, bolder vision, and stronger commitments to equipping Whitehorse to be bold, creative, innovative, sustainable, etc.

Here are some suggestions:

- Add policies that
 - Ensure that development is environmentally and urban sensitive.
 - Focus on the beauty and aesthetics of development and infrastructure (think Whistler, Gibsons, Canmore, Nelson and other beautiful towns). Development and infrastructure that is sensitive to the environment but is compatible with the environment, winter city approach and style.
 - Whitehorse to become Canada's premier walking and cycling community and a national leader on active transportation. Prioritize active transportation and other multi-modal improvements over lane widening.
 - Please don't allow our town to continue to turn into a massive parking lot with wide streets for parking, unimaginative buildings and surroundings. Guide our development and infrastructure so that it is interesting, beautiful, unique, and characteristically Whitehorse. Add some colour, add some style, create interesting places and interesting spaces. Use wood.
 - Favour a compact built form.
 - Develop with minimal impact on natural terrain.
 - Encourage developers and the City to harness creativity and innovation and only use standards as a minimum.
 - Ensure that developers are responsible for construction, installation, and oversizing of infrastructure. The City should not be funding development. Development should be funding development.
 - Make Whitehorse a national leader in sustainability for a small/medium sized municipality.
 - Reduce the amount of asphalt and impervious area in the City.
 - Adopt an integrated stormwater management approach to reduce runoff with things like rain gardens and ponds. Reduce asphalt. Reduce asphalt. Reduce asphalt. Reduce asphalt.
 - Make sidewalks and pathways reduce walking distances.
 - Protected and separated bike lanes on high traffic streets.
 - Create inviting destinations and corridors for movement, lingering, street activities, art, community events, slow streets, cafes, plazas, etc.
 - Commit to 50% of all trips made by active and shared modes of transportation by 2040.

- Commit to reducing greenhouse reductions by half by 2040.
- Support local businesses and the local economy.

Thanks for the opportunity to comment.

Jim Smith

From: [Hartmut Lehr](#)
To: [Public Input](#)
Subject: OCP input
Date: Tuesday, August 23, 2022 9:32:41 AM

To whom it may concern,

I am opposed to Stevens Quarry being designed as a Gravel Quarry.

Thank you
Hartmut Lehr

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Sent from my Android phone with [WEB.DE](#) Mail. Please excuse my brevity.

From: [Nicola Hanna](#)
To: [Public Input](#)
Subject: I am still STRONGLY opposed to the Stevens Quarry
Date: Thursday, August 25, 2022 8:47:03 AM

To Whom It May Concern

I am appalled to learn that ALL the previous concerns voiced by local residents in the years 2012 and 2020 in regards to developing the Stevens Quarry are not being taken into consideration by the City of Whitehorse and that we - yet again - have to submit input and discuss this topic!

Nature, wildlife, agricultural farms, the Research Forrest and all the longterm residents of the Takhini River Valley, the MacPherson and Hidden Valley subdivisions and along this Alaska Highway section cannot be penalized for the City's need of vast gravel supplies because of their questionable choice of location for the Whistle Bend subdivision on the swampy grounds of the Yukon River watershed.

I just spent some time reading through the "[Whitehorse 2040: Official Community Plan Review](#)" and will use your own printed words as arguments against the development of the Stevens Quarry:

[Section 7: Environmental Stewardship](#)

[Stewardship means to take care of something even if it does not belong to you; environmental stewardship are the actions taken by individual, groups, or networks to care for the environment with the understanding that collective efforts are required.](#)

Please consider the views and input of the residents, nature lovers and wildlife advocates as our Stewardship for the area in question!

[7.21 The City will not support uses or activities that will have a significant negative impact on surface or groundwater water quality.](#)

[7.26 The City will consider initiatives that reduce air, noise, and light pollution throughout the community.](#)

[13.\(d\) Environmentally Sensitive Areas and lands with high cultural significance are protected from development.](#)

[13.8 Development along the Alaska Highway is intended to provide a range of services for both travellers and residents but should be limited to planned nodes.](#)

[15.6 GREENSPACE](#)

[Greenspaces are intended to protect and maintain the integrity of the environment as described in Section 7 Environmental Stewardship, acknowledge and promote connectivity between people and the environment, and support community well-being.](#)

Development of the Stevens Quarry in a rural residential area, with surrounding greenspace for wildlife and community well-being, is in total contradiction to the above quoted paragraphs of your own Community Plan!

Sincerely

Nicola Hanna
Jones' Rd

From: [Sean Cox](#)
To: [Public Input](#)
Subject: Whitehorse OCP Hearing - North vs South Growth Areas
Date: Thursday, August 25, 2022 3:09:37 PM

I am writing after reviewing the proposed 2022-2040 Whitehorse Official Community Plan with concerns about the South and North Growth areas as identified in section 9 of the plan.

My concern is this: for all of the talk about wanting sustainable infrastructure, active commuting and reducing the carbon footprint of city residents, this plan prioritizes the development of an area (the "South Growth Area") that will require most residents to commute downtown to work via car, effectively creating a second Copper Ridge.

If the City of Whitehorse were truly concerned about promoting active commuting, reducing carbon emissions and ensuring a walkable, bikable, well connected city, developing the North Growth Area, with a new bridge across the Yukon River connecting it to downtown would be the better option. By creating a second Riverdale the City would be capitalizing on the elements which make Riverdale a desirable part of town to live in - ease of access to downtown that doesn't require a car and easy access to wilderness trails out our back door. Many of us choose Riverdale over any other neighbourhood for these reasons, even with the horrible school related traffic when we do choose to drive.

I would suggest that the City re-evaluate its priorities and focus on the North Growth Area as the next new neighborhood after Valleyview South / Tank Farm is developed. Development of a second Riverdale would make for a more desirable neighbourhood and overall future city than creating a second Copper Ridge would be.

Sean Cox
Riverdale resident

From: [Lynn Balfour](#)
To: [Public Input](#)
Subject: OCP input
Date: Friday, August 26, 2022 6:43:16 PM

I am opposed to Stevens Quarry being designated as a gravel quarry.

Lynn Balfour
Hidden Valley
Sent from my iPhone

From: [Tiffany Steele](#)
To: [Public Input](#)
Subject: Stevens Quarry
Date: Friday, August 26, 2022 11:09:31 AM

Hello,

Please do not put in this Stevens Quarry. It has been made clear many times that this is not something that should happen in this area. It is so frustrating that we have to continue to have to deal with the threat of it being put in. Nothing has changed this is not a good plan for this area.

Thank you,

Sent from my iPhone

From: [Chrissy Sands](#)
To: [Public Input](#)
Subject: Stevens Quarry
Date: Saturday, August 27, 2022 10:32:26 AM

Hello,

I am writing in support of Stevens Quarry. This location is convenient and will create minimal disruption. This will also increase employment opportunities in the area.

Chrissy Sands
Hidden Valley

From: [Sands Construction](#)
To: [Public Input](#)
Subject: Support for Stevens Quarry
Date: Saturday, August 27, 2022 10:36:03 AM

Hello,

As a small business owner in the area I am fully in support of Stevens Quarry development. The location makes sense, and the operating hours will not be disruptive to residents.

Cory Sands
Sands Construction Inc.

From: [Jonathan Spinks](#)
To: [Public Input](#)
Subject: Steven's Quarry
Date: Saturday, August 27, 2022 11:57:02 AM

I fully support a quarry at this location. It's too hard on our environment to truck product from any further out of town.



Hidden Valley.
Jonathan Spinks
Empress Homes Ltd.

From: [Stephanie Muckenheim](#)
To: [Public Input](#)
Subject: OCP Input
Date: Saturday, August 27, 2022 10:49:52 AM

Hello,

I am 100% opposed to Steven's Quarry being designated as a gravel quarry for the following reasons:

- Noise, dust and pollution will dramatically affect the quality of life of the residents of MacPherson, Hidden Valley and Takhini Hotsprings Road.
- This area has high wildlife and habitat values. It's home to Grizzly and black bears rearing their cubs, wolves, coyotes, deer, lynx, foxes, grouse, songbirds nesting. The traffic, noise, dust, pollution and disturbance will highly impact the species and habitat in this area.
- There is a highly valued recreational walking trail network in the area.

Please consider the negative affects of this proposal and relocate this project to an area where there will be less impacts. Thank you.

Sincerely,

Stephanie Muckenheim

Sent from my iPhone

From: [Irene Ed](#)
To: [Public Input](#)
Subject: OCP input
Date: Sunday, August 28, 2022 8:37:13 AM

Iam opposed to Stevens Quarry being designated as gravel quarry because of the noise and dust it will cause.

Ed Jarvis



From: [Irene Ed](#)
To: [Public Input](#)
Subject: OCP input
Date: Sunday, August 28, 2022 8:27:16 AM

**Yes I am opposed to the Stevens Quarry being developed.
Due to noise, dust, traffic, etc.
Castlerock is enough in our neighbourhood.**

Irene Sowa

From: [Amy Iles](#)
To: [Public Input](#)
Subject: OCP INPUT
Date: Monday, August 29, 2022 9:13:56 AM

We are, and continue to be opposed to, the proposed the Stevens Quarry being designated as a gravel quarry.

The strong concern that with it being deemed an Industrial zone, with the Takhini River water supply, applications for concrete batch plants, or paving companies are likely.

We live in a very close proximity to this proposal in Ibex Valley, and we will be especially be affected by the noise, dust and water contamination.

With myself living as an asthmatic, air quality reigns supreme.

Allocate this quarry with the existing quarries on the McLean Lk Rd. With lots of room, and the existing haul road in place, with no one residing with the rest of the companies.

Amy Iles & Real Stoker
Ibex Valley

Sent from my iPhone

From: [Harold Roche](#)
To: [Public Input](#)
Subject: OCP Input
Date: Monday, August 29, 2022 9:13:30 PM

I am opposed to Stevens Quarry being designated as a gravel quarry. You don't build gravel quarries in residential areas, regardless of whether it is urban or country residential.

From: [Jordan Lavigne](#)
To: [Public Input](#)
Date: Monday, August 29, 2022 4:29:52 PM

I am opposed to Stevens quarry being designated as a gravel quarry

From: [Laking, Ted](#)
To: [Public Input](#)
Subject: Fw: Concerns for livestock/quality of living-Stephens Quarry
Date: Monday, August 29, 2022 9:56:18 AM

FYI

----- Forwarded message -----

From: Rita Smith [REDACTED]
Date: Thu, Aug 25, 2022 at 6:40 PM
Subject: Concerns for livestock/quality of living-Stephens Quarry
To: [REDACTED]

Hello Ted,

My name is Rita Smith. My partner Bryan Dear and I, are both born and raised Yukoners and have recently developed our nesteg on 15 acres of Ag property on Smith Rd, which is just down the Takhini Hotsprings Rd. I have a well established, well known Morgan Horse Breeding farm named GoldSmith Morgans. I am registered with the Canadian Livestock Registry as well as the American Registry. I have been published both nationally and internationally, and was also recently in last Mondays Yukon News.

After taking years to put together money and a plan to bring the best of the best horses to the Yukon that thrive in our environment (also have the richest history in America), I have FINALLY started building my future home here and the govt made it EXCRUCIATING to meet zoning regs out here and it cost us an arm and a leg to make sure we were all permitted and met requirements. The price of hay has doubled, I have no choice but to fence my property and start grazing, which is going to cost upwards of \$20,000. With the threat of the Stevens Quarry always on our tail, and the risk of dust pollution wafting down the valley, and us being parked out on a south facing bluff towards the river only two lots down, this brings great concern to me about not only grazing my horses, but also the quality of life here that we so dearly paid for. I am hoping to grow crops as well but with the risk of this quarry going in, it seems pointless. Myself and many other livestock owners have an incredibly hard time up here financially with feed for our livestock as it not only is very expensive, but we lack the rich nutrition in our soil to produce quality forage (I have been doing research with well known Equine/Livestock nutritionist Shelagh Niblock who is well published as well as well as teaches in Universities). There are many of us that are on the breaking point of whether we can afford both financially, and physically, to keep care of our livestock as we do with so many uphill battles here in the north, the short season and poor forage being two of them.

We are THE LAST of the quality stock and food producers in the Yukon. Most of us land owners over here are born and bred Yukoners and have paid ALL OF OUR TAXES since we could start work here many decades ago.

I myself have many allergies to dust/pollin and the reason they call this Echo Valley is you can hear a conversation from 2km away. Every time a tailgate smashes on a dumptruck, every back up alarm, every roar of an engine, all the pollutants from exhaust, comes with the south wind straight down the valley to all the farms that is a LIFELINE for people up here as the planet is running out of fresh resources.

Please, the farmers already have it hard enough. They are the heart and soul of life. DO NOT TAKE IT AWAY.

FYI. I am Service Manager at MacPherson Rentals, and my partner is Superintendant of Arctic Backhoe for 30 years, the longest running construction company in the Yukon. We are not naive. But we DO KNOW what sustains life.

Rita Smith

Sent from my iPad

From: [Shannon Jones](#)
To: [Public Input](#)
Subject: Sub dividing in country res
Date: Monday, August 29, 2022 9:37:20 PM

Hi there,

I am not sure if I have the correct email address, but I am messaging you to let you know that I am very pleased about the proposed following subdividing guidelines in the new draft OCP:

1. 15.16.4 To ensure adequate lot area for onsite sewage disposal, the minimum size for lots located in Residential – Country areas is 1.0 hectare.

i. Notwithstanding the above, new residential development may occur with lot sizes of a minimum of 0.5 hectares so long as the applicant is able to adequately demonstrate the site and area has the capacity to accommodate long-term on-site servicing.

I have a property in country res that is 1.9Ha, which currently just falls short of being able to subdivide.

Our current house is only 1,200 square feet and we recently had two babies and need to build a larger house. Unfortunately, we cannot get a building mortgage because there is already a mortgage on the property; therefore, we would like to subdivide in order to get financing to build our new home. Furthermore, moving is not an option because we absolutely cannot afford to move in this current market.

Our quality of life and mental health is being challenged with 4 people being crammed into such a small house. This proposed policy gives me a lot of hope that we will actually be able to build a house that can accommodate our entire family.

Thank you for all of your hard work and being open to the subdividing discussion.

Best,

Shannon

From: [Engage Whitehorse](#)
To: notifications@engagementhq.com; Amanda.Haeusler@stantec.com; [Simard, Mélodie](#); [OCP](#)
Subject: A new question has been added to Questions and Answers
Date: Wednesday, August 31, 2022 9:52:00 AM

Hi there,

Just a quick heads up to let you know that a new question has been asked at Whitehorse 2040: Official Community Plan Review by joeyukon.

The question that was asked is:

Why would COW be considering developing Copper Ridge South, which has very challenging conditions for building/development, when the Tank Farm is sitting there ready for construction and prime location??

Please DO NOT reply to this email. If you want to provide an answer to this question, sign into your site and respond to the question from within the Q & A tool.

Regards

Bang The Table Team

From: [Engage Whitehorse](#)
To: notifications@engagementhq.com; Amanda.Haeusler@stantec.com; [Simard, Mélodie](#); [OCP](#)
Subject: A new question has been added to Questions and Answers
Date: Wednesday, August 31, 2022 10:00:04 AM

Hi there,

Just a quick heads up to let you know that a new question has been asked at Whitehorse 2040: Official Community Plan Review by joeyukon.

The question that was asked is:

Why are higher buildings being considered only downtown where, as previously noted, it is already darker b/c of the escarpment and large buildings, but not considered for other neighbourhoods. For example, if there were larger apartment buildings in the "hub" areas, such as Porter Creek or Granger/Copper Ridge/Tank Farm, a lot of housing could be provided, without interfering as much with light in the downtown. Careful placement of taller buildings could minimize the impact on views and neighbours' sunlight.

Please DO NOT reply to this email. If you want to provide an answer to this question, sign into your site and respond to the question from within the Q & A tool.

Regards

Bang The Table Team

From: [Toodi Wells](#)
To: [Public Input](#)
Subject: OCP input
Date: Wednesday, August 31, 2022 7:22:27 PM

I am opposed to Stevens Quarry being designated as a gravel pit.

Residents of the North Alaska Highway are already dealing with truck traffic, noise and dust pollution from activities on the Castle Rock Road. A gravel pit on the other side of the Alaska Highway will significantly increase all of the above along with safety concerns given the number of trucks turning on and off the highway.

The Communities use of the Gunnar & Mickey Lammers Research Forest has increase significantly in the last few years with the addition of new trails and a bicycle park. Noise and dust from a gravel pit will negatively impact the use of the trails as Steven's Quarry is on the banks of the Takhini River and noise generated by the operation will be amplified and detract from the experience of being in nature. The residents of the area will be strongly impacted.

Creating quarries requires the removal of most natural vegetation, top soil and subsoil to reach the aggregate underneath. This will lead to continued loss of wildlife habitat and biodiversity.

Thank you for the opportunity to comment.

Edith Wells

[REDACTED]
[REDACTED]
[REDACTED]

From: [Ian Love](#)
To: [Public Input](#)
Subject: OCP input
Date: Wednesday, August 31, 2022 7:41:53 AM

I am vehemently opposed to Sevens Quarry being designated as a gravel quarry. In the last territorial election the Liberal party platform declared that the Stevens Quarry wouldn't be developed were they to remain the governing party. This was also on the Yukon Party agenda. Our residential property is located on the Takhini River escarpment which becomes a funnel for noise more so that created by the activities at a quarry. Not to mention the destruction of the natural environment and the damage such a venture will cause to nearby farm land.

Regards

Ian Love

[REDACTED]
[REDACTED]

From: [Jim Boyde](#)
To: [Public Input](#)
Subject: Whitehorse OCP 2040
Date: Wednesday, August 31, 2022 9:47:59 AM

Morning:

Thanks for the opportunity for input to the Whitehorse Community Plan.

I have a number of concerns respecting the community growth plan and managing population increases of the proposed projections in the Whitehorse area.

And feel free to correct or add helpful thoughts to my concerns as they may well be based on incomplete assumptions.

Depreciating wildlife habitat, over use of energy generation capacity, physical and mental wellness, climate crisis issues are all needing different solutions before coming much more problematic.

1. Gravel borrow pits within city limits provide necessary building materials with lowered transportation costs and higher profits but increase environmental impact and depreciate natural landscape definition.

The Ear Lake borrow pit is a good example and unused concrete is overfilling a dump pit at this location. I would suggest a sit down with business owners, city lands planners and concerned citizens focused

on just this issue.

2. Whistle Bend, and I may be lacking information here, but.... It would seem to me that an area cleared of all vegetation in an open, area be required to be as much as possible self supporting energy

wise. Building codes should reflect the need for solar capacity while establishing green building codes. Replanting of trees should also be required.

3. The McIntyre Creek corridor should be protected with park designation, full stop.

4. The considerable wet land and adjacent mature spruce forest below Takhini Trailer court and alongside Mountain view highway which drains into the Yukon River should also be protected. Both McIntyre

creek park and this wet land provide unique wildlife habitat, both of which could be incorporated into local learning opportunities.

5. The existing White Pass rail right-of-way needs to be incorporated into the Whitehorse community plan in a much more creative way than current status. Active conversations need to be going forward as

to the role of this transportation corridor with a growing population and depreciating capacity of existing transportation routes. Much, much more could be done with this corridor than letting it sit, become

overgrown and washed out.

Thanks for your time.

cheers,

Jim

From: [Joanne Love](#)
To: [Public Input](#)
Subject: OCP input
Date: Wednesday, August 31, 2022 7:54:00 PM

Once again the issue has come up about the opening of Steven's Quarry. It is clear from past discussions, residents ***do not want*** Steven's Quarry, or any new quarry, in the City limits. The quarry would be too close to residents, businesses and the Takhini River. Generates too much noise and dust, environmentally unsafe, created more heavy traffic. We invested in this community and voted for those elected officials who said that this would not happen. Politicians need to listen to those who live in the area – make decisions with what is best for the people, environment and healthy living.

Joanne Love

From: [Anne Macaire](#)
To: [Public Input](#)
Subject: OCP input
Date: Thursday, September 1, 2022 9:33:21 AM

I am opposed to Stevens Quarry being designated as a gravel quarry.

Sincerely,
Anne Macaire



From: [Anne Morgan](#)
To: [Public Input](#)
Cc: [REDACTED]
Subject: OCP input - I am opposed to Steven's Quarry being designated as a gravel Quarry.
Date: Thursday, September 1, 2022 12:01:06 AM

I am opposed to Steven's Quarry being designated as a gravel Quarry.

I live near the Takhini River within a short walking distance of Steven's Quarry. I am concerned that the noise generated by this industrial operation will disrupt the peace and quiet I enjoy in my rural community neighbourhood. "Access to nature can have immensely positive effects on people's mental health", according to a growing body of evidence. Likewise, environmental degradation, such as that proposed for Steven's Quarry, poses a serious threat to people's emotional state and well-being.

I chose to live in this area because of the close proximity to nature, the local trails and country roads where you can ride a bike and/or stop to talk to your neighbours without any heavy truck traffic.

The creation of a gravel quarry requires the removal of vegetation. This results in the loss of animal habitat and will destroy the local trails which are used regularly for outdoor activities such as: Walking, biking, cross country skiing, kick sledding, snowshoeing and more. Exposure to nature not only makes you feel better emotionally, it contributes to your physical wellbeing, reducing blood pressure, heart rate, muscle tension, and the production of stress hormones.

The air pollution produced by trucks hauling aggregate can have serious effects for people who have respiratory diseases. Air pollution is implicated in the development of emphysema, asthma, and other respiratory diseases, such as chronic obstructive pulmonary disease (COPD). I walk daily in the Steven's Quarry area and the increased traffic will disrupt my peaceful walks, increase the risk of traffic incidents/accidents and the air pollution will aggravate my asthma.

Please REMOVE the designation of Steven's Quarry as a gravel Quarry from the City of Whitehorse Official Community Plan.

Thank you,

Anne

Anne Morgan
[REDACTED]

From: [Marc Paradis](#)
To: [Public Input](#)
Subject: Stevens Lake commercial aggregate quarry
Date: Thursday, September 1, 2022 10:09:49 AM

I am opposed to this development. As a resident of the Hot Springs road for 40 years I feel that I must support my neighbours who value nature over development.

Sent from [Mail](#) for Windows

From: [Collinette Colby](#)
To: [Public Input](#)
Subject: Comments on proposed OCP
Date: Friday, September 2, 2022 5:35:55 PM

Dear City Council,

I urge you to make McIntyre Creek and the surrounding area into a city wilderness park and always be Zoned Wilderness Park, now and forever.

No road access and left pristine.

You call our city "the Wilderness City",.

so make it so.

CColby.

From: [Jennifer](#)
To: [Public Input](#)
Subject: Official Community Plan - Steven's Quarry
Date: Saturday, September 3, 2022 10:06:54 AM

Hello,

I am opposed to the development of this quarry.

I am a resident of MacPherson Subdivision and Steven's Quarry has been a subject of great contention for every territorial election, and political candidates make their promise that Steven's Quarry will not be developed during their tenure. Therefore, the development of Steven's Quarry has been denied and put on hold as the years and decades pass. I am hoping that the Whitehorse Official Community Plan can change the zoning of this area so it cannot be developed for resource extraction and will no longer be an issue.

There is a tipping point for everything, and in our culture the tipping point most often tips towards the highest economic benefit. This is at the expense of other good and important reasons, that have no economic benefit, but have immeasurable wealth in the areas of spiritual connection, nourishing of the body, mind and spirit and stewardship of the land that we love.

There is the case of NIMBY, not in my back yard, and there is truth in that. More importantly, and to add much more depth to that simplistic acronym, if we as people, wherever we may be, do not speak up for that which we love, try to protect it and keep it from harm, who will speak up? This is true on every level, from local to global, from personal to community.

Thus, I state that I do not support the development of the Stevens Quarry. I understand the logical and economic reasons for wanting to develop it. But I have also lived in MacPherson for almost 20 years. I love this land and all the beings who inhabit it. I will speak up and try to protect that which is important to me.

In very short form, my reasons for opposition are:

1. Noise and dust pollution throughout the area.
2. Permanent landscape alteration in an area that is populated with farmers, home based businesses, wildlife, rural residences and has high usage for outdoor activities and recreation.
3. We live in MacPherson subdivision and our gratitude for living in a quiet rural area is immeasurable.

Thank you for your careful consideration of this matter.

Sincerely,
Jennifer Groot



From: [Nana Darlene](#)
To: [Public Input](#)
Subject: I'm saying NO to the Stevens Quarry
Date: Monday, September 5, 2022 9:44:57 AM

Saying No To Steven's Quarry Development
Darlene

From: [Gordon Clark](#)
To: [Public Input](#)
Subject: Stevens Quarry proposal.
Date: Monday, September 5, 2022 1:00:24 PM

The two of us are very much opposed to a gravel quarry in this location, it's far too close to existing residential and agricultural properties. Sincerely, Gordon Clark & Karen Russell, Whitehorse residents.

