

## McCord, Darcy

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**From:** AY President  
**Sent:** September 12, 2022 9:04 PM  
**To:** Public Input  
**Subject:** Re Site plan for YBSS  
**Attachments:** YBSS.pdf

Letter of support attached

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Kristen Johnston  
President, Athletics Yukon

*We respectfully acknowledge that we live and work on the traditional territories of the Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*



September 12, 2022

Dear City of Whitehorse;

On behalf of Yukon Athletics, I am writing in support of Yukon Breeze Sailing Society expanding their storage facility in the proposed site plan. The proposed site plan does not in any way negatively affect our use of the trail around Schwatka Lake or any of our events at Athletics Yukon.

YBSS is a volunteer society providing summer youth employment and the community should support them in growing their programs to support more youth in our community. With these improvements to their site, YBSS will be better able to meet the increasing demand for recreational sailing in the Yukon.

We support Yukon Breeze Sailing Society with the new proposed site plan.

Warmest Regards,

*Kristen Johnston*

President, Athletics Yukon

**McCord, Darcy**

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**From:** Dylan L  
**Sent:** September 12, 2022 8:46 PM  
**To:** Public Input;  
**Subject:** Support for Yukon Breeze License of Occupation - PB 04-2022

To Whom it may concern,

I am writing this email to express my support of the Yukon Breeze Sailing Society permit application for additions on Schwatka lake. I believe that is a very appropriate use of the land and support the use case.

Thanks and best regards,

Dylan Letang

Whitehorse Yukon

## McCord, Darcy

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**From:** Genevieve Camire  
**Sent:** September 12, 2022 9:50 PM  
**To:** Public Input  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

Hello!

This email is to let you know that I am in support of the new proposal for the Yukon Breeze sailing club project! My partner just started sailing with the club and we attended the regatta last weekend with our 2 children and were thoroughly impressed with the Club! I believe it is a great addition to our beautiful city as well as another activity our children can participate in in the future! I would love to see the club expending to include more storage space and a better access.

Thank you for your time!  
Genevieve Camire

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## McCord, Darcy

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**From:** Maryne DUMAINE <  
**Sent:** September 12, 2022 10:31 PM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

Hi

My name is Maryne.  
I live in marsh lake, but I spent most of my time in Whitehorse, for work.

I support the Yukon Breeze Organsation in there project of infrastructure. Sailing is something that everyone should know about. We live in a world where climate change is on every days headlines. As a journalist, I know.

Sailing is a great environmentally friendly activity and should be supported by our government in a world where climate emergency has been declared.

I'm a sailor myself and I'm always amazed that so many people sail in the Yukon. It is essential to have decent, safe and user friendly infrastructure in order to teach any activity. It's a great outdoor activity and I ask the city council to please vote in favour of their licence.

Sailing requires some expensive equipment. It is essential that they have an appropriate place to store them, in order to maintain opportunities for sailors and novices as well.

Thanks for your consideration

Regards

Maryne Dumaine

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## McCord, Darcy

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**From:** Aaron Barker  
**Sent:** September 13, 2022 1:06 PM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze

Hi,

I just wanted to show my support for Yukon Breeze Sailing Club and their proposal to put in more seacans at Schwatka for storage.

### Licence of Occupation - PB 04-2022

This is a great group run by great people who do great things for our community. The fact they you are making them jump through these hoops is ridiculous.

Seacans are an easy and safe means of storage. I walk by their site regularly and it is well kept and well maintained. A couple extra seacans will not detract from the attractiveness of the area one bit.

Let them store their boats safely so they can continue to operate for years to come. We should be encouraging these groups not putting up road blocks for them.

Regards,  
Aaron

**McCord, Darcy**

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**From:** Aparna Verma  
**Sent:** September 13, 2022 1:57 PM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

This email is in support of permitting the Yukon Breeze Sailing Society to make improvements to their Schwatka Lake site. Yukon Breeze provides a unique and valuable contribution to the overall health and prosperity of Yukoners with cost-effective lessons, camps, events, youth employment and training in sailing. Allowing a secure, safe and visually appealing storage space for their boats and equipment will ensure that the equipment is kept in good, safe condition and allows the society to increase their number of boats. In turn, this will allow more Yukoners to benefit from the sport.

Schwatka Lake is a beautiful area that should be enjoyed by all types of users. Both trail and water activities should be accessible to all who are willing to learn about them, enjoy them and respect them. Yukon Breeze on Schwatka Lake provides benefits to Yukoners and complements other recreational activities within the community.

Sincerely,

Aparna Verma

## McCord, Darcy

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**From:** Cathy Hoehn  
**Sent:** September 13, 2022 3:32 PM  
**To:** Public Input;  
**Subject:** Fwd: Support for Yukon Breeze

Hello,

I am writing to offer my support to the Yukon Breeze Sailing Society (YBSS) for their proposed site plan. I support the recommendation to the CoW to approve the amendment to their license of occupation. This organization provides valuable recreational programming for children, youth and adults in Whitehorse. With improvements to their site, YBSS can continue to meet the demands for recreational sailing in Whitehorse.