Sent from my iPad

From: [The Kirkwoods](#)
To: [Public Input](#)
Subject: Steven's Quarry
Date: Monday, September 5, 2022 7:21:32 AM

We are against the opening of Stevens Quarry.

From: [Dietmar Tramm](#)
To: [Public Input](#)
Subject: Comments on proposed OCP
Date: Tuesday, September 6, 2022 12:24:31 PM
Attachments: [dtramm.vcf](#)

To Whom It May Concern

City of Whitehorse a Wilderness City? By itself a laughable slogan to lure tourists, a road through the McIntyre Creek ecological zone should absolutely be removed from the OCP so as not to give future city planers or council members a loophole.

Dietmar Tramm

From: [Keith Lay](#)
To: [Public Input](#)
Subject: Official Community Plan
Date: Tuesday, September 6, 2022 5:15:42 PM
Attachments: [REDACTED]

Please confirm receipt of this submission.

Thank you!

Keith Lay

[REDACTED]
[REDACTED]
[REDACTED]

I strongly oppose “a transportation corridor connecting Mountain View Drive to the Copper King area.”

The *Whistle Bend Transportation Network Impact Study* did make a number of proposals based on the likely population growth of both Porter Creek and Whistle Bend. We do not need yet another expensive study to say the same thing.

One proposal of the study was to extend Pine Street to the Alaska Highway; the other was to connect Mountain View Drive to the Pine Street Extension. Doing one or both of these actions would have a significant negative impact on the wildlife living within Porter Creek Regional Park. (The area serves as a wildlife corridor.)

It would also severely detract from the recreational enjoyment of the park by its users, particularly those who live in Porter Creek.

As well, homeowners in the immediate area would be subjected to increased noise and more light and air pollution.

The City at one time said that when Whistle Bend was built it would serve as an example of how to build an environmentally friendly community in the North. One by one the ideas that were brought forth to make that a reality were dropped. Now the City seems intent on spreading the failures of Whistle Bend to another community in Whitehorse, that being Porter Creek and its regional park.

Building more roads will simply encourage more people to drive and eventually the proposed “transportation corridor” will become clogged with vehicles.

As well, the proposed *transportation corridor* will do nothing to address the problems encountered at the point where incoming roads meet the downtown core. Where are these cars supposed to go?

We already have a problem with the availability of parking in the downtown core. Yes, I suppose we could entertain the idea of increasing parking space. However, doing so would decrease available land that could be used for new business development and perhaps for residential construction.

Surely in a city where a “climate emergency” has been declared, we can come up with better alternatives than to build more roads that will just exacerbate the very problem that such construction tries to solve.

The majority of the driving public will only start using other forms of transportation (buses, bicycles, e-bikes, and *legs*) when there is no alternative. Do not give them one, particularly when it is obvious that it will not solve the problem.

Keith Lay



From: [Theodore](#)
To: [Public Input](#)
Subject: OCP Input
Date: Tuesday, September 6, 2022 8:48:03 AM

I am opposed to Stevens Quarry being designated as a gravel quarry.

The noise and nuisance will be amplified in this area and personally disrupt my way of life.

The environmental impact would be devastating.

I currently reside in MacPherson Subdivision with my wife and we enjoy our country residential living.

I am completely opposed to having this quarry be developed in this pristine area of Whitehorse.

Theodore Forwell

From: [Lowell Tait](#)
To: [Public Input](#)
Subject: OCP input
Date: Wednesday, September 7, 2022 10:14:16 PM

I am opposed to Stevens quarry being designated as a gravel quarry.

This has negative impacts on the surrounding residents and landscape. This is an area that will negatively affect my family and the area that we wish to raise our children. Thank you in advance for your consideration.

Regards,
Lowell Tait

From: [Sandra Neill](#)
To: [Public Input](#)
Subject: City of Whitehorse - Draft Official Community Plan - Stevens Quarry
Date: Wednesday, September 7, 2022 10:05:08 AM

I am against the opening of Stevens Quarry. This area is close to residents and agricultural land. It will cause excessive noise, extreme dust and be detrimental to the environment.

Sandra Neill

From: [Eric Johnson](#)
To: [Public Input](#)
Subject: Tamarack area infill
Date: Thursday, September 8, 2022 10:19:28 AM

I write this email to voice my opposition to the infill planned for the green space between Tamarack and Mt View Dr.

My kids, as well as many of the neighbourhood kids, have used this space for years. Having a wooded space to play in is essential to healthy development in our children, the benefits of which are becoming more and more clear to society. In winter they sled, in summer they build forts, ride bikes and play so many games in this area. Losing access to this space will have a negative effect on these kids.

And not only kids use the trails through this area. I walk my dogs almost daily through these woods, and run into many other people enjoying the same use of this area. Not to mention bikers and other like minded folk that love the outdoors. The best part of living in this area is how much forest surrounds us.

I also fear what this will do to property values in my neighbourhood.

We live in the "wilderness city" yet you plan on taking that away from my family with this proposal. As such I cannot support this, and ask that you reconsider.

Eric Johnson


Sent from my iPhone

From: [Echo Johnson](#)
To: [Public Input](#)
Subject: Opposition to the OCP re:Tamarack Dr
Date: Monday, September 12, 2022 11:28:22 AM

Dear Whitehorse City planners and council,

I am writing to you today to express my concerns about the new proposed development area surrounding my home on Tamarack Drive.

The green space between Tamarack Dr, Mountain View Drive and Whistle Bend Way is an absolutely essential part of our neighbourhood. My three children have been using this space for the last ten years to play, build, run and explore. These are things I consider vital to their growth and development.

I am an Early Educator that specializes in outdoor education and place-based learning. I cannot stress enough that having access to wild spaces is what gives children the tools and time to grow into all of their potential. My family chose to live on Tamarack 12 years ago BECAUSE of the green spaces, to lose them would be crushing for us all. There are large groups of neighbourhood children of all ages that gather in those woods and play for endless hours. My children, and all of the children in this area, need to have access to THIS space in order to keep their connection to place and deepen their ecological understanding of the natural world. As soon as we need to get into a car and drive to find wild spaces, we've lost something essential to living in the North. It's a devastating thought for all of us.

I must point out that we advertise our city as the "wilderness city" and yet we continue to demolish all the wilderness in it! Did you know there are fox dens there? Deer wandering through regularly? Are you aware that the cranberries are all over for anyone to walk and pick? Not to mention the countless birds and other animals that use this space as a habitat. While I understand that there is demand for more housing, we must find better ways of accommodating this. Keeping our wild spaces in place and protected for all the children of Whitehorse to grow, learn, explore and develop on should be the top priority for the wilderness city.

Please consider saving this green space!

Thank you,
Echo Johnson

From: [Jim Smith](#)
To: [Public Input](#)
Subject: OCP Input - Further Comment on Style, Innovation, Vibrancy, Growth, Infrastructure, Housing, and Sustainability
Date: Thursday, September 8, 2022 1:17:20 PM

Hi Mayor and Council,

Further to my previous public input towards the OCP I would like to comment on the following:

Style, Innovation, Vibrancy

Our beautiful downtown core has far too much asphalt. When I fly in from out of territory over Downtown Whitehorse, all I see is parked cars and asphalt.

Let's bring some style to Whitehorse. Let's be creative and design our city to be fun, interesting, and more than just parked cars and asphalt. Let's reimagine our streets, bring some landscaping, public art, interesting features and attractions, etc. Let's revitalize Downtown to be vibrant, unique, and interesting. Let's incorporate the environment so that Whitehorse can function as a unique urban/wilderness interface. Let's bring indigenous knowledge and ideas into the design of our city. Let's realize our potential as a small Northern municipality with bold ideas and innovation.

My take for the OCP: Let's be creative, bold, and reimagine Whitehorse to make Downtown and the entire City vibrant.

Urban Containment Boundary Growth

How does the City expect to pay for two potentially new neighbourhoods and all the infrastructure associated with it. And even potentially a new bridge? I feel that the OCP does not comment on how and who pays for what, especially expanding an urban containment boundary. Even the OCP says ballpark estimates of urban growth expansion but this is still very high level and has likely surged with recent construction costs. Is this going to be funded by development cost charges and associated cost recoveries? The City's development cost charges are already notoriously low compared to other Canadian jurisdictions. Will the City rely on external funding? If so, this does not seem sustainable because then the City will be caught off guard the day external funding stops and taxpayers are on the hook to pay for these costs when the "shock" financial shortfall comes. Has the City considered smart growth "from within" to ensure that we can maximize the value and benefit of our infrastructure such as roads, water, and sewer?

My concern is that when growth doesn't pay for growth, us taxpayers (either here or via Alberta oil/federally) are basically footing the bill of infrastructure upgrades required by Whitehorse growth either now through external funding or in the future when the City has an external funding shortfall and consequential deficit because of years of low costs and no ability to suddenly raise rates to make up for the deficit. Something doesn't feel right and I feel that growth should have the ability to pay for itself without general taxpayers footing the bill.

Moreover: the roads have holes the size of caves. I hear about pipe failures constantly. City crews already can't maintain our existing streets in the winter. We can't paint a straight line on Quartz Road. Whistle Bend development and construction is a disaster. Bylaw does not enforce existing rules. We still don't recycle glass. And some of our traffic lights are from two

centuries ago. What makes this OCP think that adding even more infrastructure and expanding outside of our boundaries is really going to help if we can't even properly develop and maintain our existing infrastructure and pay for it?

My take for the OCP: focus on growing within and using existing infrastructure. This reduces sprawl which is cited in the OCP. This is the most financially sustainable way of growing so that we use existing infrastructure. If the City can barely pay for and properly maintain existing stuff what makes the City think they can sustain and maintain an expanded City/urban containment boundary.

Housing

I have reviewed your goals and targets on housing and appreciate the commentary on population growth and diversity of housing. I just don't feel that this goes far enough in how it will provide the right type of housing for the types of life situation and age demographics that the City will experience. Has the City conducted a formal housing needs assessment to inform this OCP? Do we know what people need now and in the future for types of housing depending on their income, family situation, and age? I just feel that the current OCP is very deficient in these regards and that the City is just providing housing without any consideration for what people actually need now and in the future.

My take for the OCP: This OCP needs to actually provide the right type of housing for people at varying stages of their life and varying family situations. Not everyone needs single family housing nor can afford it. This OCP needs a housing needs assessment.

Sustainability

We are in a climate crisis. Our climate is changing and we need to mitigate and adapt fast with bold action. We need to change the way we do things, the way we build, the way we get around. It feels like we are just reacting to climate change rather than proactively taking action and steps to mitigate the impacts. Our OCP needs to prioritize climate resiliency and adaptation first and foremost.

My take for the OCP: We need to take even stronger action on the climate crisis. This is the battle of our time.

Cheers,

Jim Smith

From: [Laura Erickson](#)
To: [Public Input](#)
Subject: replacement growth opportunity for Porter Creek D
Date: Thursday, September 8, 2022 9:36:42 AM

Hello, my name is Laura Erickson and I am writing about concerns over development plans for Porter Creek. I am asking that the decision to remove the trees behind Tamarack Drive and Range Road be reconsidered.

I refer you to section 8(a) Goals on page 39 of the Official Community Plan-2022. Removal of the trees along Tamarack Drive and Range Road is the opposite of the intent of the stated goal.


8.(a) Reduce urban sprawl to preserve the natural environment, minimize new infrastructure, reduce greenhouse gas emissions, and use existing infrastructure efficiently

I also refer you to section 8.1 General on page 52 of the Official Community Plan-2022. Removal of the trees impacts the wilderness spaces and the ability to walk in the Porter Creek neighbourhood.

8.1 Development will be compact to ensure existing public services are used efficiently, transportation impacts are minimized, wilderness spaces are preserved for as long as possible, and neighbourhoods are more walkable

I respectfully ask that the natural beauty of the trees and environment of Porter Creek be preserved. Thank you.

Laura Erickson

From: [nana lehnherr](#)
To: [Public Input](#)
Subject: Opposition Stevens Quarry
Date: Thursday, September 8, 2022 4:22:46 PM
Attachments: 

To whom it may concern,

I **vehemently** oppose to the development of the Stevens Quarry and I am astonished that you do not appear to consider past strong opposition to the quarry in 2013, two petitions in 2012 (266 signatures) and 2020 (256 signatures) and online petition 2020 (297 signatures), see attachments.

As well as comments submitted YESAB 2012 and 2020. The YESAB evaluation report clearly states that "it was determined that the proposed Project will result in significant adverse effects" and that the project would have a high impact on acoustic and visual quality on the areas to the north, east and west of the quarry.

Your statements in the Whitehorse 2040 OCP Review under the sections GREEN-SPACE and ENVIRONMENTAL STEWARDSHIP are not compatible with developing the Stevens Quarry. As per OPC Section 6.6 CLIMATE CHANGE, it is clearly stated that "opportunities to enable local food production will be encouraged". The Steven's Quarry is in clear **contradiction** of the city's plan to develop local food production, as it would have a tremendously negative impact on the numerous farms in the surrounding area. For example, our property is **300 meters** from the proposed quarry and would be hugely impacted from dust (and other pollutants) and noise emissions.

Nana Lehnherr
Hotsprings Road



Community Petition May 2012

Regarding the Stevens Quarry Development Plan

We the undersigned are local area residents of Alaska Hwy North/Ibex Valley, MacPherson/Hidden Valley Subdivisions and the Takhini Hotsprings Road. The historic land uses in these areas since settlement have been country residential, agricultural and eco tourism. Farms producing livestock, forage crops and market gardens line the Takhini River Valley. The establishment of the Gunnar Nilsson and Mickey Lammers Research Forest further expands the land use goals for year round recreation in this area. The establishment of a Quarry on the scale of an open pit mine would be in stark contrast to the decades old established land use patterns.

We believe that the current YESAB application prepared by Inukshuk Planning & Development understates the concerns of local area residents particularly as related to the long term social (visual/landscapes, noise and dust) and economic (agricultural, tourism and land values) impacts of this proposed project.

Concerns voiced by residents of these diverse communities: Impacts on

- 1) **Water:** Runoff of surface water due to the removal of trees and ground cover.
- 2) **Flora:** The removal of large tracts of mature trees, their root structures and the underlying plant communities on a scale of this magnitude is totally incongruous to present land uses and residents.
- 3) **Fauna:** The Takhini River Valley is an important wildlife corridor connecting the Kusawa Lake headwaters to the Yukon River Valley. The massive size of the proposed quarry would be a great impediment to the movement of animals large and small in this corridor. With the proximity to the Takhini River sediment runoff could effect fish populations.

Quarry Operations: Short and long term concerns arising from gravel extraction activities

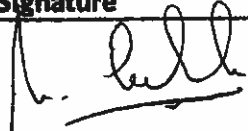







- 1) Smoke and air quality degradation from the burning of vegetation.
- 2) Dust and particulate fallout would be an immediate and a long term problem. Health concerns for residents and degradation of forage crops and market gardens are major concerns especially considering the prevailing south winds in the Takhini River Valley.
- 3) Noise pollution is a serious concern. The geography of "Echo Valley" would amplify the sound of trucks with their safety beepers, heavy equipment and pit machinery such as crushers.
- 4) With the great increase of heavy truck traffic on the Alaska Hwy residents, including cyclists, would have to compete with an industrial flow of vehicles.

Current need for the Stevens Quarry:

There exists a huge amount of terrain dedicated to quarrying and gravel extraction. If this new supply of gravel is truly required, it must be obtained outside of country residential/ agricultural areas.

For input to YEASB call [REDACTED] (Monique Chatterton)





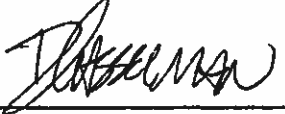

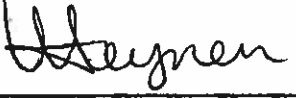

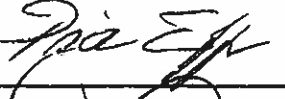









COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE



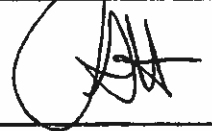


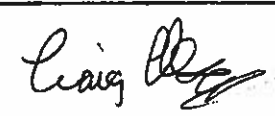



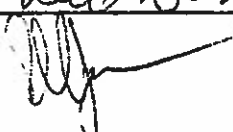

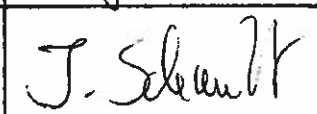

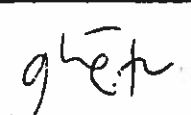

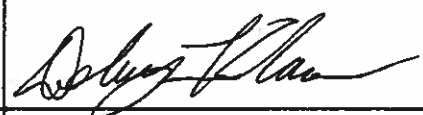



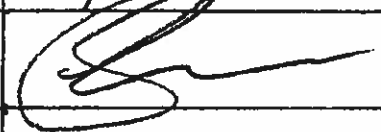

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Nana LEHNHERR		[REDACTED]	[REDACTED]	Nov 22 2012	
Fritz Lehnherr		[REDACTED]	[REDACTED]	Nov 22 2012	
BRIAN LANGVIN		[REDACTED]	[REDACTED]	Nov 22	
FRANK TURNER		[REDACTED]	[REDACTED]	Nov 22/2012	
PATTI TOOLE		[REDACTED]	[REDACTED]	Nov 22	
Tara Fallat		[REDACTED]	[REDACTED]	Nov, 22/12	
JOE BACHOFEN		[REDACTED]	[REDACTED]	Nov. 21 2012	
Karen Baltgain		[REDACTED]	[REDACTED]	Nov 21 2012	



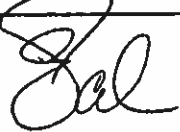

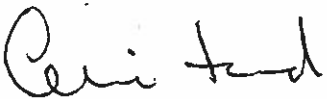




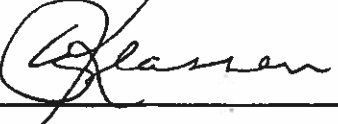


COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
SHELLEY MORITZ	<i>Shelley Moritz</i>	[REDACTED]	[REDACTED]	MAY 15/ 2012	WILL PROVIDE TO YESAB REVIEW PROCESS
Horst Moritz	<i>Horst Moritz</i>	[REDACTED]	[REDACTED]	MAY 15/ 2012	AS ABOVE.
BROOK BOUQUOT	<i>Brook Bouquot</i>	[REDACTED]	[REDACTED]	MAY 15 2012.	WILL INPUT AT YEASB.
Susan Huff	<i>Susan Huff</i>	[REDACTED]	[REDACTED]	NOV 11 2012	Will input at YEASB
Jim Salt	<i>Jim Salt</i>	[REDACTED]	[REDACTED]	Nov 11 2012	Don't Do it.
MARYLYNN PENNER	<i>Marylynn Penner</i>	[REDACTED]	[REDACTED]	Nov. 12 2012	Not a suitable place for a gravel quarry - too much agricultural risk in already delicate environment.
LIZ REICHENBACH	<i>Liz Reichenbach</i>	[REDACTED]	[REDACTED]	Nov. 21/12	as above plus N. additional architectural plans.
Jennifer Groot	<i>Jennifer Groot</i>	[REDACTED]	[REDACTED]	NOV 21 2012	attending at YESAB meeting NOV 21/2012.

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
TEENA DICKSON				June 5/12	
Graham Hahn				4	
DAHN CASSEMAN				June 5/12	
Lindsay Heynen				June 5 2012	
Pia Epp				June 6/12	
David Neufeld				June 19 2012	look to rigorous regulation of any quarry activity that may take place
SANDRA BROWN				June 19 2012	
Dave Lewis				June 19 2012	
CATHLEEN LEWIS				June 19/ 12	

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments/Email
Bloch Marc				14.5.12	
Susan Anderson				14.5.12	andersons@northwestel.net More information please. 633.6769
Amanda Daub				14.5.12	
Craig Olsen				14-5-12	Craig. Olsen @ northwestern.net
Bill BENNETT				14-5-12	
DETE JENSEN				14/05/12	pecjensen@hotmail.com
Jugrid Schmitt				14/05/12	SIR @ northwestern.ue.
Genevieve Hétu				15/05/12	
DELWYN KLASSEN				MAY 15 2012	delwyn-k@hotmail.com
DELVINE GIREAUARD				May 15th	bluebellgardens@hotmail.com
Simon CHARLES				MAY 15th	SIMON CHARLES @YES.NET.YK.CA

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
DEN COATES		[REDACTED]	[REDACTED]	MAY 15 2012	
VIBEKE COATES		[REDACTED]	[REDACTED]	MAY 15 2012	
Erik Val		[REDACTED]	[REDACTED]	May 15/2012	
Hana Val		[REDACTED]	[REDACTED]	May 15th, 2012	
CALVIN FORD		[REDACTED]	[REDACTED]	MAY 15th 2012	
JEKIE GUSSELLIN		[REDACTED]	[REDACTED]	05/15/12	
Stewart Morcombe		[REDACTED]	[REDACTED]	15th May 2012	
MARY CHENEY GILCOURD		[REDACTED]	[REDACTED]	May 17, 2012	
Layanne Klassen		[REDACTED]	[REDACTED]	May 17, 2012	
BILL KLASSEN		[REDACTED]	"	May 17 2012	
Montanne Patterson		[REDACTED]	[REDACTED]	May 17 2012	We are living out here to get away from industrial noise!
Sunny Patterson		[REDACTED]	[REDACTED]	may 17 2012	Please select non-populated areas for noisy destructive things like gravel pits !!!

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
D Paleczny	<i>D Paleczny</i>	[REDACTED]	[REDACTED]	May 16/12	
SHIRLEY FORD	<i>Shirley</i>	[REDACTED]	[REDACTED]	May 17/12	
DAVID FORD	<i>David Ford</i>	[REDACTED]	[REDACTED]	May 12	
MARIAN BOS	<i>Marian Bos</i>	[REDACTED]	[REDACTED]	May 21/12	
STEVE Pigeon	<i>Steve Pigeon</i>	[REDACTED]	[REDACTED]	May 21/12	ABSOLUTELY NOT!
Alison GROVE	<i>Alison Grove</i>	[REDACTED]	[REDACTED]	12/05/12	Absolutely Not.
HANNE HOEFS	<i>Hanne Hoefs</i>	[REDACTED]	[REDACTED]	May 21, 2012	At least the gov. parcel should stay as is, as a buffer.
MANFRED HOEF	<i>Manfred Hoef</i>	[REDACTED]	[REDACTED]	May 21, 2012	Legor government parcel or buffer since the for on the slope can't do so, being below the noise.
NICOLA HANNA	<i>Nicola Hanna</i>	[REDACTED]	[REDACTED]	May 22, 2012	This squarry ^{development} should not be developed in a residential area.
CHIFF HANNA	<i>Chiff Hanna</i>	[REDACTED]	[REDACTED]	MAY 22, 2012	WRONG PLACE FOR THIS
ANN-MARIE WEIR	<i>Ann Marie Weir</i>	[REDACTED]	[REDACTED]	May 22/12	NO WAY!
JACK WEIR	<i>Jack Weir</i>	[REDACTED]	[REDACTED]	MAY 22/12	WHEN DOES IT END!