As a user of the trails in and around Schwatka Lake, the proposed site plan does not negatively affect my use of the trails. I don't have a problem with seeing them while passing by.

Safe, secure storage of high quality equipment/gear is an essential element to offering programming. With boats currently stored in the open, vulnerable to vandalism in a city that sees a high degree of vandalism, this site plan ensures that the investments made by this organization will be protected from the threat of vandalism and the elements.

Lastly, this volunteer run organization provides unique services to a growing community as well as summer youth employment and it's my belief that the CoW should support the YBSS proposal to make the additions to their site on Schwatka Lake,

With thanks,



## McCord, Darcy

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**From:**  
**Sent:** September 13, 2022 9:46 AM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze License of Occupation - PB 04-2022

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Emails/phone calls to respond

To Whom It Concerns,

The Yukon Breeze Sailing Society (YBSS) has offered the following information and facts in support of changes to their license of operations:

“The Yukon Breeze Sailing Society (YBSS) offers valuable recreational programming to the people of Whitehorse.

- With these improvements to their site, YBSS will be better able to meet the increasing demand for recreational sailing in the Yukon.
- YBSS is well-suited on Schwatka Lake and harmonized with the other users of this shared resource.
- YBSS is a volunteer society providing unique services to a growing community.
- YBSS is a volunteer society providing summer youth opportunities and employment.

### Highlights of the 2022 Season

- 9 week kid's sailing camp where 48 children learned to sail and full-time, well-paying summer employment for two young instructors.
- 6 sold-out Adult Lesson sessions delivered to 36 adults
- 16 weeks of highly successful Tuesday Drop-Ins, which averaged over 8 participants each.

Well-over 200 people enjoyed their services in 2022.”

Recreational sailing is an environmentally low-impact and carbon neutral recreational activities available to the citizens of Whitehorse, as are other water and trail use sports. Any of these activities will have some negative impact, for YBSS it is the need for secure storage with ready access to Schwatka Lake. No different than the societies that offer canoe, paddleboard or kayaking sessions. YBSS has a solid plan to mitigate the visual impact of using containers for storage as containers are really the only viable solution open to them due to the land use regulations in place. Several times during trail network planning process of a few years ago, city administration stressed the need for user groups to share recreational spaces and be cognizant of the concerns of other users. YBSS has demonstrated their commitment to sharing of resources by making their dock and picnic facilities available at all times for others to use. During YBSS events, passersby's are welcomed to stop for a chat, a visit, and sometimes a burger!

We fully support YBSS and request that the City of Whitehorse approve the changes to License of Operation PB-04-2022.

Lorraine & Doug McRae

Whitehorse, YT

**McCord, Darcy**

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**From:** Lynne Matthews  
**Sent:** September 13, 2022 8:57 PM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

Hello,

This email is to voice my support for the above licence of occupation. I think it will be a good addition to the area and help diversify water recreational activities.

Lynne Matthews

## McCord, Darcy

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**From:** Lemaire Anne-Marie  
**Sent:** September 14, 2022 5:40 PM  
**To:** Public Input  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

To the city of Whitehorse

Hello,

I fully support YBSS proposed site plan and recommend the City to approve the amendment to their license of occupation. With these improvements to their site, YBSS will be better able to meet the increasing demand for recreational sailing in the Yukon.

The proposed site plan does not in any way negatively affect my use of the mountain bike trails around Schwatka Lake. YBSS is well-suited on Schwatka Lake and harmonized with the other users of this shared resource.

It is also a volunteer society providing unique services to a growing community and the community should support them.

Thank you for reading this email.

Anne-Marie Lemaire

## McCord, Darcy

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**From:** Clea Roberts  
**Sent:** September 14, 2022 2:49 PM  
**To:** Public Input  
**Cc:** YBSS  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

Clea Roberts

20 Mossberry Lane

Whitehorse, Yukon

Y1A 5W4

Dear Mayor and Council,

I am writing in strong support of Yukon Breeze Sailing Society's (YBSS) application to make much needed, low-impact changes to their site on Schwatka Lake. YBSS is a non-profit society that is making significant positive contributions to how people engage and enjoy Whitehorse's wilderness. YBSS's valuable recreational programming and their conscientious and low impact use of the site they occupy on the shore of Schwatka Lake, enriches our growing community and deserves the support of the City of Whitehorse.

As someone who has walked the trails around Schwatka for over twenty years, I have never found the presence of YBSS (or any other non-profit that operates lakeside) to impact my enjoyment or access to the area. The existing, temporary structures at the YBSS site do not inhibit my enjoyment of the trails or access to the lake. YBSS is happy to share their dock and picnic table with anyone who comes by. In my mind this makes YBSS is a good neighbour and a responsible user group of the site.

I have always been impressed by the tidy way the YBSS site is managed and the open and welcoming attitude of staff and people participating in programming. While watching my children sail, I have met many, many people using the trails who are genuinely interested and enthusiastic about the presence of a sailing club in Whitehorse. The YBSS site location is the perfect place for learning to sail small craft and for families to access these types of programs. Much like the cross country ski club at Mt Mac, the YBSS site offers easy access to wilderness recreation opportunities for Yukoners. I feel that in light of the climate emergency we are experiencing, ecologically responsible and carbon neutral activities like skiing, biking, paddling and sailing should be a priority for the city as it plans for recreation infrastructure.

The site changes proposed by YBSS will mean additional seacans will be brought on site. I have reviewed the site plans and believe the location of the proposed seacans will blend harmoniously with the surrounding environment. I believe the existing seacans are painted green and they are very unobtrusive. The positioning of the proposed additional seacans is further away from the trail than the existing seacans, so the visual impact will be even less.

In addition to the YBSS site, Schwatka Lake is also the site of the dam, the fish ladder, various float planes and their docks, and other non-profits like Flatwater North and the Canoe and Kayak Club. If someone is looking for an untouched wilderness in which to recreate other walks to less developed lakes are easy to access. The city has thoughtfully developed an entire network of trails that lead to many other lakes (some have trail heads off Chadburn Lake Road, some in nearby Riverdale) ensuring access for a variety of wilderness experiences for Whitehorse residents and visitors.

I hope that Mayor and Council will seriously consider YBSS's application and approve it so that YBSS can continue to offer its well-organized, high quality, low-impact programming. They really need the additional temporary structures to store their boats securely because their boats are essential for their program delivery. I am truly grateful for the efforts by YBSS to deliver their programming for our community and my own family. The feelings of community and confidence their programs have inspired in my children are remarkable. Whitehorse should support YBSS's good work!

Sincerely,

Clea Roberts

## McCord, Darcy

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**From:** Scott Williams  
**Sent:** September 14, 2022 11:20 AM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

Dear Whitehorse City Council,

I am writing in enthusiastic support of Yukon Breeze Sailing Society (YBSS) and the storage plans for their boats. The use of shipping containers (Seacans) is the most efficient and cost-effective way to store such valuable assets. Indeed, the use of Seacans has been important for other local organizations that likewise promote healthy outdoor activities for people of all ages. These include Flatwater North, the Whitehorse Cross-Country Ski Club, Cross-Country Yukon, and the Yukon Canoe and Kayak Club.

Schwatka Lake is one of the many reasons we are so fortunate to live in Whitehorse. Its accessibility and appeal arise from a unique mixture of natural beauty and existing infrastructure: floatplane docks, the public day-use area, surrounding trail networks, not to mention the hydro dam. Carefully placed and well-maintained storage containers for YBSS boats are a welcome addition to a body of water ideal for teaching sailing skills and promoting healthy outdoor lifestyles for both locals and tourists alike.

Sincerely,  
Scott Williams

## McCord, Darcy

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**From:** Shelby Weicht  
**Sent:** September 14, 2022 6:37 PM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

To whom it may concern,

My name is Shelby Weicht and this past summer I was the head instructor at Yukon Breeze Sailing Society. As a Sail Canada coach with 4 years of experience, it is my goal to allow youth and adults to have a fun, safe, and educational environment while participating in a camp/learning program. While we certainly made do with what we were given, the issue of storage and indoor space made the summer particularly difficult. The changes to the site that the society board is requesting are necessary for the improvement of future programming.

Not only would extra storage solutions allow for our boats to be kept in safe and good working condition but it would also allow for us to have more indoor "classroom" space. This will improve the enjoyment and success of our program. As we all know the Yukon weather is in charge and can change in the blink of an eye. Having no indoor space or covered classroom area for youth and adults is a safety issue at the core but it is also just completely unenjoyable for people participating in our programs to be cold, wet, and exposed to the elements for long periods.

While having a completely "outdoor" camp is doable, it is challenging and does not allow for the growth of the program. The city of Whitehorse should be very proud to be home to the only sailing club north of the 60th parallel and with that, the city government should support the continuation and growth of Yukon Breeze Sailing Society. I can say with great confidence that the improvement of storage options/classroom space is 100% necessary and without it, the sailing community in the Yukon (which has blossomed this summer) will not grow and there will not be a space for sailing camps/programming in the future which would be a major loss to the community of Whitehorse.

Thank you for your time,

Shelby Weicht.



## McCord, Darcy

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**From:** Ben Guinan  
**Sent:** September 15, 2022 9:39 PM  
**To:** Public Input  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

To whom it may concern,

I am emailing to express my support for Yukon Beeze Licence of Occupation application. This license expansion will allow the the volunteer society to provide better and broader recreational sailing to meet a growing demand in Whitehorse.

I personally have attended sailing evenings on Schwatka Lake. Great turn out and amazing volunteer support on every occasion. Sitting on the picnic tables watching the boats was also a great way to meet everyone.