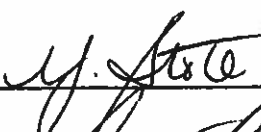
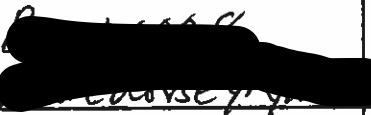
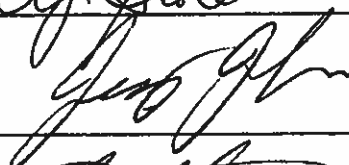

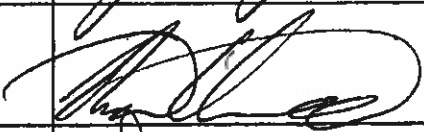









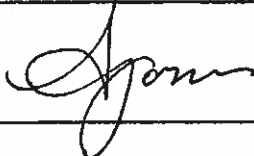

Name (print/initials)	Signature	Lot #	Mailing Address	Date	Comments
Wendy Brassard	W Brassard	[REDACTED]	[REDACTED]	May 23 2012	THIS IS A COMMUNITY - PLEASE TREAT US AS SUCH
SERGE BRASSARD	Serge Brassard	[REDACTED]	[REDACTED]	MAY 23 2012	61 11
Charlaine Thibault	C Thibault	[REDACTED]	[REDACTED]	May 22 2012	what about noise? This is unacceptable
MONTY ROSSELIN	M Roselin	[REDACTED]	[REDACTED]	MAY 22	YOU TELL THE CITY I'M COMING, AND HELLS COMING WITH ME
Tish Platt	P. Platt	[REDACTED]	[REDACTED]	May 22	Country living. needs peace & quiet
Ben McCue	B. McCue	[REDACTED]	[REDACTED]	MAY 22	" "
Sharilyn Gattie	S Gattie	[REDACTED]	[REDACTED]	May 22	" "
Brian French	B French	[REDACTED]	[REDACTED]	May 22	" "
PAUL SCHWAB	[REDACTED]	[REDACTED]	[REDACTED]	MAY 23	THIS WILL DESTROY OUR WAY OF LIFE AS WELL AS OUR KIDS
Jennifer MacCleary	[REDACTED]	[REDACTED]	[REDACTED]	May 23	Moved to the country to get away from noise & traffic.
Mike Enslie	[REDACTED]	[REDACTED]	[REDACTED]	May 23	" "
DAVID LOEKS	D Loeks	[REDACTED]	[REDACTED]	May 24	Preserve rural residential amenities


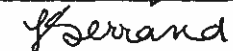
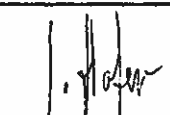




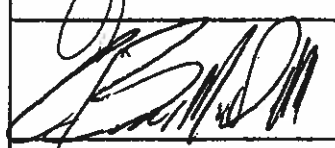

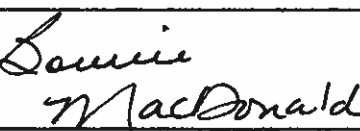
COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Roland Mercier	<i>Roland Mercier</i>	[REDACTED]	[REDACTED]	May 28	
Micah Mercier	<i>McMen</i>	[REDACTED]	[REDACTED]	May 28	
Honey Gesbrecht	<i>Honey Gesbrecht</i>	[REDACTED]	[REDACTED]	May 28	
Thomas deJagers KELLY DE JAGER	<i>Thomas deJagers</i>	[REDACTED]	[REDACTED]	May 28 th	
Ella Patay	<i>Ella Patay</i>	[REDACTED]	[REDACTED]	29 May/12	
STAN PATAY	<i>Stan Patay</i>	[REDACTED]	[REDACTED]	May 29	
BOB MURKIN	<i>Bob Murkin</i>	[REDACTED]	[REDACTED]	May 29	
Elizabeth Bradley	<i>E Bradley</i>	[REDACTED]	[REDACTED]	May 29	This would interfere with established approved land-use ie agriculture.
Angela Tobin	<i>Angela Tobin</i>	[REDACTED]	[REDACTED]	May 29	


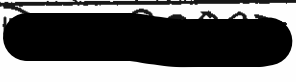
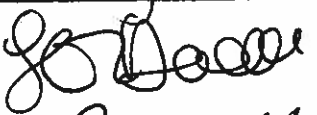
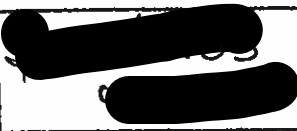




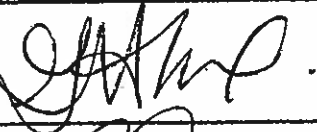
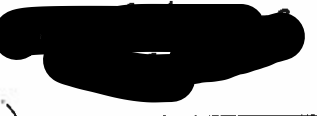
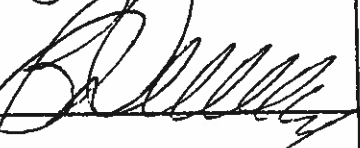

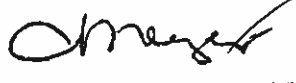

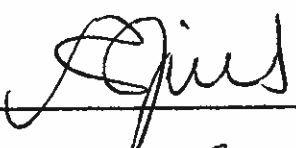

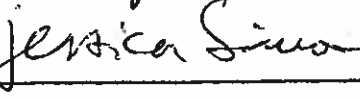

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
DIRNIE FOSTER	<i>BF Foster</i>	[REDACTED]	[REDACTED]	May 28	Please delete Gout Pit as a buffer & Do NOT Allow asphalt & concrete plants.
Carol Foster	<i>Carol Foster</i>	[REDACTED]	[REDACTED]	May 28	No asphalt and/or concrete plant! Limit Bigger buffer - hours of operation
LEWIS MacGILLIVRAY	<i>Lewis MacGillivray</i>	[REDACTED]	[REDACTED]	May 28	DEBATE BUFFER ZONE
DIANA MacGILLIVRAY	<i>Diana MacGillivray</i>	[REDACTED]	[REDACTED]	May 28	DEBATE BUFFER ZONE OPERATION
Mary REGER	<i>Mary Reger</i>	[REDACTED]	[REDACTED]	May 28	
Ken Jones	<i>KJ</i>	[REDACTED]	[REDACTED]	May 28	Noise pollution Serious determinants of health Residential + industry do not mix.
Scott Price	<i>Scott Price</i>	[REDACTED]	[REDACTED]	May 28	EXCESS OF TRAFFIC OR NOISE LARGE INDUSTRIAL VEHICLE
Greg Spenner	<i>Greg Spenner</i>	[REDACTED]	[REDACTED]	May 28	Noise, Dust, I live out here because it is quiet
Lorna Spenner	<i>Lorna Spenner</i>	[REDACTED]	[REDACTED]	May 28	Noise pollution, Please Delete, Dusty Excess traffic.

COMMUNITY PETITION -- REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN -- SIGNATURE PAGE					
Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
J. VERMETTE				May 29/12	
J. Stote				May 29/12	
J. Jobin				May 30 2012	
Mike Achymichuk				May 30 2012	
MARTIN BIGG				MAY 30 2012	
Bew Rissanen				May 30/12	
Melvin Rissanen				May 30/12	
Chris Howard				May 30/12	
April Jones				May 30/12	

COMMUNITY PETITION – REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN – SIGNATURE PAGE					
Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Arthur MacMaster		1	[REDACTED]	May 29/12	
Linda Gerrand			[REDACTED]	June 4/12	
Jörg Hofer			[REDACTED]	June 4/12	
Tracy Klein			[REDACTED]	June 4/12	
George Klein			[REDACTED]	June 4/12	
Will Scott			[REDACTED]	June 4/12	
Julie Brown			[REDACTED]	June 4/12	
			[REDACTED]		
Bonnie MacDonald			[REDACTED]	June 04/12	

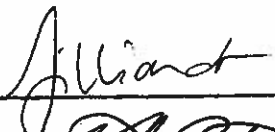







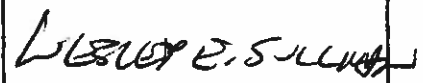
COMMUNITY PETITION -- REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN -- SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Jim Stephens				June 26	We are raising a family here. Dust might be an issue.
Sheila Dodd				July 2-7	No gravel can be better for other Quarries.
Robert Wills				"	Use McLean Pit or mine outside of City, away from families!!
Brie English				June 28th	
Gill Nicol				June 30th	
Barbara Drury				June 30th	
Cathy Meyer				July 11/12	
CAJ Tarnicky				July 1/12	
Jessica Simon Jessica Simon				July 1/12	Do a study to monitor at what speed the wind picks up dust & at what speed gusts pick up dust.

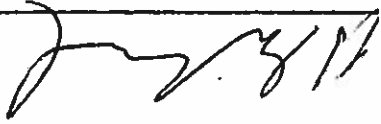

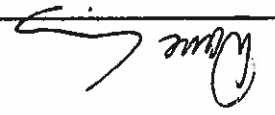



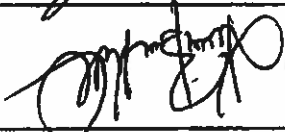
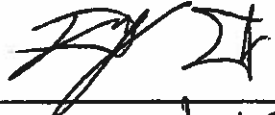

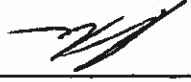
COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Evelyn Mowat Butler	Mrs. E. M. Butler		[REDACTED]	19.06.12	I strongly Oppose this project!
Van Sternberg L	Van Sternberg	[REDACTED]	[REDACTED]	"	this project is not good for this area.
Mike Vandermark	[REDACTED]	[REDACTED]	[REDACTED]	June 19/11	
Marijke Mather	Marijke Mather	[REDACTED]	[REDACTED]		I oppose this project
Val Mather	VAL MATHER	[REDACTED]	[REDACTED]	June 27/12	
Helen Firsimmors	[REDACTED]		[REDACTED]	June 27/12	I oppose this project
Roger Heikel	[REDACTED]		[REDACTED]	JUNE 27/12	OPPOSITE THIS PROJECT
Marg Potter	Marg Potter		[REDACTED]	27 June '12	Oppose this Project
Jean Joburg	Jean Joburg		[REDACTED]	June 27/12	Oppose this project

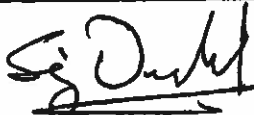
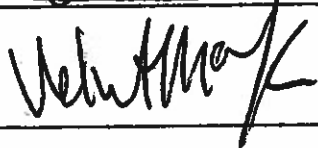



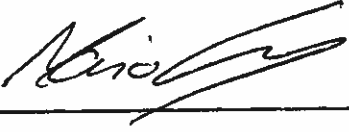


COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Sillian Chown		●	[REDACTED]	June 4, 2012	
VAL Burnstead			[REDACTED]	June 5, 2012	
Steve Throux			[REDACTED]	✓	
Shana Rittel			[REDACTED]	June 5, 2012	
DEAN OMILON			[REDACTED]	June 5/12	
DALE OMILON			[REDACTED]	JUNE 5/12	
WAYNE LOHNE			[REDACTED]	June 5	
DEREK DRINNAN			[REDACTED]	June 05/12	
WES SULLIVAN			[REDACTED]	June 5/12	

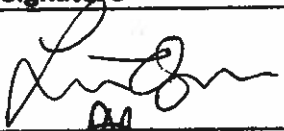

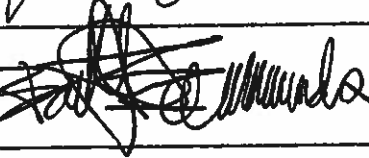






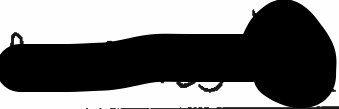


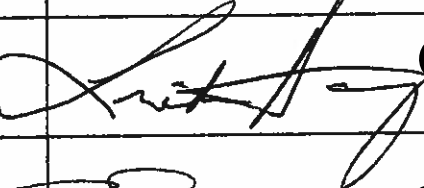








Name (print/initials)	Signature	Lot #	Mailing Address	Date	Comments
Stephen Morale	St-M		[REDACTED]	MAY 19/12	
Rose Berndt	R Berndt		[REDACTED]	MAY 19/12	
Shirley Hunt	A Hunt		[REDACTED]	MAY 19	
Fran Garrie	F Garrie		[REDACTED]	MAY 19	
John Selma	[Signature]		[REDACTED]	MAY 19	
Karl Guber	[Signature]		[REDACTED]	MAY 19	
Nathan Achymichuk	[Signature]		[REDACTED]	MAY 18/12	
Paul MacLeod	[Signature]		[REDACTED]	MAY 18/12	
Stacey Lockington	[Signature]		[REDACTED]	MAY 18/12	
Don Cummins	[Signature]		[REDACTED]	MAY 18/12	
Paul White	[Signature]		[REDACTED]	MAY 18/12	

Name (print/initials)	Signature	Lot #	Mailing Address	Date	Comments
Mike Herrmann			[REDACTED]	May 10 2012	
R. M. Thorsaker	R. M. Thorsaker		[REDACTED]	May 19 2012	
Count with me			[REDACTED]	May 19 12	
DAVE EVANS			[REDACTED]	May 19 2012	
Ron Giesbult			[REDACTED]	May 19 2012	
ROBERT KOSTALIK			[REDACTED]	May 19	
Pete Harris			[REDACTED]	May 19	
Kevin Paulsen			[REDACTED]	May 19	
BRENT SCHULTZ			[REDACTED]	May 19	
Kevin Anderson			[REDACTED]	May 19	
Joel MacFabe			[REDACTED]	May 19	

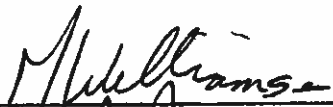
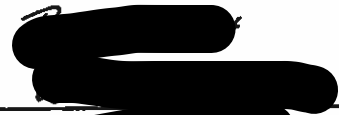


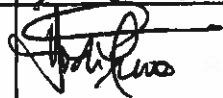

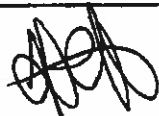



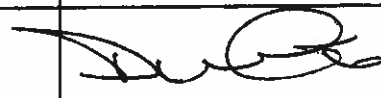

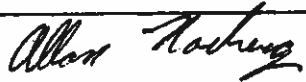





COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE


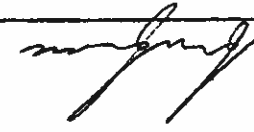


Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Siegfried Dudeck		[REDACTED]	[REDACTED]	May 19/12	
Megan Velvet MacKenzie		[REDACTED]	[REDACTED]	May 22/12	
Don Lemay		[REDACTED]	[REDACTED]	May 26/12	
Ann Marie Dillon		[REDACTED]	[REDACTED]	May 25/12	
Justin Boegs		[REDACTED]	[REDACTED]	May 26/12	
Katherine Brzeboris	Katherine Brzeboris	[REDACTED]	[REDACTED]	May 26/12	
MARIO LEY		[REDACTED]	[REDACTED]	MAY 26/12	
Gordon Swann		[REDACTED]	[REDACTED]	May 26/12	
Stephanie Muckenheim		[REDACTED]	[REDACTED]	May 26/12	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE





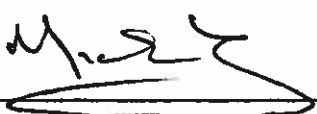


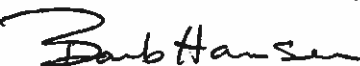




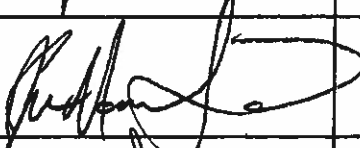


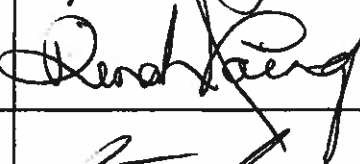

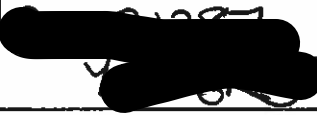






Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Lisa Oryam				12/05/19	
Bart J. Bounds				D M Y 19/05/12	
Shen Awigbo					
Cheryl Weir	Cheryl Weir			19/05/12	
Jessica Simon	Jessica Simon			19/05/12	
D Brown	DANNY BROWN			19/05/12	
LINDA HARVEY				19/05/12	
				19/15/12	
T. Stewart	Jamara Stewart			19/15/12	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Murray/ Williamson				MAY 25	
Mike Skene				May 26	
Jodi Crewe				May 26.	
ANTOINE DEPALEMACKER				May 26	
COREY SHEFFIELD.				MAY 26.	
BRIZO WHITE				May 26	
Allan Norberg				May 26	
Carl Maguire				May 26	
Adam Power				May 26.	







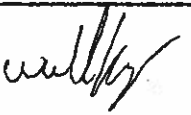
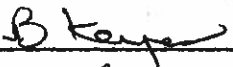
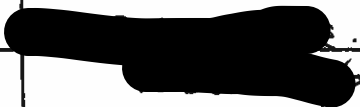





Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Alvin Johnson			[REDACTED]	May 19 2012	
DAVID CARROLL			[REDACTED]	May 19 2012	
5 Starts	Potato		[REDACTED]	May 19 2012	
Survival	9085		[REDACTED]	May 19 2012	
Donald Howe			[REDACTED]	May 19 2012	
YANUICK GAGNON	Yannick Gagnon		[REDACTED]	May 19 2012	I want a lot before a gravel pit before you should think about the health cost of your population of these impacts, coming with this plan.
ANDRINE SCHMIDT-LANDRY	Andrine Schmidt-Landry		[REDACTED]	May 19 2012	
Robert Russell	Bob Russell		[REDACTED]	May 19 2012	
Marg. Katay	Macell		[REDACTED]	May 19 2012	
Franz Bachhuber			[REDACTED]	May 19 2012	
LINDY BIRNIE	Linda Birnie		[REDACTED]	May 19 2012	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Doreen Louder				26 May 12	
Daniel Huber				May 27/2012	
Michael King				27 May 2012	
Barb Hansen				May 26 2012	
PHILIP MERCHANT				MAY 26 2012	
Shen Mackenzie				May 26/12	
Dinah Laing				May 28/12	
PETE BUNTAIN				May 28/12	
CHAMPEVAL christiane				May 29/12	

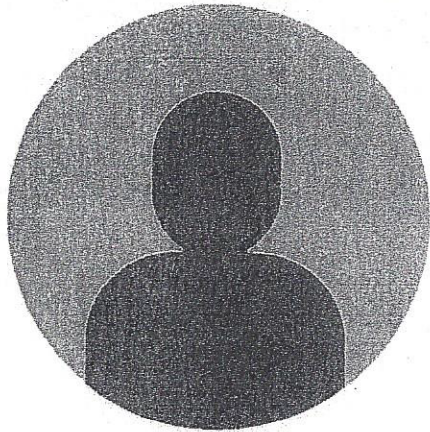
COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE

Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Jessica Jobin	J. Jobin	[REDACTED]	[REDACTED]	June 21	
Simone Rudge	S. Rudge	[REDACTED]	[REDACTED]	June 21	
PAUL GRINCI	[REDACTED]	[REDACTED]	[REDACTED]		
ALISON GROVE	A. Grove	[REDACTED]	[REDACTED]	June 23	
Mea Velvet MacKenzie	M. MacKenzie	[REDACTED]	[REDACTED]	June 23	
LAIRD HERBERT	L. Herbert	[REDACTED]	[REDACTED]	JUNE 23	
MARIE DUCHARME	Marie Ducharme	[REDACTED]	[REDACTED]	June 23rd.	
PETRA FERGUSON	P. Ferguson	[REDACTED]	[REDACTED]	JUNE 24	
Brian Meoier	B. Meoier	[REDACTED]	[REDACTED]	June 26	

COMMUNITY PETITION - REGARDING THE STEVENS QUARRY DEVELOPMENT PLAN - SIGNATURE PAGE					
Name (print/18 and older)	Signature	Lot #	Mailing Address	Date	Comments
Chris Coswell				July 5	BAD IDEA!
Gerard Dm				July 5	not needed
Erik von Flotow				12/07/08	There are plenty of existing pits!!!
Will Vorag.				12.07.07.	Any to that from future by making sure spend some
Brian Keyes				" "	No Good
Karin Spark				July 2012	terrible!
Dean Omlon					
Alex Nadeau				July 2012	Think about our farmland



297 have signed. Let's get to 500!



On-line petition
for Steven's Quarry
297 objections

Nana Lehnherr started this petition to [REDACTED]

We the undersigned are local area residents of Alaska highway north/Ibbex Valley, MacPherson/Hidden Valley Subdivisions, the Takhini Hot springs road and recreational users of the Gunnar Nilsson and Mickey Lammers Research forest.

The historic land uses in these areas since settlement have been agriculture, eco-tourism, and country residential homes. Farms producing livestock, dairy products, forage crops, market gardening and berry crops line the Takhini River Valley. The establishment of the Gunnar Nilsson and Mickey Lammers Research Forest has further expanded the land use for year round recreation in this area. The development of five (5) open pit gravel quarries would be in stark contrast to decades old established land patterns.

Concerns voiced by residents of the diverse communities are as follows;

1. Destruction of unique eco system

Signatures

Name	Location	Date
Edgar Musonda	Ottawa, Canada	2020-10-06
Vera Crettaz	Promasens, Switzerland	2020-10-06
Jane Kirk	Burlington, Ontario, Canada	2020-10-06
Alex George	Burlington, Canada	2020-10-06
Kasia Drozdowska	Toronto, Canada	2020-10-06
Gabrielle L	Edmonton, Canada	2020-10-06
Hanna Heinrichs	Winnipeg, Canada	2020-10-06
Krzysztof Mruk	Edmonton, Canada	2020-10-06
Joshua Fraser	Edmonton, Canada	2020-10-06
Krunal Patel	Ottawa, Canada	2020-10-06
Brandon Ortiz	Edmonton, Canada	2020-10-06
Michael Foti	Cambridge, Canada	2020-10-06
Amber Gleason	Saint Catharines, Ontario, Canada	2020-10-06
Musheerah Kirmani	Toronto, Canada	2020-10-06
Will Moreau	Calgary, Canada	2020-10-06
Samrah Ahtsham	Calgary, Canada	2020-10-06
niamh Thoma	Toronto, Canada	2020-10-06
Abhinand Jacob	London, Canada	2020-10-06
Kira Scott	Burlington, Canada	2020-10-06
Sarah Roberts	Burlington, Ontario, Canada	2020-10-06

Name	Location	Date
barbara kirk	INNISFREE, Canada	2020-10-07
Katrina Aggalot	North York, Canada	2020-10-07
Rocy Marr	Cochrane, Canada	2020-10-07
Veronica Elliott	Orillia, Canada	2020-10-07
Ajla Khan	Markham, Canada	2020-10-07
Shinji Lance	Winnipeg, Canada	2020-10-07
Ashira Crossfire	Toronto, Canada	2020-10-07
Aiden Jefferson	Ottawa, Canada	2020-10-07
Brooklyn Konchakowski	Edmonton, Canada	2020-10-07
jayden missen	Clairmont, Canada	2020-10-07
Montana Séguin	Beaconsfield, Canada	2020-10-07
taryn pitts	Pointe-claire, Canada	2020-10-07
Brian Dobbin	Burnaby, Canada	2020-10-07
Ashlyn Gottselig	Vernon, Canada	2020-10-07
Ken Spence	Dartmouth, Canada	2020-10-07
Christopher Schilter	Kitchener, Canada	2020-10-07
N A	Edmonton, Canada	2020-10-07
Justin Jagdeo	Saint Thomas, Canada	2020-10-07
maggie marcotte	Chestermere, Canada	2020-10-07
Danell Johnston	Comox, Canada	2020-10-07
Manjot Hunjan	Toronto, Canada	2020-10-07
Zoe Dosanjh	Brampton, Canada	2020-10-07

Name	Location	Date
Janeesh Rajan	Calgary, Canada	2020-10-07
Patrick McArthur	Ottawa, Canada	2020-10-07
Lisa Austin	Hamilton, Canada	2020-10-07
Roger Urquhart	Cornwall, Canada	2020-10-07
Laurie Forbes	Nelson, Canada	2020-10-07
Mulki abdirahman	Richmond, Canada	2020-10-07
Scott Officer	Ottawa, Canada	2020-10-07
cindy pilling	maugerville new brunswick, Canada	2020-10-07
Rain Stone	Courtenay, Canada	2020-10-07
Kim Kane	Woodstock, Canada	2020-10-07
Marty Kimmel	Montréal, Quebec, Canada	2020-10-07
L Miller	Calgary, Canada	2020-10-07
Catherine Bowerman	Kenora, Canada	2020-10-07
Brittany Volpe	Hamilton, Ontario, Canada	2020-10-07
Monique Volpe	Burlington, Canada	2020-10-07
Jennifer Drew	Burlington, Canada	2020-10-07
Susan Caplan-Keeb	Montréal, Quebec, Canada	2020-10-07
Laurent Cottier	Bulle, Switzerland	2020-10-07
Tabitha Riccio	Burlington, Ontario, Canada	2020-10-07
Conchi Bartucz	Zurich, Switzerland	2020-10-07
Alyssa Edwards	Grimsby, Ontario, Canada	2020-10-07
Carley Favell	Calgary, Canada	2020-10-07

Name	Location	Date
myriam rogg	Chandon, Switzerland	2020-10-07
Valérie Van Vulpén	Uitikon, Switzerland	2020-10-07
Jessica Wong	Mississauga, Ontario, Canada	2020-10-07
Marie Mbassi	Unterbach, Switzerland	2020-10-07
Martin Biondelli	Haines Junction, Yukon Territory, Canada	2020-10-07
Daniel Gasser	Corserey, Switzerland	2020-10-07
Carol Webb	Bowmanville, Ontario, Canada	2020-10-07
Andrea Sparling	Mansonville, Canada	2020-10-07
Amilla De Silva	Burlington, Ontario, Canada	2020-10-07
Phaedra Beatty	Whitehorse, Yukon Territory, Canada	2020-10-08
Brian Forsyth	Carmacks, Yukon Territory, Canada	2020-10-08
Igor Lehnherr	Whitehorse, Ontario, Canada	2020-10-08
Magnolia Jones	Vancouver, Canada	2020-10-08
Kerry Mewhort	Oliver, Canada	2020-10-08
nachité martinez-barnard	Lyon-9E-Arrondissement, France	2020-10-08
Brad Jones	Edmonton, Canada	2020-10-08
Denise Beutler	Bern, Switzerland	2020-10-08
Carla Mottaz	Geneve, Switzerland	2020-10-08
Bryce Stewart	Victoria, Canada	2020-10-08
Jekkalin dela Paz	Toronto, Canada	2020-10-08
Lynda Hoogendoorn	Mississauga, Canada	2020-10-08
Kaitlin Purdy	Victoria, Canada	2020-10-08