My neighbours had children who were able to take advantage of the summer kids sailing program which they otherwise would not of been able to experience sailing in Whitehorse. Summer programming for kids is always a huge demand and should be in my opinion the City of Whitehorse responsibility to support existing and growing options.

I also frequent Schwatka Lake for bike riding and boating. I feel that the location of Yukon Breeze does impede on any other uses. The volunteers a Yukon Breeze were always diligent of safety and maintaining an organized and clean boat launch.

I hope this input is helpful towards a successful application.

Thank you,  
Ben Guinan

## McCord, Darcy

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**From:** Dana Mills >  
**Sent:** September 15, 2022 10:15 PM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

To whom it may concern,

I support the Yukon Breeze Sailing Society's (YBSS) proposed plan and recommend that the City of Whitehorse approve the amendment to their license of occupation.

I have sailed with the Yukon Breeze Sailing Society a number of times in the past couple of years. It has been as awesome way to enjoy being out on the water and something that I would not be able to do without the volunteers and boats owned by the sailing society. The sailing society is run by hardworking volunteers and it provides a unique opportunity for all Yukoners; children and adults alike. The popularity of sailing on Schwatka Lake is increasing and I believe that the sailing societies proposed plan will be able to accommodate more sailors - both new and experienced. The City of Whitehorse should support YBSS's site plan to be able to support Yukoners' access to sailing, which is not available anywhere else in the Yukon. Also, the proposed site plan would not impact the surrounding area/trails for other activities (hiking, biking, etc.) which many enjoy.

Dana Mills

**McCord, Darcy**

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**From:** Georgi Pearson  
**Sent:** September 16, 2022 2:49 PM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

I am writing to support the Yukon Breeze Sailing Society and their pursuit of an amendment to their licence of occupation on the shore of Schwatka Lake. Our family has benefited from the drop in nights and the adult sailing lessons. We also use the trails to run and bike on and have not been negatively impacted by the location of the current sea cans. Friends have commented how they like to see the sail boats on the water while out for a walk or a run. They provide another vibrant, inspirational and pleasing use of the Lake that benefits the users and the observers too.

We are excited for yet another outdoor activity on offer in Whitehorse, thanks to the hard work of the Sailing Society.

Thank you,  
Georgi Pearson

## McCord, Darcy

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**From:** Kristina Beckmann  
**Sent:** September 16, 2022 9:55 PM  
**To:** Public Input  
**Cc:** Yukon Breeze Sailing Society  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

Dear City of Whitehorse City Council members,

My name is Kristina Beckmann, and I am writing this letter in support of the Yukon Breeze Sailing Society's permit application PB 04-2022.

I have lived in Whitehorse for the past 8 years, and only discovered the Yukon Breeze Sailing Society last year when a friend brought me to one of their drop in nights in August of 2021. That drop in night was such a great experience, that I ended up taking the adult lessons this year, and have sailed several other times this summer during the Tuesday drop in nights. My husband and I even participated in the latest regatta event. As someone new to the sport of sailing, I have been really impressed with the programs and opportunities offered by this club, and also really appreciate the welcoming and inclusive atmosphere every time I have shown up there.

At the last sailing event that I attended, we got to hear about the Society's proposed plan to expand the site with the additional sea cans, and I think their plan is very well thought out and will have very little (if any) impact on the surrounding area. It's my understanding that a few people have voiced concerns that the additional sea cans would negatively affect their use of the area, and I have to say that I completely disagree with this sentiment. The existing sea cans have been there for a little while now, and I honestly never noticed them before, and the additional sea cans would not be that much bigger of a footprint. I've even heard some runners say that they like the sea cans because it lets them know where one of the turns are during the Trail Marathon! I am a frequent trail user, and the extra sea cans would not in any way encroach on the trails, and if the sea cans are truly offensive to anybody...then there are literally hundreds of other sea can-free trails in Whitehorse.

In my opinion, the benefits and opportunities that this Society provides vastly outweigh the petty concerns of a vocal minority. Here are some examples of some of the programming & opportunities that the Yukon Breeze Sailing Society offers:

- kids sailing camps;
- summer jobs for camp instructors;
- adult lessons (that sold out very quickly);
- weekly drop in nights, where anyone can pay \$20 and take out a boat for the evening;
- beginner regatta races, and more.

Sailing is such a unique sport, and I think it's so amazing that we have a club/Society here in Whitehorse where people can come and give it a try. I've seen all kinds of community members from families, to teenagers to couples on date nights come out to sail on the drop in nights. I've even had pretty young kids (who have done the kids camps) help me rig the sails on the boats, which is really neat to see.

Approving the permit for this expansion would help the Society store their new boats in a more secure manner, and free up a covered area that can be used for teaching lessons in inclement weather. Please accept this letter of support for their proposal. I would also highly recommend you come out and sail on Schwatka lake with us if you haven't already!

Sincerely,

Kristina Beckmann

## McCord, Darcy

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**From:** Claire Robson  
**Sent:** September 17, 2022 5:50 AM  
**To:** Public Input  
**Subject:** Support for Yukon Breeze Sailing Society

To whom it may concern,

I am emailing in support of Yukon Breeze Sailing Society. I have been familiar with the society for many years now and have grown to see it as a staple part of the Yukon's outdoor recreational ecosystem.

Yukon Breeze Sailing Society provides unique, valuable programming to Yukon adults and youth. It is essential that northern youth have the same opportunities as the rest of Canada, and without Yukon Breeze, there would be no opportunity for youth to learn to sail. It is clear to me that the society's expansion plan is to help them continue to run high-quality programming that is on par with the rest of Canada. They are not settling for a "good enough for the Yukon" attitude. With these improvements to their site, YBSS will be better able to meet the increasing demand for recreational sailing in the Yukon, rather than turn people away.

I frequent the Yukon Breeze site area on Schwatka very regularly – by foot, by boat and by car. It is nearly impossible to tell that the site is there unless you are directly walking or biking through it. I understand that many folks who have spoken against the expansion plan have done so because they fear the aesthetics of the site will be compromised. I, for one, believe that offering northern youth access to unique, high-quality opportunities far outweighs minor aesthetic preferences.

Additionally, this summer, Yukon Breeze Sailing Society created summer job opportunities for youth. Allowing their program to expand would only result in more similar employment opportunities.

Denying the expansion plan means you would be denying many Yukoners from experiences they would otherwise not have access to. Denying the expansion would mean that the status quo is "good enough" for Yukoners.

I hope you consider these points when you make your decision.

Sincerely,

Claire Robson

## McCord, Darcy

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**From:**  
**Sent:** September 18, 2022 8:31 PM  
**To:** Public Input  
**Subject:** Support for sailing club site at Schwatka lake

I am writing to express my enthusiastic support for the proposal by the sailing club to expand and consolidate storage at its site on Schwatka Lake.

Approving this proposal would be a great example of thoughtful implementation of the City's Chadburn Lake Park Management Plan. The proposal not only complies with but actively promotes the vision, management directives, and zoning (management areas and area-specific management directives) committed to in the park management plan.

As an avid user of the trails in this area, I want to be clear that the proposal would not have any negative impact on my use and enjoyment of the area. Quite the contrary.

The services offered by this club, with the support of the City, have a huge positive impact on the quality of life for our residents. Please support their application and let them keep making Whitehorse an even more amazing place to live!

Thank you

Jean Langlois

**McCord, Darcy**

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**From:** A Rodgers  
**Sent:** September 19, 2022 4:17 PM  
**To:** Public Input  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

Hi There,

I am in support of the plans for the development of the sailing club site. I think it's wonderful that the city supports a diverse and accessible set of outdoor activities. It adds to culture and encourages activeness in our population.

I do not feel that the changes will affect my personal use of the trails or lake and look forward to seeing the updates.

Best,

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Andrea Rodgers



## McCord, Darcy

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**From:** Catherine Welsh  
**Sent:** September 19, 2022 10:01 AM  
**To:** Public Input  
**Subject:** Fwd: Expansion of Yukon Breeze Sailing Society

*Hello, writing to support the Yukon Breeze Sailing Society (YBSS) proposed site plan and recommend that the City Of Whitehorse approve the amendment to their license of occupation.*

*With these improvements to their site, YBSS will be better able to meet the increasing demand for recreational sailing in the Yukon. The proposed site plan does not in any way negatively affect my use of the trails/my organization's activities/my ability to enjoy the trails around Schwatka Lake.*

*Thank you,*

*Catherine Welsh*

## McCord, Darcy

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**From:** Keith Lay  
**Sent:** September 19, 2022 11:46 AM  
**To:** Cameron, Kirk  
**Cc:** McCord, Darcy; Public Input  
**Subject:** Fwd: Notice of Public Input Session Chadburn Lake Road/Yukon Breeze Sailing Society

Hi Kirk,

I got the *Conditional Use Application/Notice of Public Input Session* notice on September 9/2022 from the City, probably because I made a *personal* (not ATWA) submission to the original application. (See the notice below.) The notice appeared in local papers on the same day.

City Council rejected the *Yukon Breeze Sailing Society's* previous application on **June 13, 2022**.

My reading of the Zoning Bylaw suggests that as section 4.16.1 of the bylaw says, "another application on the same site for the same use or **a use similar to that which was refused** shall not be accepted from the same or any other applicant until **at least six months after the date of the refusal.**" As such, the current application should not be brought forward to City Council until **December 13, 2022**. See <https://www.whitehorse.ca/wp-content/uploads/2022/06/ZoningBylawupdatedJanuary2-1-1.pdf>. (Page 40)

In the video of the June 13 meeting, Director Gau said that **a year** would have to pass before a new (similar) application could be entertained by the City. There seemed to be much confusion at the meeting about this aspect, which frankly should not have been accepted by councillors. At the meeting reference should have been made by administration to the pertinent section of the bylaw for clarification as to what the rules were concerning a new (similar use) application by the same society.