Name	Location	Date
Annie A	Surrey, Canada	2020-10-08
Joanne Brockway	Mill Bay, B.C., Canada	2020-10-08
Grae Hughes	Winnipeg, Canada	2020-10-09
Angela Sabo	Whitehorse, Yukon Territory, Canada	2020-10-09
Glen Moore	Toronto, Canada	2020-10-09
Susan Vandenasse	Calgary, Canada	2020-10-09
Suzan Hinds	Toronto, Canada	2020-10-09
Bailey Wolski	Winnipeg, Canada	2020-10-09
Brian Langevin	Whitehorse, Canada	2020-10-09
Christian Bucher	Atlin, Canada	2020-10-10
Christopher John Gwynne Knowles	Accrington, UK	2020-10-10
Deborah Lind	Elk Point, Canada	2020-10-11
nick robley	Manchester, UK	2020-10-14
Anik Zogg	Adliswil, Switzerland	2020-10-14
Marianne Almonte	Basel, Switzerland	2020-10-15
Armand Golay	Zurich, Switzerland	2020-10-15
Owen Moore	London, UK	2020-10-15
BEVERLEY MORRIS	leicestershire, UK	2020-10-15
Peter Finn	Stockport, UK	2020-10-15
Jesse Beaumont	Coventry, UK	2020-10-15
Veronica H	London, UK	2020-10-15

Name	Location	Date
j c	London, UK	2020-10-15
Neil Ruckman	Barnet, UK	2020-10-15
Ivor MOODY	Sheffield, UK	2020-10-15
Nigel Huish	London, UK	2020-10-15
Henry Shepherd	cambridge, UK	2020-10-15
Coleen Thomas	London, England, UK	2020-10-15
eric hart	Ilkeston, UK	2020-10-15
Jacqueline Abbott	CALNE, UK	2020-10-15
Raymond Budd	London, UK	2020-10-15
Joshua Curphey	Peterborough, UK	2020-10-15
Glen Davis	Plymouth, England, UK	2020-10-15
Janet Bennett	Liverpool, UK	2020-10-15
LIZ GODBER	Llanelli, UK	2020-10-15
John and Judy Sharpe	Buckingham, UK	2020-10-15
Maggie Stead	Leeds, UK	2020-10-15
Nicholas Lazarus	London, UK	2020-10-15
Jeff Moore	Stevenage, UK	2020-10-15
Gail Cartwright	Boston, England, UK	2020-10-15
Ian King	London, UK	2020-10-15
Jeetendra Shah	Thurmaston, England, UK	2020-10-16
Ian Chambers	Bristol, UK	2020-10-16
Leni Houter Petersen	Lynge, Denmark	2020-10-16

Name	Location	Date
Oonnikunju Cheriyan	Alappuzha, India	2020-10-16
Ann Dixon	London, UK	2020-10-16
Rosie Coop	Haverhill, UK	2020-10-17
Imamura Kazumi	Suginami ku, Fukuoka, Japan	2020-10-17
julie reid	Bournemouth, UK	2020-10-17
Vasileios Grigoriou	Birkenhead, England, UK	2020-10-18
Tana Shepherd	Whitehorse, Yukon Territory, Canada	2020-10-19
Patrick Allen	Farnham, UK	2020-10-19
Jody Overduin	Whitehorse, Yukon Territory, Canada	2020-10-21
Anne Vampa	Wabern, Switzerland	2020-10-21
Lorna Bowcock	Newport, Wales; Cymru, UK	2020-10-21
Rosemarie Baumgartner	Wabern, Switzerland	2020-10-22
Montana Seguin	Beaconsfield, Canada	2020-10-26
Julie Wiehe	Winnipeg, Canada	2020-10-27
Louis Deveault	Hope, Canada	2020-10-28
Joanne van Rens	Orleans, Canada	2020-10-28
MaryJane Thompson	Kitchener, Canada	2020-10-28
Lisa Price	Wolfville, Canada	2020-10-28
Yu Yang	Ottawa, Canada	2020-10-28
Olivia Palmer	North bay, Canada	2020-10-28
Amin Nagdee	Toronto, Canada	2020-10-28
Clinton recksiedler	Winnipeg, Canada	2020-10-28

Name	Location	Date
Cheyenne Fedotov	Kawartha lakes, Canada	2020-10-28
Kathi Morris	West Pine Ridge, Canada	2020-10-28
victoria lowe	emsdale, Canada	2020-10-28
Sanjeev Johar	Brampton, Canada	2020-10-28
Bruce Lee	Canada	2020-10-28
David Munro	Niagara Falls, Canada	2020-10-28
Meenal Shrivastava	North Saanich, Canada	2020-10-28
Annie Anderson	North Saanich, Canada	2020-10-28
Jlynn Campbell	Calgary, Canada	2020-10-28
Mark Huxley	Cochrane, Canada	2020-10-28
Giteshwar Kalia	Brampton, Canada	2020-10-28
Melissa Ledo	Brampton, Canada	2020-10-29
Vanessa Sousa	Newmarket, Canada	2020-10-29
James Tucker	Orillia, Canada	2020-10-29
Denis Besner	Salaberry-de-Valleyfield, Canada	2020-10-29
Tishy Sanchez	Woodbridge, Canada	2020-10-29
dave popoff	castlegar, Canada	2020-10-29
Trish Emery	Cypress County, Canada	2020-10-29
stephany castro	Brampton, Canada	2020-10-29
Noah Florague	Mississauga, Canada	2020-10-29
Jessica Towner	Coquitlam, Canada	2020-10-29
D'Souza Noreen	Milton, Canada	2020-10-29

Name	Location	Date
Touria Messaoudi	Lille, France	2020-11-06
Samira Messaoudi	Amiens, France	2020-11-06
liisa small	Toronto, Canada	2021-01-11
Denise Bourque	Portneuf, Canada	2021-01-11
Daniel Perry	Guelph, Canada	2021-01-11
Bianca Oliveros	Surrey, Canada	2021-01-17
A Struggling Student	Coutenay, Canada	2021-01-17
William Barr	Whitehorse, Yukon Territory, Canada	2021-02-05
Ned De'Niro	London, UK	2021-02-05
Lauren Kirton	Caledon, Canada	2021-02-05
Gloria Sage	Churchill, Canada	2021-02-05
Byron Ward	Edmonton, Canada	2021-02-05
Paul Overton	Camberley, UK	2021-02-05
Cathy Gilbert	Edmonton, Canada	2021-02-05
Natalie Ofukany	Tisdale, Canada	2021-02-05
Shannon Vaughan	Caledon, Canada	2021-02-05
Khemraj Kassee	Kitchener, Canada	2021-02-05
Rexie Galang	Calgary, Canada	2021-02-05
Ryan Wickens	Milton, Canada	2021-02-05
Ann McRuvie	Caledon, Canada	2021-02-05
Caroline Altiman	Toronto, Canada	2021-02-05
valeria mirochnikova	Thornhill, Canada	2021-02-05

Name	Location	Date
Bradley Steckhahn	Stony Plain, Canada	2021-02-05
Emma Enunwa	Yukon, Ontario, Canada	2021-02-05
Bimaljeet Kaur Kaler	Aldergrove, Canada	2021-02-05
Zalina Rahaman	Pickering, Canada	2021-02-05
Manjot Singh	Barrie, Canada	2021-02-05
Vidya Kadirvelu	Kingston, Canada	2021-02-05
Gabrielle Chanda	Welland, Canada	2021-02-05
Susana Fulton	Whitehorse, Yukon Territory, Canada	2021-02-05
Autumn Boehler	Cayuga, Canada	2021-02-05
Margriet Blok	Whitehorse, Yukon Territory, Canada	2021-02-05
allard uiterwaal	Whitehorse, Yukon Territory, Canada	2021-02-05
Luna Choi	Surrey, Canada	2021-02-05
Maddie Bonin	Toronto, Canada	2021-02-05
Linda Teixeira	Brampton, Canada	2021-02-05
Iloyd richards	Calgary, Canada	2021-02-05
mira seaman	cambridge, Canada	2021-02-05
Doug Caldwell	Whitehorse, British Columbia, Canada	2021-02-05
Emma Pontes	Newmarket, Canada	2021-02-05
Chad Sjodin	Whitehorse, Canada	2021-02-05
Sania Naqvi	Mississauga, Canada	2021-02-05
matthew janiga	whitehorse, Canada	2021-02-05
Jeanne Chan	Toronto, Canada	2021-02-05

Name	Location	Date
Diego Saavedra	Ladysmith, Canada	2021-02-05
Keith Yip	Vancouver, Canada	2021-02-05
AMARDEEP KAUR	Brampton, Canada	2021-02-05
Gail Lovig	Fanny Bay, Canada	2021-02-05
Simon Banister	Vancouver, Canada	2021-02-05
Ekjot gill	Brampton, Canada	2021-02-05
Maqsood Rauf	Canada	2021-02-05
N K	Toronto, Canada	2021-02-05
Manjinder Singh	Chandigarh, India	2021-02-05
Barb Reding	Langley, Canada	2021-02-05
Ifeoma Onwumelu	Calgary, Canada	2021-02-05
Ewan Jones	Prince George, Canada	2021-02-05
Abena Agyeiwaa	Montréal, Canada	2021-02-05
Sandeep Kaur	Montréal, Canada	2021-02-05
Alexander Smithe	Vancouver, Canada	2021-02-05
Harjeet Kaur	Brampton, Canada	2021-02-05
Annabella Dolleris	Vancouver, Canada	2021-02-05
Rosella Mancini	Nanaimo, Canada	2021-02-05
Plakkang Battu	Toronto, Canada	2021-02-05
Vlad Danila	Mission, Canada	2021-02-05
Danielle Stohl	Nanaimo, BC, Canada	2021-02-05
Tegbir Singh	Surrey, Canada	2021-02-05

Name	Location	Date
Judy Bruce	Wasaga Beach, Canada	2021-02-05
Aj Kaler	Edmonton, Canada	2021-02-05
Lenville Couch	Georgetown, Canada	2021-02-05
CK Gill	Surrey, Canada	2021-02-05
kurt collins	Calgary, Canada	2021-02-05
amanpreet Bajwa	Brampton, Canada	2021-02-05
Alex P	Ottawa, Canada	2021-02-05
Tannis Tataryn	Winnipeg, Canada	2021-02-05
Amandeep Kaur	Thunder Bay, Canada	2021-02-05
Gurbinder Parmar	Mississauga, Canada	2021-02-05
Breylynn Vennard	Moosomin, Canada	2021-02-05
Sukhjeet K	Brampton, Canada	2021-02-05
sheila dodd	whitehorse, Yukon, Canada	2021-02-05
Teresa Barr	Whitehorse, Yukon Territory, Canada	2021-02-05
Erin Neufeld	Christchurch, New Zealand	2021-02-06
Lorna Meiszingar	Whitehorse, Yukon Territory, Canada	2021-02-06
Suzanne de la Barre	Whitehorse, Yukon Territory, Canada	2021-02-06
Genevieve Camire	Whitehorse, Canada	2021-02-07
Renee Mills	Whitehorse, Canada	2021-02-07
Megan Schenke	Whitehorse, Yukon Territory, Canada	2021-02-07
Sophie Camiré	Bathurst, Canada	2021-02-07
Laura Sutherst	Whitehorse, Yukon Territory, Canada	2021-02-07

Name	Location	Date
Seby Morillo	Oakville, Canada	2021-02-05
Christel Wood	Regina, Canada	2021-02-05
Jagdeep Kahlon	Brampton, Canada	2021-02-05
DEBORAH WEBB	PENTICTON, Canada	2021-02-05
Greatest Ever	Calgary, Canada	2021-02-05
John Doe	Sidney, Canada	2021-02-05
سیاوش یزدان پناه	Toronto, Canada	2021-02-05
Amardeep Grewal	Surrey, Canada	2021-02-05
Mandeep Kaur	Toronto, Canada	2021-02-05
D. Mahoney	Winnipeg, Canada	2021-02-05
Bella Story-taku19	Toronto, Canada	2021-02-05
Cherie Gonzalez	Vancouver, Canada	2021-02-05
Heather Gordon	Vaudreuil-dorion, Canada	2021-02-05
Rajwindersingh Rajwindersingh	Cranbrook, Canada	2021-02-05
Sean Chow	Whitby, Canada	2021-02-05
Param Mangat	Toronto, Canada	2021-02-05
Navpreet Kaur	Brampton, Canada	2021-02-05
amirhossien goodarzi	Beauharnois, Canada	2021-02-05
Noel Ferrao	Thornhill, Canada	2021-02-05
Lakhvir singh	Calgary, Canada	2021-02-05
Gwen Chapman	Nanaimo, Canada	2021-02-05

Name	Location	Date
Émilie Dessureault	Whitehorse, Yukon Territory, Canada	2021-02-08
MARC PARADIS	Whitehorse, British Columbia, Canada	2021-02-08
Jody Studney	Whitehorse, Ontario, Canada	2021-02-08
Joanne Love	Whitehorse, Yukon Territory, Canada	2021-02-08
Ian Love	Whitehorse, Canada	2021-02-08
Derek Peters	Whitehorse, Canada	2021-02-08
Birnie Foster	Whitehorse, Canada	2021-02-09
Amy Iles	Whitehorse, Yukon Territory, Canada	2021-02-09
Toodi Wells	Whitehorse, Yukon Territory, Canada	2021-02-10
Dallas Schaber	Canada	2021-02-10
Lise Merchant	Whitehorse, Yukon Territory, Canada	2021-02-10
Molly Slade	Thurrock, UK	2021-02-10
pamela mcMahon	wallasey, UK	2021-02-10
Tony Giuliano	Sault Sainte Marie, Canada	2021-02-10
Philip Merchant	Whitehorse, Yukon Territory, Canada	2021-02-11
Ryan Wagg	Leicester, UK	2021-02-15

From: [Taylor Zeeg](#)
To: [Public Input](#)
Subject: McIntyre Creek
Date: Thursday, September 8, 2022 10:16:40 PM

Hello,

I can't make the Council meeting on September 12th but I would like to voice my support for establishment of a regional park and my very strong opposition to the City studying a potential road through. Please just leave it as a park. There is no reason for a road. Traffic wanting access to the highway can easily gain access via Porter Creek.

Thank you, Taylor Zeeg
Takhini North

From: [Lobird Living](#)
To: [Ross, Patrick](#); [Public Input](#)
Subject: Lobird OCP Submission
Date: Friday, September 9, 2022 5:06:23 PM

Dear Mayor, City Councillors, OCP members and Ministers,

We have reviewed the new OCP and we are happy to see the city plan to grow south. There is high demand for new affordable housing with an aging population and new young families moving to the area.

We have seen the demand first hand as we receive calls from people looking to see if there is any available pads for mobile homes.

It was our pleasure discussing this with our neighbours, the Kwanlin Dun First Nation Chief who share our vision for affordable housing in the area. Affordable housing is helpful with the increasing cost of living and higher mortgage rates.

We want to help everyone to have a chance to own a home.

Mobile homes provide an environmentally friendly and affordable option for the housing shortage, with the new mobile homes meeting a high CSA A277 Modular Standard, with energy efficiency.

Mobile homes with the Arctic package are very well insulated with triple pane windows. We have just over 60 acres available to put in approximately 270 mobile homes.

The south growth area, south of Copper Ridge has flat, developable land that doesn't conflict with green space or recreation space.

We hope the city will proceed with bringing water and sewer closer to us as this will allow us to accommodate the demand and house more residents. More importantly, we will also be able to install fire hydrants to the existing 82 mobile homes in Lobird.

Lobird is a beautiful community with breathtaking views and relaxing hiking trails, bus service and is close to downtown. It is a great place for balanced living.

We would like to provide affordable housing which would be made possible if we had access to municipal water and sewer services extended to Lobird.

We thank you for taking the time to read our letter.

Sincerely,
Dwight Chalifour and Dr. Henry Deacon
Owners of Lobird Estates.



From: [Lobird Living](#)
To: [Ross, Patrick](#); [Public Input](#)
Subject: OCP Submission
Date: Friday, September 9, 2022 5:24:03 PM
Attachments: [REDACTED]

Please see attached our OCP submission letter for the OCP review meeting.
Thank you, Dwight Chalifour

Sent from my iPhone

Dear Mayor, City Councillors, OCP members and Ministers,

We have reviewed the new OCP and we are happy to see the city plan to grow south.

There is high demand for new affordable housing with an aging population and new young families moving to the area.

We have seen the demand first hand as we receive calls from people looking to see if there is any available pads for mobile homes.

It was our pleasure discussing this with our neighbours, the Kwanlin Dun First Nation Chief who share our vision for affordable housing in the area. Affordable housing is helpful with the increasing cost of living and higher mortgage rates.

We want to help everyone to have a chance to own a home.

Mobile homes provide an environmentally friendly and affordable option for the housing

shortage, with the new mobile homes meeting a high CSA A277 Modular Standard, with energy efficiency.

Mobile homes with the Arctic package are very well insulated with triple pane windows. We have just over 60 acres available to put in approximately 270 mobile homes.

The south growth area, south of Copper Ridge has flat, developable land that doesn't conflict with green space or recreation space.

We hope the city will proceed with bringing water and sewer closer to us as this will allow us to accommodate the demand and house more residents. More importantly, we will also be able to install fire hydrants to the existing 82 mobile homes in Lobird.

Lobird is a beautiful community with breathtaking views and relaxing hiking trails, bus service and is close to downtown. It is a great place for balanced living.

We would like to provide affordable housing which would be made possible if we had access to municipal water and sewer services extended to Lobird.

We thank you for taking the time to read our letter.

Sincerely,
Dwight Chalifour and Dr. Henry Deacon
Owners of Lobird Estates.

[REDACTED]

[REDACTED]

From: [Fritz Lehnherr](#)
To: [Public Input](#)
Subject: Opposition Stevens Quarry
Date: Friday, September 9, 2022 9:14:42 AM

Concerne:

Opposition au développement de Stevens Quarry.

Une fois de plus je me sens très concerné par votre projet de développement d'une Gravière dans un site naturel d'une beauté exceptionnelle , qui doit être protégé et conservé dans l'état!

Protégeons ce que mère nature nous a donné!

Le monde animalier - les habitants environnant- l'agriculture et les promeneurs de tout Whitehorse écologistes ou pas vous dirons un GRAND MERCI en abandonnant votre projet!

Notre **devoir** à tous, aujourd'hui plus que jamais est de prévoir et de @construire un futur sain et heureux et vert pour les générations à venir!

Oublions l'intérêt financier et favorisons l'intérêt général du public concerné et réfléchie!!

Avec Respect,

Fritz Lehnherr

From: [Vibeke and Donald Coates](#)
To: [Public Input](#)
Subject: OCP input
Date: Friday, September 9, 2022 2:07:20 PM

I am opposed to Stevens Quarry being designated as a gravel quarry.

The noise generated by this industrial operation will be amplified throughout the Takhini River valley, affecting residents of country residential properties as well as agricultural livestock operations.

"Quiet" is a major reason people have chosen to live in this area.

Respectfully,

Vibeke Coates

From: [Brian Langevin](#)
To: [Public Input](#)
Subject: OCP Input
Date: Saturday, September 10, 2022 5:06:18 PM

I am opposed to the development of the area known as Stevens Quarry in the proposed OCP.

Development of this area as a gravel quarry and its associated uses will have a detrimental impact to the environment and human interests in the vicinity of the proposed quarry.

The impact will be immediate, irreversible and long term.

Thank you for your consideration in having the Stevens Quarry designation removed from the OCP.

Brian Langevin

[REDACTED]
[REDACTED]

From: [Debbie Last](#)
To: [Public Input](#)
Subject: Opposition to Steven's Quarry
Date: Saturday, September 10, 2022 12:22:21 PM

Now is the time to strike the designation "Steven's Quarry" from the Official Community Plan. Now is the time to take charge of the Environmental Stewardship (as stated in the Whitehorse 2040: OCP Review, Section 7) of the Takhini River Valley.

Now is the time to listen to the people who live, who farm in the surrounding area,
and those who recreate at the Research Forest.

The designation "Green Space" will be appropriate to protect this valuable environment.

I will attend the City Council meeting on Sept. 12 to express my opposition to the Steven's Quarry designation in person.

Debbie Last,
40 plus years farming in the Takhini River Valley

Sent from my iPad

From: [Nancy Osborne](#)
To: [Public Input](#)
Subject: OCP input
Date: Saturday, September 10, 2022 7:21:38 PM

Stop Stevens Quarry!

Stevens Quarry should not be approved due to the affects of the noise and dust it will introduce into the area. This will affect people and their health, properties and their values, as well as farm crops, animals, forest habitats and trails. This is something that will have a significant and irreversible affect on our health and well being for years to come. This will also have a significant and detrimental affect on the value of the biggest investment of our lives, our property.

Again we have only found out about this a few days in advance of the deadline for submissions, by chance, and not from the responsible authorities. This is upsetting and does not give local residents an adequate chance to prepare a response. We do not beleive our responses are being listened to as this keeps coming back every couple of years, and because all past submissions are not being considered as valid.

We beleive the data collected to support the quarry is incomplete and inadequate. The wind and noise patterns taken at the airport do not reflect the local area that will be affected.

As I recall, the noise sensor in Macpherson subdivision registered 80 decibels. This is equivelent to a motorcycle running 25 feet from you. 40 decibels will distrust sleep. Hidden valley is a straight line of sight to the quarry without obstruction and will probably be much worse than Macpherson, which is tucked behind hills and forest. The area is like an ecco chamber, with conversations on adjacent hillsides across the river being heard like they were a few feet away. They had proposed to run 24/7, and this quarry will probably run for 20 years or more. Once they get this, they will push for the rest of the area to be opened up. This will be an unbearable amount of noise for a very long time, equivelent to an open pit mine in the middle of a residential area.

Dust from quarys is linked to a host of health problems like: Silicosis, Asthma attacks, lung disease, cancer, stress related heart attacks, strokes and premature death. The proposed asphalt and concrete plants will add further significant health problems.

The last couple of times local farmers raised concerns that the dust would kill or have detrimental affects on their crops, animals, bees and their livelihoods.

There were concerns raised about local wildlife and their habitat being destroyed. Being able to enjoy local hiking, the Gunnar Nilsson & Mickey Lammers Research Forest, and all the tourism based businesses.

It is located right in the middle of rural residential and farming area and does not fit!

We believe this will have significant detrimental affect on property values, on the lives, health and well being of the people in the surrounding neighborhoods, on the ability of people to enjoy their property, and on farms and small businesses to survive.

As representatives of the people, we hope you will take our concerns seriously, and act accordingly.

Sincerely,

Concerned residents of the area.

From: [Patti Toole](#)
To: [Public Input](#)
Subject: OCP Input - Opposed to Stevens Quarry
Date: Saturday, September 10, 2022 8:39:37 PM

I am opposed to the development of the area known as Stevens Quarry in the proposed OCP.

Development of this area as a gravel quarry and its associated uses will have a detrimental impact to the environment and human interests in the vicinity of the proposed quarry.

The impact will be immediate, irreversible and long term.

Thank you for your consideration in having the Stevens Quarry designation removed from the OCP.

Patti Toole



Sent from my iPad

From: [CATHLEEN LEWIS](#)
To: [Public Input](#)
Subject: OCP Input
Date: Sunday, September 11, 2022 1:54:27 PM

We are completely opposed to the Natural Resource Extraction zoning for the northwest corner of the City and are particularly opposed to the proposed Stevens Quarry site development/zoning and associated 'natural resource extraction' activities that the draft OCP outlines would be permitted for this area.

Please count this joint email as representing two separate sets of citizen comments.

Over the many years when various approaches have been made to develop this quarry (e.g. YESAB processes) there has been NO evident or inventory-proven shortage of gravel within the City for either commercial or residential purposes. Existing and other new gravel sources (including but not limited to continued expansion of the CastleRock Enterprises and Cee & Cee Dirt and Gravel quarries) have always been sufficient to meet the then asserted present and forecasted 'needs'. To our knowledge, today, there continues to be no publicly-available inventory of all existing gravel sources within the City, proving a true 'need' to open up the proposed Stevens Quarry or even to contemplate opening it up anytime in the coming decades.

We also note that all prior proposals to open up the proposed Stevens Quarry have been resoundingly opposed by area residents who have repeatedly been obliged to engage in the associated processes in order to protect their livelihoods, their livestock, and indeed, their own lives, and that of wildlife that occupy or routinely traverse this area, from the irrevocable, irremedial damage that would be inflicted by this proposed quarry. Since then, the number of area residents and businesses who would suffer the most deleterious effects of this proposed quarry have only continued to grow in the immediate vicinity and surrounding areas (i.e. within the City, and immediately outside the City boundaries).

The public comments and petitions that have been filed over the years through those processes are readily available for consideration by the City, and in our view it is the City's responsibility, if not duty, to avail itself of that publicly-available information as part of the OCP 2040 consultation and consideration process.

Cathleen and David Lewis
40+ year Whitehorse residents

From: [Christine Murray](#)
To: [Public Input](#)
Subject: Stevens Quarry
Date: Sunday, September 11, 2022 10:26:35 PM

I understand that the Stevens Quarry is to be on the agenda for the next city council meeting, and that comments are to be submitted. I am opposed to the development of the Stevens quarry. I, and many others, enjoy the research forest trails for hiking and biking, and the development of this quarry would detract from this recreational site. We are fortunate to have a strong agricultural community here, producing local food, and this quarry would have negative impacts on the Takhini River Valley, where much of this takes place. There have been many concerns voiced about this proposed development for years now, and I hope that these concerns are heard.

Christine Murray
Sent from my iPad

From: [Don Coates](#)
To: [Public Input](#)
Subject: OCP input
Date: Sunday, September 11, 2022 8:38:21 AM

I am opposed to Stevens Quarry being designated as a gravel quarry. Noise would seriously effect my quiet enjoyment of life.

Don Coates

Sent from my iPhone

From: jborgford@gmail.com
To: [Public Input](#)
Subject: Dog Parks
Date: Sunday, September 11, 2022 9:22:36 PM

Good evening.

I just read the proposed OCP and was wondering if there is still the ability to consider dog parks in the plan, or if that request would fall under another proposal route through the City?

Thank you,

Jordan

From: [Katherine Williams](#)
To: [Public Input](#)
Cc: [Laking, Ted](#)
Subject: OCP
Date: Sunday, September 11, 2022 10:05:05 PM

Considering the goals and policies outlined in section 11, Transportation, it is reasonable that council plans for a priority upgrade to the trail network on Whistle Bend Way connecting the subdivision to Porter Creek at Wann and Hickory.

While the road surface, size, and lighting need to be addressed, of primary concern is the safety and accessibility of active users on this section of the network- especially school children.

This action would address at least 5/9 goals and all the policy points in the proposed OCP under Active Transportation. It would also be an action finally made on this particular trail recommendation in the Bicycle Network Plan from years ago.

I look forward to hearing how council will put into immediate action the values, goals and priorities from the OCP - especially regarding connectivity of AAA trails with Whistle Bend.

Sincerely,

Katherine

From: [REDACTED]
To: [Public Input](#)
Subject: 2040 OCP Input for September 12 Public Hearing
Date: Sunday, September 11, 2022 2:39:39 PM
Attachments: [REDACTED]

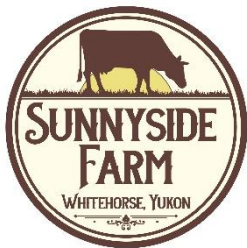
Please see attached letter.

thank-you,

Krista and Jason Roske

[REDACTED]

Owners of Sunnyside Farm (Whitehorse's only commercial dairy)



Sunnyside Farm
(Jason and Krista Roske)

[REDACTED]
[REDACTED]
[REDACTED]

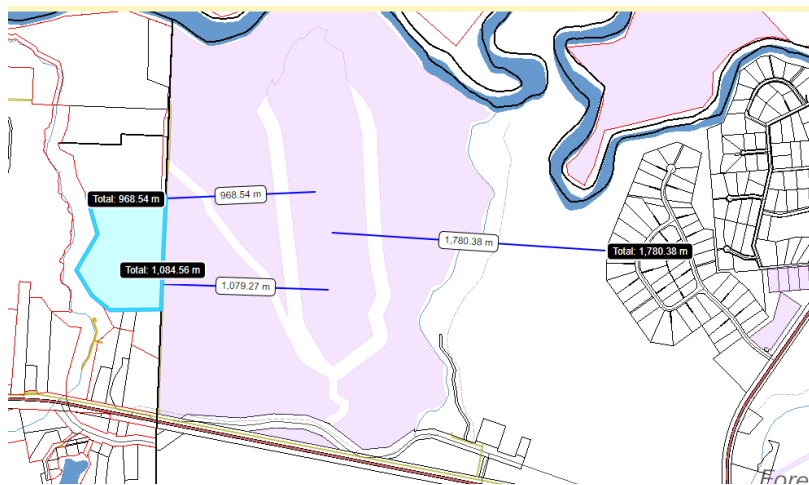
City of Whitehorse

September 8, 2022

Re: Whitehorse 2040 Official Community Plan – Feedback for September 12, 2022 Public Hearing

We are writing to express our opposition to the proposed Steven's Gravel Quarry supported by the draft OCP currently up for approval. We have expressed our concerns during two previous YESAA reviews which I understand the City is not willing to consider during this process. For the record, we are providing this letter to reemphasize our concerns and opposition to the development of the Quarry known as Steven's Gravel Quarry.

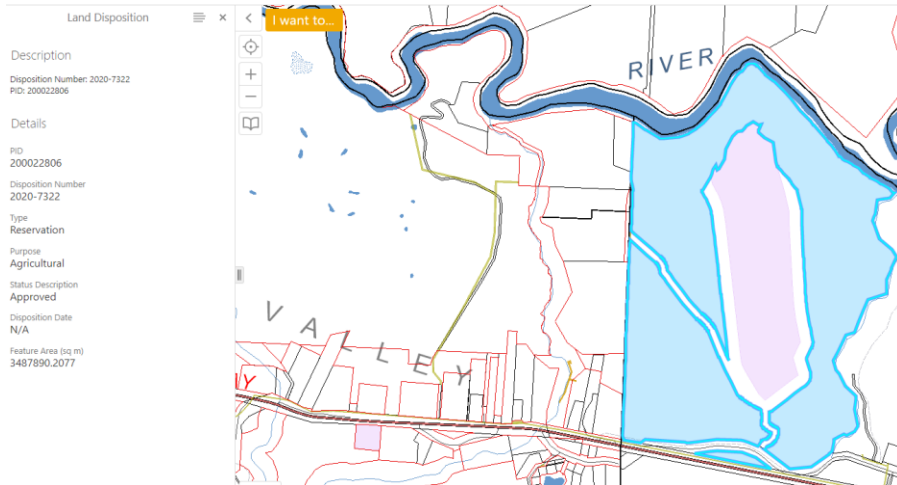
Our family has lived at 304 Wanner's Way (lot 1522) since 2012, and although we are in the Ibex Valley Local Advisory Area, our eastern property boundary is the City of Whitehorse. This project is closer to our house than to any of those in MacPherson /Hidden Valley and I note many letters opposing the project from residents in those areas which can be viewed on the YESAB website.



The quarry will negatively impact our business and plans for future expansion. We own and operate Whitehorse's only commercial dairy and are the only dairy in the Yukon producing fluid milk. We have invested significant amounts of time, energy and money into this venture. Our equipment is highly sensitive to vibration and cannot be recalibrated locally. Dust has a negative impact on bovine respiratory systems when ingested and can reduce yields on hay and pasture grasses necessary for feeding our cattle. We have repeatedly requested

air and wind studies be conducted to determine to level of damage the quarry would cause given the differences in weather and wind direction out in the valley and our requests have been ignored.

The area surrounding the proposed quarry is designated by the Yukon Government as Agricultural (see blue area below). For the City to want to develop the quarry is contrary to it's claimed priority to increase local food production and is potentially alienating to limited agriculture lands near Whitehorse. The City of Whitehorse should reflect the proposed zoning in the 2040 OCP, rather than leaving it as "future development".



Map one of the draft OCP also identifies that the area between the proposed quarry and the Takhini River is an Environmentally Sensitive Area.



The danger of having the proposed quarry access road crossing an already blind corner of a glorified one lane road cannot be overstated. The condition of Parent Lane/McGundy Road with the overgrowth of trees and blind curves is already precarious for the many families required to use the road to access their houses along Wanner's Way.



The Alaska Highway between Ilex Valley and Whitehorse is already congested enough with the number of trucks turning on and off without turning lanes at the three pit access points between Parent Lane and the new highway signs. The addition of another quarry in the area and the number of additional highway truck traffic warrants a highway safety study.

Map 5 does not appear to accurately reflect the access and quarrying activities in the red circled area. There are dump trucks accessing the Alaska highway from both sides just east of the new Alaska Highway electronic signs.



We recognize that gravel is needed for development and road construction. However, we respectfully suggest that gravel sources for new development areas be identified near the development, rather than adjacent to areas that are already the home to many Whitehorse residents. The draft 2040 OCP indicates development south of Whitehorse and near Long Lake. There are no residential development areas near the proposed Steven's Quarry and there are gravel resources identified in the draft OCP that could be developed nearer to identified future residential areas. It is also not a sustainable practice to continue to build new residential areas in low lying areas where significant gravel resources are required to ensure ground stability.

Sincerely,

Krista and Jason Roske
Owners / Operators for Sunnyside Farm

From: [Liz R](#)
To: [Public Input](#)
Cc: [REDACTED]
Subject: OCP input - Am opposed to Stevens Quarry Development
Date: Sunday, September 11, 2022 10:34:33 PM

To Whom It May Concern,

For the record, as a home owner in Hidden Valley I am opposed to Stevens Quarry being designated/developed as a gravel quarry due to it's negative effects on the residents of Hidden Valley, MacPherson, Hot Springs, Ibex Valley and surrounding areas. Potential negative related impacts of this quarry include increased dust, unbearable noise (presently travels far and wide in the valley) plus the negative impact on the surrounding environment to name a few. Also there would be added increased hazards connected with increased traffic especially given the sale of many new lots in Hidden Valley within the past couple of years with corresponding increased construction (including septic installation and well drilling)/residency/traffic, now and in the future as well as that related to the nearby new Hot Springs facility.

Local residents have had to voice our opposition to this quarry numerous times in the recent past with YG, who have promised to hold any development of the quarry during their tenure. It is unfair to continually harass local residents regarding this proposition and would ask that this quarry not be developed by the City of Whitehorse either.

Many thanks for your attention to this matter,

Elisabeth (Liz) Reichenbach (Hidden Valley)

[REDACTED]

Phone: [REDACTED]

From: [Lorna Luxemburger](#)
To: [Public Input](#)
Subject: OCP hearing - Submission for Council
Date: Sunday, September 11, 2022 5:02:13 PM

Dear City Councillors,

I became aware of the new OCP and the potential land use changes proposed therein after the consultation period and survey had closed.

As a resident of Tamarack Drive in Porter Creek, I was alarmed by the fact that the greenspace that my yard backs onto, the hill my kids slide on, and the trails we walk daily were all coloured orange on Map 5, indicating they are slated for development as part of the proposed Whistle Bend Way Urban Residential area.

I'm sure a large number of residents in other areas of the city were similarly blindsided, and many more are still unaware that the city is proposing to develop large areas of forest currently zoned Greenspace.

The OCP is alarming in that it introduces a large number of new development and infill locations around the city without specific consultation via *Map 5 – Land Use Designation*. The May 2022 OCP draft I initially read appeared to present the changes contained in this map as a certainty, rather than a proposal:

May 2022 OCP Draft, Section 15.2 Policies “All boundaries as shown in Map 5 Land Use Designations ...are to be interpreted as precise with consideration given to the policies described in the OCP for their development intent.”

This statement made it sound like this omnibus document is the final verdict on zoning changes. I'm relieved to see that in the July 2022 version I reviewed prior to writing this letter, the wording has been changed to this less definitive statement:

*July 2022 OCP Draft, Section 16.2 Policies “All boundaries ... are to be **interpreted as generalized, not precise**, with consideration given to the policies described in the OCP for their development intent.”*

While I appreciate the need to develop more housing in the city, I implore council to ensure that any change to zoning or development is only done following targeted, effective

consultation with residents of the affected neighbourhoods, and in a way that preserves the easy access to forested areas which defines our “Wilderness City”.

Lorna Luxemburger



From: [Marg Potter](#)
To: [Public Input](#)
Subject: OCP input
Date: Sunday, September 11, 2022 8:35:34 AM

I am opposed to Stevens Quarry being designated as a gravel quarry because of the noise factor and the spillage of gravel off the trucks on the highway, the CastleRock gravel quarry is a good example of gravel on the road.

Sent from my iPad

From: [Michel Mayrand](#)
To: [Public Input](#)
Subject: OCP input. Stevens Quarry
Date: Sunday, September 11, 2022 8:35:37 PM

I oppose the designation of Stevens Quarry. This area should be designated Green Space to protect the environment and the farms, residences and important recreational opportunities (the Research Forest) of the Takhini River Valley.

Michel Mayrand

From: [Peggy Land](#)
To: [Public Input](#)
Subject: proposed road through McIntyre Creek area
Date: Sunday, September 11, 2022 7:37:35 PM

I feel the need to respectfully remind you that we are in the midst of a Climate Emergency.

Have you considered the full impact of what this potential new road would do to our climate? The greenhouse gas emissions produced from constructing such a road? The greenhouse gas emissions from encouraging more traffic into the downtown and back out?

A far better alternative would be to provide excellent public transportation including park-and-ride options from Whistle Bend and or Copper King and or Porter Creek to the downtown. Offer service every five or ten minutes during peak hours and heated shelters for those waiting. Make it cheap, even free so people will actually use it. This is how enlightened cities behave in this Emergency elsewhere.

Please cost this suggestion and compare it to the proposed road in terms of both dollars and greenhouse gas emissions so that you can make a truly informed decision.

Time is running out for a liveable climate, so business as usual is simply not an option.

Thank you,
Sincerely,
Peggy Land,



From: [Shari Heal](#)
To: [Public Input](#)
Subject: 2040 City Plan: re: Tamarack green space housing development
Date: Sunday, September 11, 2022 7:23:54 PM

September 11, 2022

Dear City Council,

I am writing today to express my concern about the potential loss of the green space that currently exists behind Tamarack Road and Juniper Drive in Porter Creek. In your Whitehorse 2040 plan, I see this land as being listed for future development.

I am not sure if you are aware, but that area currently contains a trail and a small forest which is well-used and very loved by residents in this neighbourhood. The loss of this area would be significant.

At the moment, the trail is used daily by:

- dog-walkers,
- people who would like to get out in nature to support their mental health,
- children who explore and play in the woods behind the Tamarack playground
- adults who would like to get some exercise in a natural setting
- berry-pickers,
- etc.

Being attached to our neighbourhood, these opportunities are literally a step outside our doors. We are able to access them and appreciate them without the need for environmentally-harmful transportation.

This tiny area of green space allows us a sense of place/a sense of connection to the land. By walking this path each day, we get a sense of the passage of time: from the first crocuses, to the sight of the first green, to the appearance of the spruce tips, to when the lupin bloom, to the blooming of wild roses that line the path, to the formation of the rose hips, to the appearance of the cranberries and the falling of the leaves, to the first snowfall.

While I do recognize the need for additional housing in Whitehorse, I would be disappointed to see it come at the expense of other equally important priorities: supporting mental health, encouraging wellness through exercise in a natural environment, providing opportunities to engage with the wilderness without adding to the climate change crisis.

The City of Whitehorse has chosen to bill itself as “The Wilderness City”. I hope that our 2040 plan can continue to uphold those values and reserve slivers of land such as this one for the enjoyment of all in the neighbourhood.

If you would like to speak with me further about this very important area, please do not hesitate to contact me.

Please protect this vital piece of wilderness in our neighbourhood by removing it from consideration for development. Thank you.

Sincerely,

Shari Heal



From: [Aimee](#)
To: [Public Input](#)
Subject: Concerns regarding in-filling near tamarack drive
Date: Monday, September 12, 2022 11:17:59 AM

Hello,

I am emailing on behalf of my husband and I who reside at 51 Tamarack as we cannot attend the meeting this evening regarding the proposed infilling of the green space surrounding Tamarack Dr.

We are strongly opposed to this plan. When we purchased our home easy access to green space and the community feel this provides was a significant part of our decision to buy our home. This green space is used daily by ourselves, our children and our neighbour's. It is an integral part of not only our daily routine but our ability to build a community within our neighborhood as our daily walks afford us the ability to meet our neighbours and build relationships with them. While I understand the need to keep up with housing demands, Whitehorse is dubbed the "wilderness city" and I do not see how in-filling well used and loved green spaces is in keeping with this.

Further, this decision drastically impacts property values in our area. As we were drawn to the green space in making our decision to purchase our home, so too will prospective purchasers be turned off from purchasing a home with high population density, construction, and lack of shared green space/community space. To be frank, people purchase older homes in Porter Creek for the trade off of having access to nature and not having construction. The decision to build in these areas would undoubtedly have a very negative impact on our house value.

The proposed area for development is not land that is sitting unused. It is an important and integral part of our little community on Tamarack and of the health and mental health of all residents.

Thank-you for your consideration,

Aimee Griffiths-Petersen and Sean Petersen

From: [Alan Lebedoff](#)
To: [Public Input](#)
Subject: Official Community Plan Input
Date: Monday, September 12, 2022 9:17:49 AM

To Mayor and Council,

As a locally raised entrepreneur I have, along with many others in Whitehorse's business community, been waiting for a legitimate and tangible plan to make more commercial and industrial land available within our community. For years there has been an urgency to make available this type of land. The failure to address this issue by successive City Council's is making it difficult for local businesses to thrive and grow. Unfortunately the proposed Official Community Plan does not demonstrate any urgency or plan in making this type of land available.

I urge City Council to use the Official Community Plan to quickly make available industrial and commercial land for local businesses to utilize. In the interim, I also urge Council to expedite the release of this type of land so that the business community is not stagnated in its growth potential for another year.

Currently our business has had to look outside of Whitehorse and the Yukon for investment opportunities as we do not have availability to the land required for our continued growth.

Thank you,

Alan Lebedoff

President
ALX Exploration & Mining Supplies



From: [REDACTED]
To: [Public Input](#)
Subject: Official Community Plan - Lack of Commercial Land
Date: Monday, September 12, 2022 10:21:53 AM

To Mayor and Council,

Many businesses in Whitehorse are finding it difficult to grow and expand because the City of Whitehorse has been unable to provide a realistic plan to make more commercial and industrial land available within our community. This issue should have been addressed years ago but due to a lack of planning and urgency by the City we are left with a lack of land. This trend has continued with the proposed Official Community Plan as it does not present any sort of realistic path that would show local businesses there is reason to be hopeful about the future. The proposed Official Community Plan should be changed to lay out a clear path of industrial and commercial land available to the business community. It is time for politicians to start showing leadership on this topic.

Thank you,

Brad Magnuson
President
Rock Solid Exploration

From: [Brianna Heal](#)
To: [Public Input](#)
Subject: Official Community Plan - Tamarack and Range Road
Date: Monday, September 12, 2022 11:33:01 AM
Attachments: [REDACTED]

Please find attached my letter of concerns concerning the development of the greenspace behind Tamarack and Range Road

Thank you

Brianna Heal

Dear City Council,

I am concerned about the plans to develop the greenspace behind Tamarack and Range Road. This space is an essential recreational area for the neighbourhood. There are numerous trails through that wooded area that are used by many for walking, biking, and skiing.

As I'm sure you are aware, exercise is essential for both physical and mental health. By removing this greenspace, you will impact the whole neighbourhood's general welfare and overall health outcomes.

While I recognise the need for housing, there are other areas, such as on the other side of the roundabout on Mountain View Drive, that would be better suited for development.

Thank you for your consideration.

Brianna Heal



From: [Catherine Deacon](#)
To: [Public Input](#)
Cc: [Ellen Sedlack](#)
Subject: Poorly Thought Out Proposed Official Community Plan: Tamarack Drive and Range Road
Date: Monday, September 12, 2022 12:56:28 AM

I have lived in Porter Creek on Tamarack Drive since 1997. My children grew up swinging from a Tarzan rope tied to a tree

On a sandy hill. As a family we walked on a trail through the strip of forest adjacent to Mountainview Drive going south.

The development of Whistle Bend meant this little strip of forest was cut out to make way for Whitelse Band Road connector Road that cut off that walking trails. So walkers are reduced to carefully walking along the edge of the cliff that overlooks Whistle Bend Connector Road.

Tamarack Drive is like having 2 streets in one because being a drive it goes around in a large half circle and the houses are single dwelling houses and are numbered 1 - 94. Most of the houses would likely hold 4 residents per household, maybe more as there are houses that have legal suites. That means there are approximately 400 residents on Tamarack alone.

Mountain View Drive is maxed out in the mornings, by cramming in condos and townhouses you are deliberately putting outlandish pressure on Mountain View Drive. The bit of forest south of Tamarack that connects to Range Road has many waking trails that frequented by families and outdoor enthusiasts alike. Whitehorse keeps calling itself the "Wilderness City," and yet you propose bulldozing the forests behind Tamarack and Range Road. There is too much pressure on this area due to cars and people. Whistle Bend is a sandy wasteland and I have cried to see the environmental devastation to the trees in that development. I walk the cliff adjacent to McIntyre Creek and the Yukon River and the golf course.

Before Whistle Bend there were fewer cigarette butts on the ground, fewer holes dug by unleashed dogs, bluebirds, construction garbage and the debris left from partying teens. Mental Health issues in the Yukon are a serious issue and we know that the land, flora and fauna is a big way that we can wash away the blues and distress. Don't take all our green space, we need it and so do the animals.

Also the forest by Tamarack and Range road is a corridor for animals due to the location of McIntyre Creek. Years of efforts have failed to permanently protect Porter Creek D and the solution shouldn't be crowding people's green space and taking the wilderness of the City of Whitehorse. Please protect our little bit of green space for the mental health of our citizens and for the animals that frequent the area on their way down the corridor.

I remember when the Whistle Bend Connector Road was being discussed, my son who was in elementary school at the time wrote the Mayor and suggested that they build a foot bridge from the edge of Tamarack hill all the way over the Whistle Bend connector road to the cliff on the other side! This may sound too esoteric, however, it is not uncommon in big cities, to have walking bridges connect people to their wild spaces to protect people and animals. Could Council in 2022 be as creative?

Give us space, be creative but don't start cramming people into small spaces where it potentially stifles the movement of people and animals. Development doesn't NEED to happen there, leave it alone. I implore Council with all due respect to walk those small green spaces with their own feet, check them out and talk to people on Tamarack and Range Road to hear what this destructive in-fill will do to our neighbourhoods and our roads.

Be smart don't allow this and if you would like a personal tour of these areas that many of us have protected and loved, please let me know and I would be proud to show you. It's difficult to make decisions until you walk the land that you want to alter.

Sincerely,

Cathy

Cathy Deacon
Whichorse



From: [Echo Johnson](#)
To: [Public Input](#)
Subject: Opposition to the OCP re:Tamarack Dr
Date: Monday, September 12, 2022 11:28:22 AM

Dear Whitehorse City planners and council,

I am writing to you today to express my concerns about the new proposed development area surrounding my home on Tamarack Drive.

The green space between Tamarack Dr, Mountain View Drive and Whistle Bend Way is an absolutely essential part of our neighbourhood. My three children have been using this space for the last ten years to play, build, run and explore. These are things I consider vital to their growth and development.

I am an Early Educator that specializes in outdoor education and place-based learning. I cannot stress enough that having access to wild spaces is what gives children the tools and time to grow into all of their potential. My family chose to live on Tamarack 12 years ago BECAUSE of the green spaces, to lose them would be crushing for us all. There are large groups of neighbourhood children of all ages that gather in those woods and play for endless hours. My children, and all of the children in this area, need to have access to THIS space in order to keep their connection to place and deepen their ecological understanding of the natural world. As soon as we need to get into a car and drive to find wild spaces, we've lost something essential to living in the North. It's a devastating thought for all of us.

I must point out that we advertise our city as the "wilderness city" and yet we continue to demolish all the wilderness in it! Did you know there are fox dens there? Deer wandering through regularly? Are you aware that the cranberries are all over for anyone to walk and pick? Not to mention the countless birds and other animals that use this space as a habitat. While I understand that there is demand for more housing, we must find better ways of accommodating this. Keeping our wild spaces in place and protected for all the children of Whitehorse to grow, learn, explore and develop on should be the top priority for the wilderness city.

Please consider saving this green space!

Thank you,
Echo Johnson

From: [Erica Beasley](#)
To: [Public Input](#)
Subject: Draft OCP - input submission
Date: Monday, September 12, 2022 11:20:49 AM
Attachments: [Draft OCP Public Input Sept 12 EB.pdf](#)

Dear OCP team and City Council,

Please accept the attached document as input on the Draft OCP under consideration for adoption. Thank you for this opportunity to comment and for all of the hard work that has gone into the OCP process!

Regards,
Erica Beasley

Draft OCP – Public Hearing – Input Submission
September 12, 2022

Dear OCP Team and City Council,

The Draft OCP under consideration is a thorough and well-prepared document. There are, however, some areas that could use further attention. This submission covers the following topics:

- 1. Unserved Lot Sizes**
- 2. Agriculture Land Use Designation**
- 3. History and Heritage**
- 4. Aerodromes**
- 5. Terminology**

Thank you for considering this input!