Those of us who sent in submissions were given the impression that we would not have to worry about a similar application by the society for at least a year, although the bylaw seems to suggest six months. Now we are faced with responding to what an initial review indicates is an application which repeats the same concerns that the previous one did. Entertaining this new application will send a very poor message to members of the public who take the time to make their concerns known.

I find the manner in which this application is being handled is simply inappropriate. There will be a delegate presentation by a member of the *Yukon Breeze Sailing Society* on Tuesday, September 20. There will be a public input session on September 26. So, the public is supposedly given around 17 days to either make a written submission and/or appear in some manner at the public input session. (The last application received much attention by the media, so more members of the public became aware of the application.)

We are now asked to respond to an application that from an initial review virtually mirrors the original request and one which (those of us who raised objections) were under the impression was a dead issue for at least a year.

Perhaps you could ask administration about section 4.16.1 of the Zoning Bylaw and determine how this application conforms to that section.

Cheers . . . Keith



**Conditional Use Application**

KM 1.5 Chadburn Lake Road

*Application for Conditional Use to expand an existing Outdoor Participant Recreation Services use at the Yukon Breeze Sailing Society licence area on Schwatka Lake.*

For more information, visit [whitehorse.ca/amendments](https://whitehorse.ca/amendments), or contact Darcy McCord, Senior Development Officer, at [darcy.mccord@whitehorse.ca](mailto:darcy.mccord@whitehorse.ca).

A Public Input Session will be held on September 26, 2022 at 5:30 p.m. Council Chambers is open to the public. Physical spacing is in place and some COVID-19 protocols apply.

Email comments to [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca) by September 26 at noon. Any written submissions will be provided directly to Council for their consideration.



**Unsubscribe | Manage your subscription**

**McCord, Darcy**

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**From:** Wolfgang Woeste  
**Sent:** September 19, 2022 10:00 AM  
**To:** Public Input  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

I fully support the proposed change to the license of occupation for the Yukon Breeze Sailing Society. With those new boats the society can finally offer more programs and activities to all yukoners. But they will need to be securely stored. In order to do that Sea cans are the best option in terms of price, security and are easily removable.

Thanks  
Wolfgang Woeste

**McCord, Darcy**

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**From:** Christopher >  
**Sent:** September 20, 2022 10:45 AM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

Hello,

I have had the opportunity to see what the Yukon Breeze Sailing Society (YBSS) brings to this community. It offers valuable recreational programming to the people of Whitehorse.

I support their proposed site plan and recommend the City approve the amendment to their license of occupation.

I have witnessed firsthand the education, fun, and joy the YBSS can bring to people of all ages in the Whitehorse Community.

Please help the YBSS make expansions to their site so that they may grow and continue to support the community.

Thank you,  
Christopher Yearwood

## McCord, Darcy

---

**From:** Benjamin Johnston-Urey  
**Sent:** September 22, 2022 4:43 PM  
**To:** Public Input  
**Cc:**  
**Subject:** BBBSY Support for Yukon Breeze Licence of Occupation - PB 04-2022  
**Attachments:** YBSS Letter of Support.pdf

Please see our attached letter of support for Yukon Breeze Sailing Society, regarding their proposed site plan.

Warm regards,

**Ben Johnston-Urey (he/him)**

**EXECUTIVE DIRECTOR,** Big Brothers Big Sisters Yukon

305 Wood Street, Whitehorse YT Y1A 3E7



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305 Wood Street  
Whitehorse, YT  
Y1A 2E7

September 22, 2022

Dear City Council,

Big Brothers Big Sisters of Yukon is proud to support the Yukon Breeze Sailing Society (YBSS) proposal for making much needed additions to their site on Schwatka Lake. As a volunteer society, YBSS offers enriching programming for all ages- including the mentors and mentees enrolled in our mentoring programs.

The site improvements detailed in their proposal will permit even more individuals and organizations in our community to benefit from the experience, and training, YBSS offers. Big Brothers Big Sisters of Yukon also recognizes the positive impact to our community's health and wellness that YBSS will offer in being able to provide additional safe, outdoor recreational activities.

As such, Big Brothers Big Sisters of Yukon recommends the City approve the amendment to YBSS's license of occupation. Thank you for your consideration, and please don't hesitate to contact me if you have further questions.

Sincerely,

Ben Johnston-Urey  
Executive Director  
Big Brothers Big Sisters of Yukon

## McCord, Darcy

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**From:** Lindsay Hartland  
**Sent:** September 21, 2022 10:13 AM  
**To:** Public Input  
**Subject:** Support for Yukon Breeze

To whom it may concern,

I am writing this in support of the proposed expansion for the Yukon Breeze Sailing Club. My family of 5 was fortunate enough to take part in the Tuesday night drop in sessions offered at Schwatka Lake this summer.