Regards,

-Erica Beasley

(former Planner at CoW, 2010-2020; file manager on heritage, urban agriculture, commercial/industrial land, and Schwatka Lake)

1. Unserved Lot Sizes

The Draft OCP includes the following policy regarding the subdivision of unserved lots in country residential areas, which is problematic for several reasons:

15.16.4 To ensure adequate lot area for onsite sewage disposal, the minimum size for lots located in Residential – Country areas is 1.0 hectare.

- i. Notwithstanding the above, new residential development may occur with lot sizes of a minimum of 0.5 hectares so long as the applicant is able to adequately demonstrate the site and area has the capacity to accommodate long-term on-site servicing.

In the second part of the policy, it is unclear if "new residential development" includes subdivision of existing lots or if the policy is intended to apply to new master planned neighbourhood development, similar to how it does in the current OCP's Policy 5.1.5, stated below:

5.1.5 In an effort to provide adequate lot area for onsite servicing, the minimum size for lots located outside of the Urban Containment Boundary, shown on Map 5, is 1.0 ha for residential designations and 0.5 ha for all other designations. A decrease in minimum lot size may be contemplated at such a time when municipal services become available. Development of new neighbourhoods may occur with lot sizes no smaller than 0.5 ha so long as adequate

demonstration is given of capacity for long-term on-site servicing. Further establishment of lot sizes under 1.0 ha shall not be contemplated in existing neighbourhoods.

Policy 5.1.5 was a precautionary policy introduced in 2013 through Bylaw 2013-04 (news coverage: <https://www.whitehorsestar.com/News/public-hearing-set-on-country-lot-sizes>). On the individual subdivision and development scale, geo-tech reports will typically be favourable, but they do not consider cumulative neighbourhood impacts. The City needs to consider an area's carrying capacity in the case of many, or all, properties within an area choosing to subdivide (i.e. not just consider the impact of an individual property subdividing). This was one of the issues the City saw when it was dealing with an onset of interest in subdivisions in 2012/2013 and realized the geo-tech reports being submitted were insufficient in their scope.

It was further recognized that the approach was creating a "first-ones-in" scenario, whereby subdivisions may be okay but only until a certain threshold of nitrogen loading or water table drawdown. The City does not have the resources to monitor this situation and YG does not assess area-wide carrying capacity when it issues septic permits for individual properties. Controls need to be set at the land use policy and zoning levels to reflect established thresholds so that decisions on carrying capacity are not occurring at the permitting level.

The City's original neighbourhood assessments that occurred at the design phase did not consider subdivisions or stacked uses. These assessments should be revisited before introducing allowances to change lot sizes; alternatively, the City should consider removing suite and home-based business allowances for lots that subdivide down to 0.5 ha.

Recommendations in the 2020 Commercial and Industrial Land Study echoed that 0.5 ha lots are also problematic in unserviced commercial and industrial areas given that business uses can be stacked with large caretaker suites. The study proposed aligning unserviced development across zones to a 1 ha minimum standard, giving owners some flexibility in their uses and intensities while reducing the risks of nitrogen loading and well water contamination.

2. Agriculture Land Use Designation

Boosting local food production presents a key opportunity for creating a more resilient city in the context of climate change and supply interruptions; yet this topic is underrepresented in the policies of the Draft OCP. Additionally, the preamble text of the Agriculture Land Use Designation section (15.1) seems to remove the City as an active leader/partner in creating opportunities for residents to produce food in Whitehorse. YG does not have sole responsibility in administering agriculture. As a land regulator, owner, and lessor, the City has a significant role to play in advancing local food production. Please consider changing the preamble text from/to the following:

AGRICULTURE

~~Agriculture areas are intended to support local food production by accommodating agriculture and associated uses. While Whitehorse does not have climatic conditions to be completely reliant on locally produced food, urban agriculture can bring many benefits to the community~~

including strengthening the local economy; advancing education about food systems; encouraging entrepreneurship; enhancing connectivity, to the land, nature, and culture; and increasing sustainability.

The Government of Yukon is responsible for administering agriculture in the Yukon.

The Agriculture land use designation is intended to support local food production by accommodating agriculture and associated uses. While Whitehorse does not have the climatic conditions or industries to support a complete reliance on locally produced food, urban agriculture can bring many benefits to the community, including strengthening the local economy; encouraging entrepreneurship; advancing education about food systems; encouraging entrepreneurship; enhancing connectivity to the land, nature, and culture; and increasing sustainability. The Government of Yukon has the primary responsibility for administering agriculture in the Yukon territory. The City supports local food production through land administration, leases to gardening associations, grants for sustainability projects, and by producing agriculture-grade compost at the municipal organics facility.

Please consider the following policy changes and additions to provide a more complete framework for the Agriculture Land Use Designation within Whitehorse:

14.2.1 The Agriculture land use designation is best suited for areas containing soils that have agricultural potential but can also apply to areas suitable for non-soil-based agriculture.

14.2.2 Agriculture designated areas will be used to foster the development of local food production within the city. This may be accomplished through leasing land to the public for agricultural pursuits and other related uses.

14.2.3 A maximum of two residential dwelling units per lot may be permitted within the Agriculture designation.

14.2.4 The Agriculture designation may be considered in areas where fire and fuel breaks are established.

14.2.5 Soils in areas considered for new development, as part of community growth initiatives, will be assessed for their agricultural potential and may be considered for expansion of the Agriculture designation.

14.2.6 Loss of Agriculture designated land will not be supported.

14.2.7 The City will work with other governments and community organizations to advance food sustainability in Whitehorse through initiatives within the Agriculture designation and in other suitable land use designations.

Regarding 14.2.2, the policy is good if the City is deciding that only leasing opportunities should be considered for future agricultural development. Leasing provides the best chance for agriculture lands to be protected from rezoning and subdivision; it may, however, discourage private investment if land

ownership is not an option. It would be worth exploring this policy a bit more with YG Agriculture Branch to understand the tenure situations that work best for farmers while achieving goals of safeguarding lands. 14.2.6 adds an extra protection. Note that presently within this designation, lands are owned by YG and there is privately owned land at the Icy Waters Fish Farm.

Regarding 14.2.5, baseline information on soil potential is available for Whitehorse and was indicated in the [background document](#) of the City's Local Food and Urban Agriculture Study (page 14). Some prime areas have been lost to development (e.g. the Hidden Valley and MacPherson country residential neighbourhoods). This policy would at least help to apply an agriculture lens to future decisions on land use and would require site specific soil testing to generate more accurate information. As climate change occurs, the soil potential in Whitehorse is likely to improve and more areas could become viable for food production. The information on the soil map is from 1997 and conditions have likely already improved.

The following policy (14.4.4) from the first draft of the OCP was deleted, which is unfortunate given that favourable soil conditions have been identified in the Stevens Quarry area, which is designated as Future Planning. Please consider reinstating the policy in the final OCP with the following word change to imply commercial gardening.

14.4.4 Small scale agricultural uses, including **market** gardening, may be considered as temporary uses in Future Planning Areas.

3. History and Heritage

The following are suggestions related to history and heritage items throughout the Draft OCP:

- In the section on the city's history, it would be good to mention construction of the hydro dam as this has had a devastating impact on salmon stocks and First Nation culture
- The correct name is "Truth and Reconciliation Commission", not "Committee"
- The terms "truth" and "reconciliation" should general be stated together, as you can't have reconciliation without truth
- The Takhini urban centre contains a Federal Historic Site – a decision regarding Municipal Historic Site designation will be required if the Federal Government decides to sell this property
- The photo credit on page 7 should reference the Yukon Archives Fond that the photo is from

Please consider the following policy changes:

HERITAGE **RESOURCE** MANAGEMENT

5.1 The City will work with Ta'an Kwäch'än Council, Kwanlin Dün First Nation, and the Government of Yukon to identify, protect, and manage pre-contact heritage resources, First Nation heritage, traditional land use, and living heritage.

5.2 Preservation ~~and enhancement~~ of buildings designated as ~~Heritage Resources Municipal Historic Sites~~ will be encouraged through the protection of the significant architectural elements, as guided by the Heritage Resources Act and the Heritage Bylaw.

5.3 The City will encourage active use of ~~heritage~~ buildings ~~identified on the Heritage Registry and will consider expanding the registry.~~

Please also consider including a definition for Municipal Historic Site in the Glossary, since Heritage Resource is defined. The following is the definition from the City's Heritage Bylaw:

"Municipal Historic Site" means an area or place, parcel of land, building or structure, or the exterior or interior portion of a building or structure that is by itself, or by reason of containing a heritage resource, designated by Council as a Municipal Historic Site

4. Aerodromes

The preamble for Aerodromes in Section 11 needs correction, given that Schwatka Lake is operated by the City, not by YG. Please consider the following wording changes:

AERODROMES

The Erik Nielsen Whitehorse International Airport, Schwatka Lake ~~Water~~ Aerodrome, and Cousins ~~aerodrome~~ Airstrip are ~~all owned by the Government of Yukon,~~ located within the city boundary, and ~~are~~ federally-regulated. The aviation industry is critical for the Yukon. In addition to supporting the tourism and mining sectors, many people and goods are transported via aircraft through Whitehorse; ~~it aviation~~ also provides emergency response for medical transport, RCMP support, and ~~during emergencies such as~~ wildfire suppression. The City acknowledges the ~~important~~ role ~~that~~ aviation plays in supporting the territory's well-being.

Please also word search "float plane" and "floatplane" to standardize.

5. Terminology

It would be helpful for the Draft OCP to use terminology that provides a clear urban hierarchy. Terms have been used interchangeably. Whitehorse is a "city" with "neighbourhoods" but is referred to as a "community" with sub "communities" (e.g. "complete communities" refers to complete neighbourhoods, and "urban centres" refers to neighbourhood centres). Please consider aligning the terminology with other City policies and plans.

From: [Gary Gazankas](#)
To: [Public Input](#)
Subject: OCP Input from Northern Vision Development (NVD)
Date: Monday, September 12, 2022 10:03:31 AM
Attachments: [REDACTED]
[REDACTED]

To whom it may concern,

Please find attached input from NVD for consideration on the proposed OCP.

Thank for the opportunity to provide input and look forward to working with the City in finalizing this critical document.

Please respond to this email to confirm receipt of the attached document.

Regards,

Gary Gazankas
Chief Project Officer (CPO)



Northern Vision Development LP

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

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City of Whitehorse

September 12th, 2022

RE: Written response to the Draft Official Community Plan (“OCP”)

To whom it may concern,

Thank you for allowing NVD the opportunity to provide feedback to this critical plan. NVD appreciates the amount of work that has gone into the plan and recognizes the time and effort to develop a meaningful comprehensive document which is imperative to support future growth and development in the Yukon to the benefit of all Yukoners.

In general, NVD is supportive of the intent, observations, and direction of the OCP, however we do have concerns with regard to specific policies related to Land Use Designations that we believe will have a significant negative impact on development activities in Whitehorse.

With respect to Policy Directives in Part B which includes Equity and Inclusion, Heritage, Arts and Culture, Climate Action, Environmental Stewardship, Development and Growth, Housing, Economy, Transportation & Mobility, and Municipal Services & Assets, NVD is aligned with the principles and goals set forth in these areas of the OCP. Specifically, relating to Goals and Policy Direction on Climate Action, Development & Growth, and Transportation, NVD welcomes and looks forward to working in partnership with First Nations, the business community, and other levels of government to advance actions aimed at mitigating climate change. NVD especially notes and fully supports concepts like “Complete Communities” and “Complete Streets” as defined in the OCP.

Goals and Policies have been included in the OCP to encourage the development of all types of residential, commercial, and industrial uses with a strict focus on Downtown and Whistle Bend. However, in reviewing policy surrounding Land Use Designations in Section 15, and the goals and policies highlighted in Section 8 - Development and Growth, these seem to be inconsistent and in NVD's opinion will discourage and halt development in focus areas and in at least some instances seem to be completely out of step with both existing and planned development activities.

Upon comparison of Sections 8 and 15 highlighted below, to facilitate higher density residential and commercial growth, restricting building height will limit the City's ability to deliver the OCP successfully as currently outlined.

In Section 8, the following is included in the OCP:

- 8.(b) Higher density residential and commercial developments are focused within the Urban Core and Urban Centers.

- 8.2 The City will accommodate the demand for residential growth through a mixture of development types including intensification development and greenfield development.
- 8.24 Development in the Urban Core and Whistle Bend will be prioritized.
- 8.31 The City will encourage high density housing forms Downtown to increase the number of people living in the area.
- 8.36 The Urban Core will be the focus of Whitehorse's higher density residential and new commercial growth as these areas can reasonably accommodate residents accessing essential services using active modes of transportation and transit services.

Similarly in Section 15 the following is included in the OCP:

- 15.9.7 The maximum building height allowed in the Mixed Use – Downtown Core designation will be 25 meters; however, to promote the concentration of commercial and higher-density residential uses within the Downtown, buildings up to 30 meters may be considered within this designation, north of Main Street and east of 4th Avenue.
- 15.9.12 The character of Main Street will be retained through building size, height, and setbacks limitations.
- 15.9.13 Buildings fronting on Main Street will be no more than 20 meters in height, with heights decreasing toward the riverfront. More information about development along the riverfront is provided in Section 15.13 Mixed-Use - Riverfront.
- 15.12.4 The maximum building height allowed in the Mixed-Use Riverfront designation will be 10 meters; however, to promote the concentration culture and tourism facilities higher buildings may be considered within this designation.

To maintain the historical character experience, NVD agrees with the build size, height, and setback limitations on Main Street based on Section 15.9.12, but east of 4th Ave leading up to the river only. However, on Main Street, west of 4th Ave toward the clay cliffs, NVD objects to the 20-meter height restriction and believes it should align with 15.9.7 for the Mixed Use - Downtown Core of 25 meters (potential for 30 meters) based on the fact that the historical character begins to diminish on Main Street from 4th Ave up to the clay cliffs with supportive housing and condo developments recently being constructed. It makes sense to allow this area to be guided by the same policies as the bulk of downtown, and unnecessarily punitive to do otherwise. The character of the Main Street should be maintained and should be further restricted as Main Street advances toward the river but moving west of 4th Ave this portion of Main is home to larger, more modernized buildings and begins to integrate with the rest of the Downtown core.

Similarly, NVD is in opposition with proposed 10-meter building height restriction highlighted in section 15.12.4 - Mixed-Use Riverfront, for the following reasons:

- In our opinion, does not conform with existing developments (Raven Inn, River's Edge, River's Reach I & II condo developments, Waterfront Station, and other buildings in this designated area. It would seem odd now to change the usage parameters in this area, particularly as one moved out of the Main Street/Centre of Downtown area, and it is inconsistent with much of the existing development.



- Out of step with potential future development plans convention center, hotels, and residential development which would either be complimentary or extensions to current developments in the area, especially as you move away from Main Street.
- Contradicts the goals and policies as it would be difficult to increase density in mixed use buildings that are limited to 10 m in height.

NVD generally aligns with the OCP and would like the CoW to consider the following prior to finalizing the OCP.

1. Meet with the CoW prior to finalizing the OCP to discuss in detail NVD's exciting development plans for the Downtown Area (with a focus on main Street west of Fourth Avenue and along the Riverfront) as well as Whistle Bend as an opportunity to share information and discuss the impacts of a restrictive OCP.
2. Increase the building Height zoning bylaw on Main Street, West of 4th Ave leading towards the clay cliffs to 25 meters aligned with the Mixed Use - Downtown Core height restriction since the historical character begins to diminish from fourth up to the clay cliffs and begins to meld with existing housing and condo developments recently constructed in the area.
3. Increase the building height to a maximum building height allowed in the Mixed-Use Riverfront designation to 20 meters consistent with current zoning bylaw to promote the concentration of culture and tourism facilities and remain consistent with existing developments in the area, particularly as you move away from Main Street.
4. Review of development cost responsibility and include wording in the OCP that is explicit on what costs are borne by the CoW and what costs are borne by the developer.
5. Revise the Master Plan requirement to include wording that highlights the fact that these plans are not fixed and may require modifications due to economic drivers or other factors.
6. Increase the area of Map 3 North and South to encompass all of downtown (it almost does, but the circle cuts out some small areas on the south and north end which is likely unintentional) to ensure that the development focus for all of downtown is covered thus avoiding confusion in respect to included vs non-included areas.

Thank you again for the opportunity to provide feedback to the OCP and we look forward to working together with the CoW and other stakeholders to develop a plan that is flexible and not restrictive to meet the goals within for the benefit of all Yukoners.

With Respect,

A handwritten signature in black ink, appearing to read 'Gary Gazankas', followed by a horizontal line.

Gary Gazankas
Chief Project Officer (CPO)

From: [Teresa Ouellette](#)
To: [Public Input](#)
Cc: [Jim Coyne](#)
Subject: Whitehorse OCP
Date: Monday, September 12, 2022 8:31:08 AM
Attachments: [REDACTED]

Good morning,

Attached please find a letter for comments related to the Whitehorse Public Hearing Process for the new Official Community Plan.

Please let us know if you have any questions.

Thank you.

Teresa



Teresa Ouellette

General Manager



KLUANE DRILLING LTD



KLUANE DRILLING LTD.



September 12, 2022

To whom it may concern,

Thank you, for the opportunity to submit our comments through the Public Hearing Process for the new Official Community Plan.

We have been patiently waiting for the new OCP and for the new OCP to incorporate the findings and recommendations from the Commercial and Industrial Study that the City commissioned about 4 years ago. We see very little of the Commercial and Industry Study reflected in the new OCP.

We are pleased that the City recognizes that for businesses to grow and prosper, 87 more hectares of Industrial land is needed. There is an immediate need now. Your Goal 10 (d) states that the City needs to maintain an adequate supply of industrial land to support the local economy and we are pleased that 'intensification and planned lot enlargements' are noted as options in Section 10 of the OCP. However there are no policies that state the City will support lot enlargements in industrial areas where it makes sense.

We have been patiently waiting, having been turned down by the City to enlarge our lot in the Taylor Industrial area. The proposed enlargement would see our existing lot increase by consolidating 0.19 hectares of vacant Commissioners Land. This is a rear-lot enlargement which would extend the east and west side lot lines by 16.6 m and 11.3 m respectively, terminating at the existing ATCO utility line disposition located behind the property, The new rear lot line would abut an existing utility disposition which creates a boundary for the expansion. The area is currently disturbed by this utility line and the enlargement of 27 MacDonald Road would not cause habitat degradation or fragmentation. The existing property and proposed enlargement are located more than 200 m from the nearest residential area..

One of the recommendations from the Commercial and Industry Study we respectfully ask you to include is within the 'Underutilized and Infill Lands (Shorter Term Land Development)' section, it reads, "Explore the potential for lot expansions, reviewed at the neighbourhood-level to allow cohesive planning that considers surrounding recreational and wildlife values".

We look forward to a positive response.

Sincerely

Jim Coyne
Kluane Drilling

From: [Teresa Ouellette](#)
To: [Public Input](#)
Cc: [Jim Coyne](#)
Subject: Whitehorse OCP Copper Belt comments
Date: Monday, September 12, 2022 10:34:04 AM

Good morning,

Thank you, for the opportunity to submit our comments through the Public Hearing Process for the new Official Community Plan.

The following comments are included in the release of the OCP:

'The City will continue to work with partners to support the resource development and mining industry, and Whitehorse's role as its commercial, service, and supply centre hub.'

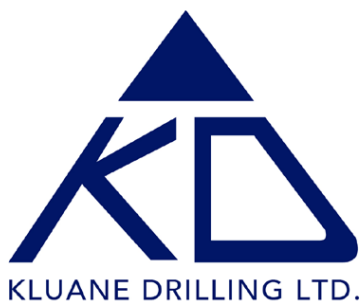
'Any mineral development, including to maintain existing mineral claims in good standing, or for remediation or reclamation activities, is subject to all applicable legislation, regulatory requirements, and City bylaws.'

We would like to express our support of mining in the copper belt area in the southern part of Whitehorse. Areas of this deposit have been mined in the past and exploration has continued to the current day indicating there is interest in the potential value of these properties. We would like the comments above to be incorporated as solid goals with policies to support mining in the Official Community Plan. We would also like to propose that new claims around existing claims, for example along the Little Chief claim, become available for staking, exploration and potentially development.

We look forward to a positive response with regards to mining in the copper belt areas of Whitehorse.

Thank you.

Teresa



Teresa Ouellette

General Manager



KLUANE DRILLING LTD

From: [Michele Genest](#)
To: [Public Input](#)
Subject: Proposed Official Community Plan
Date: Monday, September 12, 2022 12:39:48 PM

Dear Mayor and Councillors,

I would like to register my support for protecting the McIntyre Creek Corridor as an important cutllutral site and a key wilderness/recreation area in the city, and strongly urge the City not to consider building a road through the area to connect the Alaska Highway and Mountainview Drive.

I would also like to register my concern about proposed increases to building heights in the downtown core, and urge the City to pursue other approaches to increasing housing density in the downtown core; there are many great ideas in the POCP, such as supporting granny suites and living suites, integrating affordable housing into all neighbourhoods, and assisting improvements in aging housing stock. One of the important aspects of quality of life for downtown residents, workers and visitors is the stunning viewsapes of the cliffs and mountains surrounding the city. Please don't make the mistake made in so many southern cities, of obscuring the wilderness that sustains and nourishes us.

Thank you,

Michele Genest

From: [mike282](#)
To: [Public Input](#)
Subject: Reduce Traffic Congestion
Date: Monday, September 12, 2022 11:48:01 AM

Consider the following to reduce traffic congestion in town:

- Install left turn signals at all major intersections.
- Move bike lanes to 3rd and 5th.
- Make 2nd & 4th one-way.
- Pedestrian crossing only at controlled intersections.

thank you,

Mike Peltier



Virus-free www.avast.com

From: [Mike Trainor](#)
To: [Public Input](#)
Subject: Whitehorse 2040 OCP concerns
Date: Monday, September 12, 2022 10:30:41 AM

Good morning city councillors.

As a resident of Tamarack Dr in Porter Creek since August 2018, I'm sad to say that in the four years living here, I was never made aware of the proposed OCP that the city is pushing through. The plan was brought to my attention after the consultation period and survey had closed. Many of my neighbors that I have spoken to had the same reaction, which was that it seems like city council is trying to push this through as quietly as possible. A big reason for buying our house was for the benefit of walking out of our back door right onto the beautiful green space and we do not want to lose that.

I was shocked when I looked at map 5 of the proposed Whistle Bend Way Urban Residential area and found the green space behind my house (Tamarack Dr. in Porter Creek, not Whistle Bend) was colored orange, designated for development. My family walks, bikes and sleds on these trails daily with our dog, as do many of the local residents which is what makes living where we live so appealing. I also have concerns on the impact to the local wildlife, as I've had foxes, deer and many other species of animals right in my backyard. We are right off the beaten path of the McIntyre Creek corridor.

I was made aware of the plan from a neighbor who, same as me, felt blindsided about the proposals. I understand the need for housing and the need for new areas for development within the city. As a resident of Whitehorse, I would hope that I would be consulted as well as my neighbors of any proposed changes to any areas zoned as greenspace as these areas are what make our "wilderness city" so great.

Mike Trainor



From: [Nana Lehnherr](#)
To: [Public Input](#)
Subject: Comments on the development of the Stevens Quarry
Date: Monday, September 12, 2022 1:42:34 PM

Good afternoon,

I will come tonight to the city of Whitehorse meeting and speak in person.
My speech is 7 min. and I asked for permission but Jessica Harach told me that is not your practice .
Here is my full speech and I thank you to read this carefully.
Sincerely,

Nana Lehnherr

Good afternoon, my name is Nana Lehnherr [and I'm speaking on behalf of myself, my husband Fritz and my family].

We are deeply disappointed that the development of the Stevens Quarry has been identified as a priority in the proposed OCP, despite repeated opposition and public backlash against this project on three prior occasions. The quarry site is sandwiched between rural residential areas such as the MacPherson, Hidden Valley and Ibex Valley subdivisions, and agricultural land all along the Takhini River. It is also very near the extensive trail system at the Gunnar Nilsson and Mickey Lammers Research Forest. The quarry is simply not compatible with the existing land uses and the hundreds and hundreds of people living and farming there. We have been farming the land directly across the river from the Stevens Quarry for over 30 years, and we are strongly opposed to its development.

Three times already the proposed development of the Stevens Quarry has been stopped, first by Minister Micky Fisher in 1994, then in 2013 by Min. Brad Cathers and again last year when Minister Ranj Pilai also concluded that the negatives of the project far outweigh the positives and promised not to develop the quarry over the next mandate.

On each of those previous occasions, strong public opposition and the conclusions from environmental impact assessments that the quarry would forever alter the surrounding land, air and water, made it clear that the quarry should NOT be developed.

I went door-to-door in 2013 with a petition opposing the Stevens Quarry, which was signed by 266 people. I did this again in 2020-21, with the help of my neighbour Debbie Last, and opposition was even greater, with a total of 553 people signing the petition. It is clear that our views are shared by a very large number of residents in the area!

How many times do we have to oppose and discuss this matter???