The volunteers running the drop in were lovely, they were very knowledgeable and engaging with not only myself but our children who range from ages 9-15. It was amazing to watch my children learning new skills out on the water and was impressed at how quickly they were out sailing. I also was able to accompany two of my children in one of the FJ's for a night of sailing.

I think Yukoners are so fortunate to have this amazing opportunity at their fingertips, and that allowing for an expansion of the current site will allow not only for boats to be stored in a proper manner, but also for expansion of programming offerings in the future. I think that Yukon Breeze has also done a wonderful job of having minimal impact on the surrounding nature in comparison to the float plane docks across the lake. For all the years I have been using the Schwatka day areas, I had never noticed the set-up tucked away into the bush and was surprised to learn how long they had occupied the site.

I also think that diversification of outdoor activities for everyone from youth to seniors is important as well. [Whitehorse Walks](#) website lists that there are over 100 trails of which most are multiuse and [trailforks.com](#) has 464 identified. These trails are used by a large number of people for hiking, biking and skiing. These are wonderful activities but not always an option for everyone, such as myself who has damage in both knees but still love the outdoors. Water sports such as canoeing, kayaking and sailing are a wonderful alternative but we are limited in the Whitehorse area for bodies of water. so utilizing Schwatka Lake is most ideal.

I hope that City Council will approve this expansion as I know prior to the last Civic Election all were in favor.

Lindsay Heynen  
2nd Generation Yukoner



## McCord, Darcy

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**From:** Julia Sohn  
**Sent:** September 22, 2022 4:47 PM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

Hello,

I'm writing to express my support for the Yukon Breeze Sailing Society (YBSS) and their proposed site plan. I hope the City chooses to approve the amendment to their license of occupation.

The YBSS is an integral part of Yukon's recreational community, offering great opportunities for Yukoners of all ages to get involved in sailing. YBSS's proposed amendment would allow them to meet the needs of Yukoners who want to get involved now and in the future. I am very happy with their proposed site plan, and don't feel that it has any drawbacks; I will still enjoy the trails and other recreation opportunities in the Schwatka Lake area.

YBSS is made up of volunteers who work hard to offer incredible services to children and adults, and I think the City of Whitehorse should support them in any way possible to continue their work.

Thanks,

Julia

## McCord, Darcy

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**From:** Katharina Marcin  
**Sent:** September 22, 2022 10:52 AM  
**To:** Public Input  
**Subject:** Support for Yukon Breeze

Good morning--

I am writing in support of Yukon Breeze, and sailing programs in Whitehorse. Secure storage of equipment for this program are integral to the survival and extension of programs that support local youth employment (with well-paying summer jobs), empower residents to be comfortable with sailing and water safety, and inspire Yukoners of all ages to enjoy the wilderness city for what it is.

I have many years of experience as a dragon boater and outrigger canoeist from Vancouver with secure equipment storage in seacans. They are an effective way of maintaining the safe storage of equipment and maintain their integrity throughout the seasons. They are well-designed to blend with an aquatic landscape and have negligible environmental impact. The seacans become part of the unique view of a lake that is already used for float planes and other commercial endeavours--Schwatka is far from a pristine environment, and is the city's outdoor mixed-use recreation facility.

In order to support sailing and other water sports and all of the added economic and social benefits they bring to Whitehorse residents, Seacan storage is the next logical step. I am strongly in support of this proposal from Sea Breeze, as a downtown Whitehorse resident, who uses their docks in the summer on a regular basis.

Thank you for your consideration,

Katharina Marcin

## McCord, Darcy

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**From:** Lawrence Brennan  
**Sent:** September 22, 2022 2:23 PM  
**To:** Public Input  
**Cc:**  
**Subject:** PB04-2022 Letter of Support

Good morning.

The Yukon Breeze Sailing Society (YBSS) offers valuable recreational programming to the people of Whitehorse. The Yukon Canoe & Kayak Club (YCKC) supports their proposed site plan and recommends the City approve the amendment to their license of occupation. With these improvements to their site, YBSS will be better able to meet the increasing demand for recreational sailing in the Yukon. The proposed site plan does not in any way negatively affect YCKC members' use of the area around Schwatka Lake.

-Lawrence



**YUKON CANOE & KAYAK CLUB**

**Lawrence Brennan**  
**Executive Director**

| [www.yckc.ca](http://www.yckc.ca)

**4061-4th Avenue, Whitehorse YT Y1A 1H1**

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## McCord, Darcy

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**From:** Adi Boon  
**Sent:** September 22, 2022 11:52 PM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

To whom it may concern:

I support the proposed changes to the Yukon Breeze Sailing society site plan, and would like the city to approve their amended plan.

As a resident of Riverdale, and a user of the trails along Schwatka Lake for dog walking, running and mountain biking, the proposed plan does not interfere with my usage or enjoyment of the trails.