Developing the Stevens Quarry would have numerous negative impacts on the environment, the quality of life of local residents, and the viability of agriculture and ecotourism in the area. Environmental impacts include dust, noise, air and water pollution, loss of forests, loss of wildlife corridors, increased erosion and sediment input into the river, which in turn will degrade water quality and fish habitat. These impacts have all been clearly demonstrated in past environmental impact assessments which you can read for yourselves.

The quarry would decrease the quality of life and health of hundreds of residents due to the significant noise and dust that it would cause. Noise, dust and destruction of the scenery will also contribute to loss of property value in the entire region. Our property is only 300 m from the quarry, and we are very concerned about the amount and duration of noise from large equipment which will travel through the entire Echo Valley (there is a reason it is named that after all).

The Stevens Quarry would have hugely negative impacts on the many farms and ecotourism businesses in the area as dust and noise will be detrimental to livestock, crops and tourism. Coverage of farmers' fields with dust will decrease the quantity and quality of their crops.

The development of the Stevens Quarry is in sharp contrast with the goals laid out in the OCP. Here are a few examples:

Section 3.2 on the OCP's guiding principles:

“SUSTAINABLE CITY: Whitehorse is a modern wilderness city with continued world-class access to natural spaces through trails, greenbelts, and parks.”

Putting a gravel pit next to some of the best trails in the city is completely contradictory with this principle.

“HEALTHY CITY Natural greenspaces [...] and high quality of life support the mental and physical health of residents.”

The quarry would destroy natural greenspaces at and next to the site. The quality of life of local residents and their mental and physical health would be significantly impacted.

Section 7 on environmental stewardship:

“7.26 The City will consider initiatives that reduce air, noise, and light pollution throughout the community.”

One of the MAJOR issues with the quarry is that it will in fact create significant air and noise pollution.

And as per Section 6.6 on climate action:

“Opportunities to enable local food production will be encouraged.”

The Stevens Quarry is in direct contradiction with the development of local food sources as it would have a negative impact on numerous farms in the area.

Let me conclude by saying that once you dig up those hills, they are gone forever. Think of all those beautiful trails so near to the Stevens Quarry, particularly at the Gunnar Nilsson and Mickey Lammers Research Forest, an area that has been set aside specifically for recreation, education and research, where many people go to walk, bike and enjoy the beautiful scenery. The wildlife corridors forever gone. Think of all the residents in the MacPherson, Hidden Valley and Ibex Valley subdivisions and along the Takhini Hot Springs Road looking out their window at a gravel pit. Think of all the farms along the Takhini River trying to survive next to a noisy, dusty quarry. The quarry is likely to be operational for about 10 years. It would be very short-sighted to destroy all of this forever, just for 10 years of mining the site.

For all these reasons, not only do we want to see the development of the Stevens Quarry removed from the proposed OCP, but we would also like to see the zoning of the Stevens Quarry changed to a Greenspace designation.

I hope these comments will open your eyes.

Thank you.

From: [Pauline Steele](#)
To: [Public Input](#)
Subject: Re: OCP input
Date: Monday, September 12, 2022 1:49:45 PM

I am opposed to the Stevens Quarry being designated as a gravel quarry.

> On Sep 12, 2022, at 1:45 PM, Pauline Steele [REDACTED] wrote:
>

From: [Executive Assistant](#)
To: [Public Input](#)
Subject: FW: Input to public hearing on 204 OCP
Date: Monday, September 12, 2022 8:13:59 AM
Attachments: [Whitehorsewalks OCP feedback for Sept 12 public meeting.pdf](#)

-----Original Message-----

From: peter long [mailto: [REDACTED]]
Sent: Monday, September 12, 2022 5:32 AM
To: Mayor&Council [REDACTED]
Subject: Input to public hearing on 204 OCP

Peter Long
[REDACTED]

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[REDACTED]

Re Public hearing on OCP

To Mayor and Council

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Traveling and walking in other places, other countries, one sees that well built trails, well designed trail systems are a real pleasure, and they can last a very long time. Some are truly works of art. A great trail can encourage use; and a good network will encourage people to not develop more random trails.

OCP needs walking for sustainability

A modern OCP rewrite should reflect a higher profile for walking in the city — without a walking vision, there's no sense that walking is much more than being a pedestrian. The OCP says: *'create vibrant and pedestrian-oriented spaces'*, *'wide pedestrian rights-of-way'*, *'create a pedestrian network plan'*

Will this network plan be paved trails and sidewalks, or just paved trails. Shouldn't it include major recreational trails, neighbourhood trails?

Walking is one of healthiest activities people can do, and walking in nature can be a basis of a healthy mental disposition. Walking infrastructure can be a low cost amenity. Whitehorse's tagline of being a wilderness city shows a vision of a city in nature.

Now we have the OCP saying: *'wilderness spaces are preserved for as long as possible'*. Yikes, this is bleak sounding. Is a copout in the works? Responsible growth, sustainable development, climate change, all say the City should grow denser.

OCP says

'Neighbourhoods are more walkable'

Will this include looking at zoning maps to ensure all public right of ways are clearly marked on site and on mapping products? We need collaboration between Parks and Recreation and planning. This should have been part of the area trail plannings that were recently done. Why not?

Another example: Riverdale's car problem, should mean having a walking network within the greenbelts. Creating a core green transportation corridor from the Robert Campbell Bridge to the foot of Peewee Hill would add walking options. This pathway, which mostly exists, would go by every school in Riverdale. Making it a crushed gravel trail with low-level lighting and priority crosswalks would go a long way to encouraging more walking, biking, kick sledding.

Monday, September 12, 2022

We have Whistlebend (WB) sitting in a bend of the Yukon River. Looks like lots of trails and greenspaces. In reality, this is a rapidly growing area with a very limited trail network. We've seen the first attempt at a Community Association fail

Imagine WB has a Yukon River Trail alongside and above the river, with scenic lookouts and easy access points throughout the subdivision. Imagine that the publicly funded golf course had a year-round controlled access route through it to enable the trail to keep close to the river. Imagine that the trail went all the way downtown using switchbacks and small footbridges where needed. It would have a boardwalk through Marwell wetlands, and a dyke trail through Marwell Industrial.

WB also needs good trails to the McIntyre Creek trail network, the new university, Takhini, the Canada Games Centre, Porter Creek and the schools there...

This is the type of trail work we need if we seriously want active transportation for this new area.

Similarly, Whitehorse South needs a general use Yukon River Trail. Many pieces already exists but there needs to be targeted help such as a switchback coming off the escarpment at Fox Haven, or the City working with Kwanlin Dün to repair the Hepburn Tramway trail above Miles Canyon. Not only connecting pieces of Yukon River Trail but dramatically enhancing the value of KDFN's C-31B land block for homes. Truly a step in reconciliation. And connecting Whitehorse South to Miles Canyon and Downtown.

At times it seems there's no hope that people will do other than continue to drive, many in their single-occupancy vehicles, to get downtown.

But people won't be big on active transportation if they don't walk for recreation. This means neighbourhoods need good walkable trail networks that they can use without driving. And these networks have to be enticing.

How can we make downtown walkable?

City desires more Downtown density with more homes here. Legislating that people develop here is not in the City's powers. What is in the City's powers is to make Downtown a very attractive place to live so people, including developers, see opportunities for creating complete livability packages.

The OCP references: *'complete communities... locating amenities within a comfortable walking distance to residents...'*

- Comfortable walking in the winter downtown requires usable sidewalks. Presently little happens to having clear sidewalks or even to enforce sidewalk clearing. We recently had a snow clearing survey on what we people want to change but the focus was on roads and paved trails — cars, trucks and bikes — transportation and active transportation. Having a section of this survey with a variety of questions about what people want around sidewalks, especially downtown should have been part of this.

Why wasn't the survey looking at whether snow clearing should be enforced. Do people like to tattletale on their neighbours? What to do when businesses routinely ignore having their sidewalks usable by others? Are people frustrated by the current complaint-driven policy?

OCP says: "Walking and cycling are examples of active transportation modes that are equitable based on income and suitable for short to moderate length trips."

Should equitable services by the city include having our taxes include sidewalk clearing? Vehicles get the roads cleared, why not walkers?

- There's places where there should be sidewalks, where sidewalks need repair, where there's unsafe signage on sidewalks. How do we as citizens get this on the table.
- Crossing Second Avenue safely, especially in the south end of town. We need pedestrian crossing lights that work for pedestrians not just for cars. Frequently one can barely step off the sidewalk before most pedestrian signals flash red.
- Trails such as Downtown's Waterfront Trail and the Millennium Trail, perfect for leisure, are designated as part of the official bike network; then electric-powered vehicles are allowed to use this. Little is done to enforce compliance with going too fast, not signaling that when passing.

Bikes feel unsafe being on the road, they should also realize walkers feel unsafe with bikes on these leisure trails. South access could easily have bike lanes beside the road. The old unused trolley tracks could easily be bike expressways. This situation is not the fault of individual bike riders — they are trying to get to work and home again and want to do it expeditiously — rather it's having bikes in an inappropriate places.

Downtown trail planning

Downtown has one of the City's poorest natural recreational trail network, yet it's the neighbourhood the City would like most to grow in population!

Downtown and Marwell haven't had a trail plan, yet their recreational trail needs are important for residents. If we want downtown density being a mix of young and old, then good trail access is essential.

When I suggested last year that Bert Law Park should be looked at for making an accessible crushed gravel trail, I was told that it didn't come up during the regional trail planning. When the Airport refused to move their perimeter fence where trail erosion had been happening for years, they said that it was because the Airport Perimeter Trail wasn't an official trail.

Downtown and Marwell were on the periphery of surrounding trail plans: the *Whitehorse South Plan* came up to Robert Service Way, the *Above-the Airport Plan* got to the highway by the airport, *Porter Creek-Takhini-Whistle Bend-Range Road Plan* got to the escarpments above Marwell.

There was a *Robert Service Way area land use study* that looked at trails among other things like quarries, but neither Downtown nor Marwell was a stakeholder. (Nor was Riverdale.)

The *Yukon River East Trail Plan* was to designate motorized trails. The task force was comprised of • Contagious Mountain Bike Club • Klondike Snowmobile Association • Non-Motorized Trails Advocacy Group • Riverdale Community Association • Trails and Ultra Running Association Yukon • Yukon Cross Country Motorcycle Association • Yukon Off Road Riders Association

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someone on city staff whose job is to look at all policy, development, budgetary items and ask 'is there anything here that will make walking worse? is there something that could make walking better?

This person needs to be senior and creative. They need to have an authoritative voice within the City, and be able to search for, to anticipate citizen needs.

This walking person's focus would cross departments, looking at walking needs and benefits. Some city department responsibilities include:

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There's also

- highways building 4+ traffic lanes through the city, such as by the airport, determining what residents can have for crossing these barriers on foot or bikes.
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Next let's look at the proposed *Pedestrian Bridge*. Putting this at the hospital gives a nod to the importance of the hospital and its staff. It would allow a Healing Garden based around reconciliation, some accessible trails.

I suggest that the City examine working with First Nations in a walking trail stewardship, more akin to how road repair happens.

City could provide staff positions that FN can have on intern paid basis to get their voices into the mix, to develop FN resources concerned about our trail and greenspace possibilities.


An example is developing expertise with accessible trails built using crushed gravel rather than pavement would allow community innovation that would work without the large expense of paving trails, and allowing smaller projects such as a Bert Law Park Perimeter Trail to happen. It could also help fix the Millenium Trail through Robert Service Campground where the trail needs drainage help, rather than just shutting it in winter.

Housing

Part of the old city municipal building area could become affordable housing. It's clearly within '*walking distance of Urban Centres, the Downtown and transit routes*'. Trading blocks of land in Downtown South as Yukon Housing properties come up for renewal would help accomplish the Downtown South Area Plan goal of trying to not have this area be disproportionately social housing.

Peter



From: [Peter](#)
To: [Public Input](#)
Subject: OCP 2040 input
Date: Monday, September 12, 2022 9:58:36 AM
Attachments: 

Sent from my iPhone

Re Public hearing on OCP

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Next let's look at the proposed *Pedestrian Bridge*. Putting this at the hospital gives a nod to the importance of the hospital and its staff. It would allow a Healing Garden based around reconciliation, some accessible trails.

I suggest that the City examine working with First Nations in a walking trail stewardship, more akin to how road repair happens.

City could provide staff positions that FN can have on intern paid basis to get their voices into the mix, to develop FN resources concerned about our trail and greenspace possibilities.

An example is developing expertise with accessible trails built using crushed gravel rather than pavement would allow community innovation that would work without the large expense of paving trails, and allowing smaller projects such as a Bert Law Park Perimeter Trail to happen. It could also help fix the Millenium Trail through Robert Service Campground where the trail needs drainage help, rather than just shutting it in winter.

Housing

Part of the old city municipal building area could become affordable housing. It's clearly within '*walking distance of Urban Centres, the Downtown and transit routes*'. Trading blocks of land in Downtown South as Yukon Housing properties come up for renewal would help accomplish the Downtown South Area Plan goal of trying to not have this area be disproportionately social housing.

Peter



From: [rob.cumming](#)
To: [Public Input](#)
Subject: City of Whitehorse official community planning proposal 2040
Date: Monday, September 12, 2022 10:25:38 AM

As a resident of Juniper Drive I am concerned that eventually they will build on the Greenbelt behind my home. When I purchased my lot I purchased it because it was on the Greenbelt. I have other concerns and questions which We would like to Address at your hearings on 12 September 2022 in council chambers .

Robert &CathyCumming



From: [Sean Collins](#)
To: [OCP](#)
Subject: Re: Complaint regarding Bylaw 2022-40 "Appropriate Consultation on Official Community Plan"
Date: Monday, September 12, 2022 12:32:02 PM

I saw a typo in my email from just earlier, and have corrected it, corrected text:

Hello,

I've recently learned of the proposed major destruction and development proposal to the forested greenspace adjacent to Tamarack Drive. I am a resident of Tamarack Drive. I had no previous knowledge the city was specifically targeting this area for major development.

My family and all my visitors use the network of trails within this small greenspace daily and throughout the entire year for an extensive variety of recreational pursuits (Fun and nature at the doorstep for kids and all!). It is a significant and incredibly valued aspect of our established Tamarack Drive and area neighborhood. Other residents feel the same way and we see each other and their families on these trails.

I reviewed how notices of this OCP have been communicated and can see that these would not reach many residents unaware of the specific change to their immediate area that it contains. I have reviewed the Official Community Plan and have observed that while general in specific details it has quite particularly identified this area as proposed development of some kind in Map 5. This appears already determined and many, practically all residents, on Tamarack Drive are unaware of this what would be a multi year development task given the major and extensive groundwork required before the steep slopes are leveled. The level of disturbance proposed is unacceptable given the lack of effective consultation with the established adjacent neighborhood. People (City Residents) don't know what is proposed/planned.

My family, and many others wish, to see further specific communication on this development plan before it is adopted. City plans will be made coming from this Bylaw (OCP) that will be wasteful if engagement is not accomplished beforehand.

Sean

From: OCP [REDACTED]
Sent: September 12, 2022 11:58 AM
To: [REDACTED]
Subject: RE: Complaint regarding Bylaw 2022-40 "Appropriate Consultation on Official Community Plan"

Hi Sean,

Thank you for your written submission regarding the Official Community Plan (OCP) Adopting Bylaw 2022-40 for the 2022 OCP: Whitehorse 2040. Your submission will be considered as part of the public hearing process and addressed in the public hearing report tentatively scheduled for presentation to Council on October 3, 2022.

Please note, Council will hold a Public Hearing tonight, September 12, 2022, at 5:30 pm in Council Chambers at City Hall on this subject. City Hall is located at 2121 Second Avenue. The proposed OCP may be viewed online at engagewhitehorse.ca/ocp. Any person wishing to speak by phone, or in person, at the Public Hearing, can register with the office of the City Clerk at Legislative Services legsvcs@whitehorse.ca today by 12:00 pm (noon).

Please let us know if you have any questions in the meantime.

Thank you

From: Sean Collins [REDACTED]
Sent: Monday, September 12, 2022 11:56 AM
To: Public Input [REDACTED]
Subject: Complaint regarding Bylaw 2022-40 "Appropriate Consultation on Official Community Plan"

Hello,

I've recently learned of the proposed major destruction and development proposal to the forested greenspace adjacent to Tamarack Drive. I am a resident of Tamarack Drive. I had no previous knowledge the city was specifically targeting this area for major development.

My family and all my visitors use the network of trails within this small greenspace daily and throughout the entire year for an extensive variety of recreational pursuits (Fun and mature at the doorstep for kids and all!). It is a significant and incredibly valued aspect of our established Tamarack Drive and area neighborhood. Other residents feel the same way and we see each other and their families on these trails.

I reviewed how notices of this OCP have been communicated and can see that these would not reach many residents unaware of the specific change to their immediate area that it contains. I have reviewed the Official Community Plan and have observed that while general in specific details it has quite particularly identified this area as proposed development of some kind in Map 5. This appears already determined and many, practically all residents, on Tamarack Drive are unaware of this what would be a multi year development task given the major and extensive groundwork required before the steep slopes are leveled. The level of disturbance proposed is unacceptable given the lack of effective consultation with the established adjacent neighborhood. People (City Residents) don't know what is proposed/planned.

My family, and many others wish, to see further specific communication on this development plan before it is adopted. City plans will be made coming from this Bylaw (OCP) that will be wasteful if engagement is not accomplished beforehand.

Sean

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From: [Sue](#)
To: [Public Input](#)
Subject: OP Parking plan
Date: Monday, September 12, 2022 11:46:59 AM

Years and planning sessions have come and gone.
Public input sessions have not addressed the public voice.
The Yukon is a tourism destination as well as a community.

Residential, commercial, service industries and visitors to to PARK
Busses or bicycles may be an option for employees coming to work to allow for city users driving in and out throughout the day.

First, we need to allow for parking if you want downtown residential, commercial, service and of course visitors.

Second, it's quite obvious where parking should be relative to needs.

Third,
Residential needs a minimum of 1.5 spaces per unit, the minimum shown across Canada in similar communities, often they also allow for guest parking.

Commercial needs parking to secure their clientele base and prosper versus forcing customers to opt for bulk stores with bulk parking. These merchandisers understand customer needs and parking works. Same with service industries.

Visitors need priority access to parking near front and main 3-4 block radius.

Fourth
As I see the situation, now you have little or know options other than multi level parking due to the lack of protected space. Block the remaining space available for parking, the closer to main the more parking levels required.

Fifth
Within this core commercial demands must be a priority.
Very few need their doctor, dentist, lawyer, insurance agent or government to get right to the point on the street level in a commercial district.

Business is a priority. Shops, restaurants, bars, arcades, street bistros and last but not least green spaces.

You have a challenge but there are some options left, if you stop focusing on bicycles and busses for ____% of users.

We are unique, please try and keep Whitehorse part of the Yukon.
We can hardly recognize it, it's changing too fast to a generic southern town anywhere.

If you want to chat, just call.
I would also like to chat about "communication"

Sue Greetham



*I respectfully acknowledge that I live and work in the traditional territories of the Kwanlin
Dün First Nation and the Ta'an Kwäch'än Council.”*

From: [Carolyn Relf](#)
To: [OCP](#)
Subject: Steven's Quarry
Date: Monday, September 12, 2022 3:47:43 PM

I read the article in last week's paper about the opposition to Steven's Quarry.

I live in Hidden Valley and have no issue with the quarry. While there is some noise, southward prevailing winds mean that people living in Hidden Valley and MacPherson are unlikely to hear noise from the quarry. I feel the issues of environmental impact are over stated: Takhini River valley is an area with a lot of agricultural activity - so the land is already disturbed and wildlife is already unwelcome in the area. Exhaust fumes from trucks in the quarry are unlikely to directly impact neighbours any more than traffic on the Alaska and N Klondike Highways.

As for landslides: this is an industrial operation involving removal of gravel. If a gravel bank in the quarry slumps it won't impact any neighbours. Slumping into the river can be mitigated by ensuring a buffer zone between the river bank and the quarry.

I'm unable to attend tonight's meeting, and I suspect most neighbours who do not have an issue with the quarry will be unlikely to attend, so I wanted to share my thoughts in the absence of any other supportive input.

Carolyn Relf

Sent from my iPhone


From: [Daniel Beaudoin](#)
To: [Public Input](#); [Mayor&Council](#); [Simard, Mélodie](#)
Subject: Re: KDFN Response to proposed OCP
Date: Monday, September 12, 2022 3:49:06 PM
Attachments: [image001.png](#)
[2022-09-12 KDFN HLR Response to OCP.pdf](#)
[2022-09-12 Recommended Designations.pdf](#)

Hi Melodie,

Please find attached a response to the document Whitehorse 2040: Proposed Official Community Plan from the KDFN Department of Heritage, Lands, and Resources.

Do not hesitate to contact me if you have any questions.

Regards,



Daniel Beaudoin, A/Director
Heritage, Lands & Resources | Kwanlin Dün First Nation





KWANLIN DÜN FIRST NATION
Heritage, Lands and Resources Department



September 12, 2022

Via email

City of Whitehorse
2121 Second Avenue
Whitehorse, Yukon, Y1A 1C2

Dear Mayor and Council,

RE: Whitehorse 2040 Proposed Official Community Plan

The Department of Heritage, Lands, and Resources (“HLR”) of Kwanlin Dün First Nation (“KDFN”) is pleased to take the opportunity to respond to *Whitehorse 2040 Proposed Official Community Plan* (the “OCP”). As you are aware, KDFN provided feedback into the public consultation draft on June 30, 2022 by way of a letter from Chief Bill to Mayor Cabott. We acknowledge that the City has made several positive changes to the document since that correspondence.

We must note, however, that the City of Whitehorse has not yet provided KDFN a comprehensive response outlining whether and how the comments and recommendations included in the June 2022 letter will be addressed in the OCP or through other action. While our department has accommodated the City’s legislative timelines by submitting input prior to the September 12 public hearing date, KDFN cannot offer a complete response to the OCP while the intergovernmental response remains outstanding.

This letter focuses primarily on land use designation of Settlement Land under the OCP. In doing so, it also provides important preliminary comments pertaining to the relationship between KDFN and the City in the context of the ongoing OCP review.

Duty to Consult

KDFN reaffirms its view that the City of Whitehorse has a Duty to Consult and accommodate KDFN's interests in the context of the OCP. KDFN Settlement Land, and the rights associated with those lands, are defined by the KDFN Final Agreement, which is a constitutionally recognized treaty. Pursuant to the *Municipal Act*, the City exercises delegated Crown authority to make decisions related to the OCP. These decisions may have an adverse effect on KDFN's use and enjoyment of the rights associated with Settlement Land. In particular, land use designations dictate those activities that may or may not occur on any particular parcel of land. Any contemplated Crown action that may adversely affect a treaty right gives rise to the Duty to Consult.

This context is important for two reasons. First, procedurally, while KDFN hopes and expects that the City's process will enable satisfactory consultation between the City and KDFN, the requirements of the constitutional duty will govern whether the City has engaged adequately with KDFN, not the City's predetermined process. Second, substantively, the City is required to make decisions that minimize adverse effects on KDFN's rights associated with its Settlement Land despite any of the City's self-imposed development policies.

Please know that KDFN will continue to make decisions respecting its dealings with the City through the lens set out above. If KDFN determines it necessary, it will take steps to protect its hard-won treaty rights.

Intergovernmental Context

KDFN affirms that the Self-Government Agreement ("SGA") sets out certain legislative powers relating to the management of Settlement Land, and that this power overlaps much of the authority exercised by the City under the OCP. KDFN has not exercised these legislative powers on the understanding and belief that operating under a unified planning and development framework best serves KDFN, the City, and our respective citizens. The KDFN SGA and the *Municipal Act* provide for various means of coordinating development planning and controls. For the time being, KDFN is of the view that as long as the City satisfactorily reflects KDFN's preferences respecting KDFN Settlement Land in the OCP, KDFN and the City can continue to operate under the City planning and development regime.

If KDFN does not come to a mutually satisfactory agreement with the City respecting OCP designations of Settlement Land, KDFN will be forced to pursue its preferences through legislation. This would be costly, would complicate intergovernmental coordination of development within Whitehorse, and would likely cause confusion to its residents.

Our comments below are aimed at clarifying KDFN's views respecting the designation of KDFN Settlement Land under the OCP on the understanding that the City wishes to continue with a unified approach to planning and development. To do so avoids the cost and complications that would arise should KDFN enact legislation displacing the application of the OCP on Type 1 and Type 2 Settlement Land.

Land Use Designations

Through the proposed OCP, the City has assigned certain designations for KDFN Settlement Land. On some parcels, specific designations were assigned through discussion with KDFN staff. On others, the City has assigned a new, flexible First Nation Development Lands designation. Several large settlement parcels remain designated Future Planning.

In light of the context outlined in this letter, KDFN is now of the view that the proposed First Nation Development Lands designation provides the basis for a simple, flexible tool that would ensure that the OCP does not adversely affect KDFN's treaty rights or operate in a manner that is inconsistent with the KDFN SGA.

KDFN continues to object to the Future Planning designation for Settlement Land. Our department has previously communicated to City staff that the Future Planning designation creates barriers to the use of Settlement Land. The requirement for Settlement Land to undergo an OCP amendment prior to being developed is inappropriate given the rights set out in the SGA. Furthermore, the master planning requirement in the proposed OCP makes the Future Planning designation redundant.

KDFN proposes the following in respect of OCP land use designations related to its Settlement Land:

1. Apply the First Nation Development Lands designation to all Type 1 and Type 2 Settlement Land and R-40A and R-75A.
2. Include the following policies within the First Nation Development Lands designation:
 - a. On KDFN Type 1 Parcels, any use permitted under the KDFN SGA is permitted.
 - b. On KDFN Type 2 Parcels, any use listed for that parcel in Appendix A of the KDFN SGA is permitted.
3. For KDFN Settlement Land under the First Nation Development Lands designation, the City and KDFN will develop procedures under which:

- a. KDFN may give notice to the City of the intention to pursue a development consistent with a particular permitted land use and designate an applicable City OCP designation and zoning;
 - b. The City may consider the notice, seek further information, and exercise any right under the SGA with respect to the notice; and
 - c. After and subject to the resolution of any matters arising under the SGA, the City will take any required actions respecting zoning that may be required.
4. KDFN supports the proposed designations for Type 3 Settlement Land, as specified in the attached list.
5. No KDFN Settlement Land be designated as Future Planning.

HLR feels confident that KDFN and the City can reach a model for planning and development that recognizes the rights and jurisdiction of both governments. We would be pleased to discuss our comments, and look forward to further work on administrative and procedural matters.

Sincerely,

KWANLIN DÜN FIRST NATION

Daniel Beaudoin

Daniel Beaudoin, A/Director
Heritage, Lands, and Resources Department

Enclosure: Proposed Designations on KDFN Settlement Land

Proposed Designations on KDFN Settlement Land

Parcel Number	Type	Neighbourhood	SGA Land Use and Development Designation or Intended Use	OCP Proposed Designation	KDFN Proposed Designation
C-5B	2	Mayo Road (NW)	Residential	Residential Country	First Nation Development Lands
C-6B	2	Alaska Highway (NW)	Residential or Commercial or both	Residential Country	First Nation Development Lands
C-7B	2	Alaska Highway (NW)	Residential or Commercial or both	First Nation Development	First Nation Development Lands
C-8B	2	Alaska Highway (NW)	Residential or Commercial or both	First Nation Development	First Nation Development Lands
C-9B	2	Taylor Industrial	Light Industrial	Industrial.Commercial	First Nation Development Lands
C-15B	2	Range Point	Residential	Residential Urban	First Nation Development Lands
C-24B	2	McLean Creek	Residential or Commercial or both	Future Planning and Residential Urban	First Nation Development Lands
C-27B	2	Kopper King	Commercial or Light Industrial or both	Industrial Commercial	First Nation Development Lands
C-31B	2	MacRae	Commercial	First Nation Development	First Nation Development Lands
C-34B	2	Robert Service Way	Industrial		First Nation Development Lands
R-40A		Fish Lake Road		Future Planning	First Nation Development Lands
C-41B	1	McIntyre	Residential, Commercial or FN Institutional, or any combo	Residential Urban	First Nation Development Lands
C-42B	1	Long Lake	Residential or Commercial or both	First Nation Development	First Nation Development Lands
C-43B	2	Whistle Bend	Residential or Commercial or both	First Nation Development	First Nation Development Lands
C-47B	1	MacRae	Residential	Residential Urban and Residential Country	First Nation Development Lands
C-48B	1	MacRae	Residential or Commercial or both	Residential Country	First Nation Development Lands
C-49B	2	MacRae	Residential or Commercial or both	Residential Country	First Nation Development Lands
C-50B	2	Whitehorse Copper	Residential or Commercial or both	Residential Country	First Nation Development Lands
C-52B	2	Mayo Road (NW)	Residential	Residential Country	First Nation Development Lands
C-53-B	2	Kulan Industrial	Light Industrial	Industrial	First Nation Development Lands

Proposed Designations on KDFN Settlement Land

Parcel Number	Type	Neighbourhood	SGA Land Use and Development Designation or Intended Use	OCP Proposed Designation	KDFN Proposed Designation
C-56B	2	Hillcrest / Airport	Residential or Commercial or both	Industrial Commercial	First Nation Development Lands
C-57B	2	Beyond Copper Ridge	Residential or Commercial or both	Residential Urban	First Nation Development Lands
C-59B	2	Mt. Sima Industrial	Residential or Commercial or both	First Nation Development	First Nation Development Lands
C-61B	2	Grey Mountain Road	Residential--restricted	Residential Country	First Nation Development Lands
C-70B	3	Downtown	-	MU-Riverfront	
C-71B	3	Downtown	-	Public Service	
C-73B	3	Downtown	-	Residential Urban	
R-75A		Fish Lake Road		Future Planning	First Nation Development Lands
C-77B	2	Riverdale	Commercial or First Nation Institutional or both	Future Planning	First Nation Development Lands
C-79B	3	Porter Creek	-	Residential Urban	
C-82B	2	Takhini	Residential or Commercial or both	Future Planning	First Nation Development Lands
C-85B	3	Long Lake	-	Public Service	
C-86B	2	Robert Service Way	Commercial	Industrial Commercial	First Nation Development Lands
C-95B	2	McCrae	Light Industrial	Industrial Commercial	First Nation Development Lands
C-96B	3	Porter Creek	-	Residential Urban	
C-97B	3	Porter Creek	-	Residential Urban	
C-98B	3	Porter Creek	-	Residential Urban	
C-99B	3	Porter Creek	-	Residential Urban	
C-100B	2	Stevens	Industrial	Natural Resource extraction	First Nation Development Lands
C-103B	2	McLean Creek	Residential or Commercial or both	First Nation Development	First Nation Development Lands

Proposed Designations on KDFN Settlement Land

Parcel Number	Type	Neighbourhood	SGA Land Use and Development Designation or Intended Use	OCP Proposed Designation	KDFN Proposed Designation
C-106B	2	McLean Creek	Residential	Residential Urban	First Nation Development Lands
C-107B	2	Mayo Road (NW)	Commercial	First Nation Development	First Nation Development Lands
C-108B	3	Mary Lake	-	Residential Country	
C-190B	3	Mary Lake	-	Residential Country	
C-110B	3	Mary Lake	-	Residential Country	
C-111B	3	Mary Lake	-	Residential Country	
C-112B	3	Copper Ridge	-	Residential Urban	
C-116B	1	Long Lake	-	Future Planning	First Nation Development Lands
C-117B	2	Valleyview	Residential / Commercial with conditions	Residential urban	First Nation Development Lands
C-118B	2	Kopper King	Commercial or Light Industrial or both	Commercial Service	First Nation Development Lands
C-119B	2	Kopper King	Commercial or Light Industrial or both	Commercial Service	First Nation Development Lands
C-128B	2	Chadburn	Residential or Commercial or both	Future Planning	First Nation Development Lands
C-131B	1	MacRae	Residential	Residential Urban and Residential Country	First Nation Development Lands
C-136B	2	Canyon Crescent	Residential or Commercial or both	Residential Country	First Nation Development Lands
C-137B	2	Canyon Crescent	Residential or Commercial or both	Residential Country	First Nation Development Lands
C-138B	1	Long Lake	Residential or Commercial or both	Residential Country	First Nation Development Lands
C-140B	1	Long Lake	Residential or Commercial or both	Residential Country	First Nation Development Lands
C-1414B	2	Valleyview	Residential / Commercial with conditions	Residential urban	First Nation Development Lands
C-143B	1	Long Lake	Residential or Commercial or both	First Nation Development	First Nation Development Lands
C-144B	2	Stevens	Residential or Commercial or both	First Nation Development	First Nation Development Lands

Proposed Designations on KDFN Settlement Land

Parcel Number	Type	Neighbourhood	SGA Land Use and Development Designation or Intended Use	OCP Proposed Designation	KDFN Proposed Designation
C-145B	2	Stevens	Residential or Commercial or both	First Nation Development	First Nation Development Lands
C-146B	2	MacRae	Residential	Greenspace	First Nation Development Lands
C-153B	2	Hillcrest / Airport	Commercial	Industrial Commercial	First Nation Development Lands
C-173B	2	Kulan Industrial	Light Industrial	Industrial	First Nation Development Lands
C-175B	2	Kulan Industrial	Light Industrial	Industrial	First Nation Development Lands
C-176B	2	Taylor Industrial	Light Industrial	Industrial.Commercial	First Nation Development Lands
C-178B	2	Mt. Sima Industrial	Residential or Commercial or both	First Nation Development	First Nation Development Lands
C-179B	2	Mt. Sima Industrial	Light Industrial	Industrial	First Nation Development Lands
C-180B	2	Mt. Sima Industrial	Light Industrial	Industrial	First Nation Development Lands
C-181B	2	Mt. Sima Industrial	Light Industrial	Industrial	First Nation Development Lands
C-182B	2	Mt. Sima Industrial	Light Industrial	Industrial	First Nation Development Lands
C-183B	2	Mt. Sima Industrial	Light Industrial	Industrial	First Nation Development Lands
C-184B	2	Mt. Sima Industrial	Light Industrial	Industrial	First Nation Development Lands
C-185B	2	Mt. Sima Industrial	Light Industrial	Industrial	First Nation Development Lands
C-186B	2	Mt. Sima Industrial	Light Industrial	Industrial	First Nation Development Lands
C-187B	2	Mt. Sima Industrial	Light Industrial	Industrial	First Nation Development Lands
C-188B	2	Chadburn	Residential or Commercial or both	Future Planning	First Nation Development Lands
C-189B	2	Kulan Industrial	Light Industrial	Industrial	First Nation Development Lands
C-190B	2	Kulan Industrial	Light Industrial	Industrial	First Nation Development Lands
C-191B	2	Marwell	Commercial	Commercial Service	First Nation Development Lands

Proposed Designations on KDFN Settlement Land

Parcel Number	Type	Neighbourhood	SGA Land Use and Development Designation or Intended Use	OCP Proposed Designation	KDFN Proposed Designation
C-192B	3	Downtown	-	MU Riverfront	-
C-194B	1	Marwell	Res, Com, Ind, FN Inst or any combo	Industrial Commercial	First Nation Development Lands
C-195B	1	Marwell	Res, Com, Ind, FN Inst or any combo	First Nation Development	First Nation Development Lands
C-196B	1	Marwell	Res, Com, Ind, FN Inst or any combo	First Nation Development	First Nation Development Lands
S-367B	2	Riverdale	Commercial or First Nation Institutional or both	First Nation Development	First Nation Development Lands
Old Village	1	Marwell	Residential, Commercial, Industrial or FN Institutional, or any combo	First Nation Development	First Nation Development Lands

Proposed Designations on KDFN Settlement Land

Parcel Number	Type	Neighbourhood	SGA Land Use and Development Designation or Intended Use	OCP Proposed Designation	KDFN Proposed Designation
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From: [Joel Gaetz](#)
To: [Public Input](#)
Subject: Traffic Concerns/ input
Date: Monday, September 12, 2022 5:07:11 PM

Hello,

Ted Laking asked that I send this to you for input on traffic issues. Here are 2 items that would really help, the traffic light one would be relatively easy, new roads not so much.

double lane every major artery, time the traffic lights at rush hour choke points to provide 2 minutes of traffic flow between 7:30- 9 am.

Sincerely,

Joel Gaetz
Traffic Superhero

From: [Kelly White](#)
To: [Public Input](#)
Subject: OCP Input
Date: Monday, September 12, 2022 6:55:29 PM

To whom it may concern,

We are opposed to Stevens Quarry being designated as a gravel quarry for the following reasons:

NOISE - & PROPERTY VALUE are our biggest concerns.

- We can currently hear dogs barking from across the river now, and do not want to the constant noise from trucks and crushing, etc, that will come with a new gravel quarry for the next 25 years!
- We're pretty sure if someone wanted to build a large mill out in country residential area, (or close to it), that would promote 12 - 24/7 noise, that this would be denied, or at least we would hope it would.
- We feel the same way about a new gravel quarry that will certainly add noise pollution and potential environmental issues, which is the main reason we moved to country residential. To enjoy the quiet, and peaceful surroundings that come with it.
- This will also potentially negatively impact our resale value of our property.

We sincerely hope you will consider our reasons above,

Thank you,

Kelly White
Bill English

**2022 Whitehorse Official Community Plan Public Hearing Presentation
September 12, 2022**

Ian D. Robertson MCIP RPP

This draft requires substantial editing and re-thought prior to adoption. It is more a series of politically correct general statements of intent rather than an action-oriented roadmap for the future. I want to focus in the next 5 minutes on the fundamental questions and concerns related to the very purpose of an Official Community Plan and public expectations that are within the responsibility of Council to adjudicate.

We all make plans whether we realize it or not so why do we need an OCP? The structure and general scope of what goes in it is set out in the Municipal Act. The answer is simple, plans serve as a “roadmap” to get from where we are to where we want to be or what we want to achieve. The predefined desired condition in an OCP is a healthy, prosperous, sustainable community. A good vision statement is concise, focused, and achievable. The adage that if you do not know where you are going any road will do is applicable here. This vision statement is neither focused nor concise. Condense and rewrite.

Inclusion of the concept of principles is a clever idea but as written they are simply words not “fundamental truths” and the explanation provided for each, more like statements of desired intended outcomes or goals.

Goals spell out the broad aims of the future vision, organized by key topic areas reflecting the challenges likely to be encountered in addressing issues and preserving future opportunities encapsulated in the vision statement. They are usually not time specific or directly quantifiable. This where the problem with this document starts. They skip the objectives step.

Goals and objectives are often confused. Objectives are action-oriented, measurable and time specific spelling out in more definitive terminology the intermediate action steps and results required to be completed that lead to specific goal achievement. A plan that ignores this step fails because it is too broad with many uncoordinated components, unclear priorities, and no reference check to measure progress along the way. If a plan is to be a roadmap to achieve a future vision, a reader must be able to follow and replicate the logic and methodology. To paraphrase the draft, *“the OCP is considered to sit at the top of the plan hierarchy providing policy guidance to all other City plans”*.

However, administrative culture also influences potential plan success. An OCP will never be a comprehensive, holistic, and inclusive document if a silo mentality exists. An OCP is intended to provide a unified framework for multiple sector specific plans by setting out the overarching priorities for action in a format politician, staff and the public can follow and assess progress.

The reader should be able to see where the OCP is going and why, what needs to be done and how it can be efficiently and practically accomplished, who is responsible for doing the work, and how progress will be measured. As Council, please step back and ask this fundamental question – does this draft as written meet this standard? I submit it does not.

Due diligence and accountability are Council responsibilities. Credibility, trust, and commitment to OCP implementation comes from action not words and visible accountability. Unfortunately, public confidence in all levels of government to carry through on their commitments is steadily declining.

Section 283(4) of the Municipal Act undermines the value and credibility of OCP's because it states: *"The adoption of an OCP shall not commit the Council or any other person, association, organization or any department or agency of other governments to undertake any of the projects outlined in the OCP"*.

The public wants transparency, clarity, administrative consistency in interpretation, timely action, and accountability. This public expectation is not met in the present document.

There is a fine balance between policy direction and the need for detail to understand policy direction, OCP intent and logic for actions to be taken for successful implementation.

In addition to the absence of objectives, many of the policy statements on different matters are so general they are meaningless. Policies are only one component of the strategies required to advance the intent of an OCP. Strategies describe how objectives, incrementally achieved, work together for successful plan implementation. Strategies and policy statements should be issue/opportunity specific and solution-oriented stating what needs to be done, by whom and when. Therefore, they should be set out in a transparent, measurable implementation workplan reflecting Council's priorities.

This document does not do this. Instead, Appendix A serves as "ideas for action" but it is not a substitute for an implementation workplan.

An implementation workplan demonstrates a commitment to act. It includes a schedule, priorities for action with deadlines and performance measures. It also should reference the roles and actions the territorial and affected First Nation governments can play in implementation.

Priorities for action and interconnections between policies and other plans and government responsibilities is not clear. Past OCP's rarely included a capital plan component or more recently, asset management considerations. Infrastructure management coordination and budget expenditure are the largest financial and taxation influences on planning activity and priority setting. This interrelationship is only casually mentioned yet it is critical to making decisions on appropriate expenditure priorities and level of service standards.

One issue no one has brought up is why an environmental assessment is even needed if a community completes a comprehensive OCP. It is really a duplication that easily adds an extra year to the development process and a minimum of \$500,000 to the cost and to what end? Where does it add real value?

To sum up, this OCP draft has significant structural gaps that need attention before adoption. Specifically:

- Condense and simplify the vision statement,
- Change Principles title to the more accurate "Measurements of Successful Plan Implementation",
- Simplify the number of goals and add in a section on supporting objectives under each goal,
- Review all policies for need, clarity, and appropriateness. Is it really a policy or workplan action item for example? Is the logic for a policy requirement explained (e.g., separation setback requirements),
- Create an implementation workplan setting out priorities for action, performance measures and interconnectivity to other plans and governance management responsibilities such as capital planning and asset management.
- Consider approaching Canada and Yukon to discuss reform of YESAA as it applies to communities with approved Official Community Plans.

I have also attached additional comments and suggestions for improvements pertinent to this discussion as an appendix.

Appendix 1 - Additional Comments, Observations & Suggestions

Section 2.2 Population Overview

- While 70% of the Yukon's population lives within municipal boundaries, if you include the Whitehorse periphery the percentage rises to 79% reliant on Whitehorse. The dominance of Whitehorse undermines population growth in rural Yukon meaning virtual all future growth is inevitably sucked into Whitehorse. This is not healthy. The reasons are obvious. The key fact here is that 500 new residents have moved here each year creating a need for 215 homes each of the past 5 years. What is unclear is whether that translates to lots or dwelling units which are not the same thing. Need to be clear whether you mean lots or housing units.
- The projected growth within Whitehorse suggests the total population will increase by a third by 2040 but there is no discussion of the implications associated with that growth. Context is important.

Section 2.3 Economy and Activities

- Public sector employment is the largest employment sector in Whitehorse and public sector employment is now approximately 48% with the majority concentrated here. While it provides some stability to the economy it undermines the private sector and distorts the economy as it is too reliant on transfer payments. The draft correctly identifies *"future economic success in Whitehorse will be built on a diverse economy"* but does not quantify what the growth projections for the emerging sectors are expected to be. There is also no discussion of the implications of economic leakage or our dependence on the resource sector. In essence whether you are talking about Whitehorse or Yukon economy, we have a three-legged stool, public administration, resource extraction and tourism. Covid 19 illustrated our vulnerability.

Section 2.4 Accommodating Growth

- The draft describes the problems but leaves it up to section 8 to identify how physical growth can be managed pointing out that a focus on densification and infill can limit urban expansion. Where it fails, for example, is the absence of discussion on the interdependency relationships that affect land demand, housing need for example.

- The draft estimates an additional 6,150 dwelling units will be required by 2040 (approximately 340 units/year) but leaves it to section 8 to illustrate how densification can be achieved (8.37) the illustration is well done, and I suggest it be moved up into section 2.4. Equity and inclusion
- Similarly in the discussion of commercial and industrial land it provides a calculation of spatial requirements but leaves it to section 8 to suggest where. A similar example of how densification would work with commercial/ industrial lands would be useful here.
- The land development context is important with most of the land owned by Yukon and the two First Nations. The private sector has been more active in redevelopment and infill development. There is no discussion of capacity and scale impediments or other measures that could speed up the development process. In land development time is money and there are no suggestions on what might be done and especially the financial burden that vacant and underdeveloped land affects municipal finances. A good example here is Whitehorse Copper. The mine site was not properly reclaimed and has sat vacant for approximately 30 years. Does Council really know how much lost tax revenue abandonment has cost?
- Some jurisdictions are starting to look at establishing a variable tax rate for properties intentionally left vacant for speculative reasons.
- Gravel extraction is a critical, interim industrial land use. Extraction demand can be projected and critical reserve locations (e.g. Stevens) need to be protected as the draft acknowledges and existing pit extraction optimized. The problem lies in how the pits are managed with multiple leaseholders and the lack of an overall reclamation strategy that facilitates the transition to the intended future end land use. Section 8 suggests the City and Yukon governments will try to do better but is light on how?

Section 4 Equity and Inclusion

- This is the most troubling section of the document not because of its intent but because it is unclear how it relates directly to the purpose of the OCP. There are far too many goals which could be reorganized and condensed into principles, objectives with policy and action statements that are either ambiguous or self-evident and should apply to a code of conduct for all governance activities. There are far too many motherhood statements when definitive, measurable action steps are needed.

- Regarding civic engagement, the draft does not go far enough with respect to decision making transparency and accountability. There is no commitment to comply with freedom of information requirements for example.

Section 5 Heritage, Arts and Culture

- The connection to the environment policies is reasonable with one obvious exception. There is no reference to protecting the Yukon River fishery and the city has a direct role it can play in through the design and management of surface run-off management and sewage effluent treatment. This belongs under Water Protection in Section 7.

Section 6 Climate Action

- The mitigation section needs to include specific statements/policies dealing with the clay cliffs management.
- It is unclear what pursuing opportunities to enable local food production entails.

Section 7 Environmental Stewardship

- The city says it will work cooperatively with both First Nations to protect environmentally sensitive areas, reduce natural area fragmentation, promote ecosystem health, and trail network interconnectivity. The logical starting point is the McIntyre Creek corridor yet there is no mention of KDFN's current Fish Lake watershed planning activity.
- There is clear public support for the McIntyre Creek Regional Park and the need for a management plan but no sense of priority relative to the proposed parks.

Section 8 Development and Growth

- Policy 8.3 should read "brownfield redevelopment.
- My principal concern is boundary definition, and this applies specifically to Maps 1 and 5 where the boundaries are considered "representational" subject to interpretation, but no criteria are provided on how much leeway exists. This creates issues and uncertainty for property owners looking for lot enlargements.
- There is no opportunity for proponents to attend Development Review Committee meetings which goes against the public desire for transparency.

Writing Meaningful Official Community Plans Goals, Objectives & Implementation Strategies

The intent of an Official Community Plan (OCP) is to serve as a roadmap from where the community is today to where it wants to be in the future. It starts with a clear, concise vision statement that provides the framework for organized, coordinated action. It answers these basic questions:

- Where are we today and where do we want to be tomorrow and why?
- How are we going to achieve the new vision?
- Who will do the work needed and in what order to get there?
- What information do we require, does it already exist or do we need to collect it; and,
- How will we measure progress to our desired goal or destination, so we stay on track?

A plan provides a focus to understand interrelationships between issues and opportunities, identify and select a preferred route to get there, establish priorities for action and establish a structure for moving forward. A jig saw puzzle provides a good example for community planning purposes. The more pieces there are, the more important it is to have an unclouded vision of the desired outcome over time. The puzzle box picture serves that purpose.

The minimum formal requirements are set out in the Yukon Municipal Act including a requirement to adopt the OCP by bylaw. An OCP is meant to be a future oriented community planning and management document, but the legislation undermines its value and purpose because clause 283(4) does not require the municipal council or any other affected Party to undertake any of the actions or projects outlined in it.

A typical OCP includes a brief overview of the current conditions relevant to the need for its preparation, the trends that are evolving and the challenges to be faced going forward. The plan is a two-headed coin, it needs to address current evolving issues and correct past mistakes as well as preserving future options. A common mistake is to mix up terminology particularly between goals and objectives. Goals spell out the future vision in broad, “big picture” terms and are usually not time specific or directly quantifiable. Objectives, meanwhile, define end results that lead to goal achievement. They are action oriented, interconnected, measurable and time specific. To use the jigsaw analogy, they are the main feature elements that together make up what the picture is about.

Implementation strategies describe the actions needed to be done, when and by whom to achieve an objective. They articulate in a workplan the policies, management actions, guidelines and assigned tasks how the necessary work can be done efficiently and effectively. This is the substance of the plan. A council that approves an OCP without a workplan and tangible progress performance measures for the recommended actions will fail.

Successful plans are logical, easy to read, concise, well-illustrated documents which outline what needs to be done, in what order and by whom, to achieve the desired future condition in concrete terms. They are visionary, learning from the past but geared to the future, incremental with tasks to be done and results achieved matched to the resources available. They are both process and tangible results oriented.

Two emerging trends in OCP preparation are a desire for more integrated and holistic planning documents that better link conventional community plans with infrastructure asset management and 5 Year capital budgeting. Despite extensive public consultation initiatives, public trust in all levels of government has been steadily declining. Citizens want greater transparency and accountability that only comes from performance measurement and explicit level of service standards. A well thought through and formally approved OCP with visible, tangible, progressive results will attract champions, converts and credibility. Whether writing a vision statement, goal, objective or policy, clarity of purpose in language use and logic is essential in editing the OCP and consistency in administration interpretation.