I have also participated in the drop-in sailing nights in the past and like that this community society is available in Whitehorse, and provides a fun activity for kids with their sailing lessons, and for other sailors and learn to sail and do some racing in the summer. It's a great volunteer-run society that I hope will continue to grow, to keep providing new opportunities for water sports in the Yukon.

Thanks for considering.

Sincerely,

Adrienne Boon

## McCord, Darcy

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**From:** John Pattimore  
**Sent:** September 23, 2022 2:54 PM  
**To:** McCord, Darcy  
**Cc:**  
**Subject:** Proposed development PB-04-2022 Yukon Breeze Sailing Society 12 Sept2022

Hi Darcy,

We understand that the Chadburn Lake Park Management Plan does identify the area as an “intensive recreation” management area, which could include new facilities such as this one, as originally permitted.

A similar application was submitted and the notice received after May 6/2022. We saw that that Proposal was denied, due to the extent of the area proposed for use.

The difference between 3 shipping containers in the May Proposal and 2 containers in this September Proposal, does not address the aesthetics and the out of place nature of these industrial looking structures.

Short of complete cladding of the containers with stained wood, a more aesthetically pleasing coat of paint might improve this facility.

The reconfiguring of the use area to a smaller footprint than is more acceptable.

Thanks for the opportunity to comet on the proposal.

Regards,

John

Shàw níthän | Gùnáłchîsh | Mähsí'cho | Thank you



John H. Pattimore,  
Development Assessment Specialist  
Heritage, Lands & Resources | Kwanlin Dün First Nation

## McCord, Darcy

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**From:** Ken Sylvestre  
**Sent:** September 23, 2022 8:31 AM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022  
**Attachments:** BARA - re Yukon Breeze Permit for Schwatka Lake.pdf

--

Ken Sylvestre



## Boreal Adventure Running Association

2022-9-23

City of Whitehorse  
via [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)

RE: Yukon Breeze Permit for Schwatka Lake

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The Boreal Adventure Running Association (BARA) is a non-profit society that hosts the annual Yukon River Trail Marathon which uses trails along Schwatka Lake, the Yukon River and in the Chadburn Lake area. Our course is immediately adjacent to the Yukon Breeze site.

We feel that the improvements being sought as part of the permit will not impact our route and usage of the trails to hold our annual event. We request that existing trails are recognized as part of the permit and that any modifications be done in consultation with trail users.

The usage of Schwatka Lake for non-motorized water activity is a really important aspect of the Yukon Breeze initiatives and provides a wonderful community resource.

Ken Sylvestre  
Treasurer, BARA

## McCord, Darcy

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**From:** MéliSSa Sauvé Dupont  
**Sent:** September 24, 2022 9:28 PM  
**To:** Public Input  
**Subject:** letter of support  
**Attachments:** letter of support.docx

Hi,

Attached is a letter of support for YBSS.

Best,

Melissa Sauve Dupont

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



Sept 24 2022

Yukon Breeze Sailing Society

Whom it may concern,

We, Etienne Gros and Melissa Sauve Dupont, would like to express our support for the Yukon Breeze Sailing Society. We believe that the expansion of storage at the side on Schwatcka lake would help meet the increase demands for recreational sailing in the Yukon, without negatively impacting the trails around that area.

Both Yukon residents, sailors and now part a wider sailing community, we own a 33-ft sailing boat, that we use to keep in Skagway until the pandemic (now in British Columbia). We believe that the Yukon Breeze Sailing Society offers an incredible variety of sailing activities to kids, youth, adults, and families – which would not be possible without their involvement. These unique and local sailing experiences are a perfect way to bring children, families and adult together, while learning new sailing skills crucial to everyone's safety. We had the pleasure to participate to the "adult drop in sailing" and it has helped us to improve our sailing skills and build connections with other sailors. Dinghy sailing is also an ideal pathway to learn to safely sail larger boat.

We hope that this new initiative will be supported so that the Yukon community can benefit of these unique sailing opportunities!

Best regards,

Melissa Sauve Dupont



Etienne Gros

## **McCord, Darcy**

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**From:** Daniel Gilhooly  
**Sent:** September 26, 2022 10:02 AM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for the Yukon Breeze Sailing Society  
**Attachments:** YBSS Support Letter - D.Gilhooly.docx

Good Day,

Please find attached a letter of support for the YBSS.

Regards,

Dan Gilhooly

Dan Gilhooly

Whitehorse, YT

26 September 2022

City Council  
City of Whitehorse  
2121 Second Ave  
Whitehorse, YT  
Y1A 1C2

**RE: Letter of Support for the Yukon Breeze Sailing Society**

To Whom it may concern,

My name is Dan Gilhooly and I am writing to you today to express my support for the Yukon Breeze Sailing Society (YBSS). Over the past year, I have been actively sailing with the society and believe that they, as an organization, stand to bring a valuable resource to the city at large.

First of all, the sport of sailing is an excellent outlet for both adults and youth within the city. It is a sport which promotes not only full body exercise, but active engagement mentally as sailors are forced to engage with natural conditions and strategize in order to maneuver the boat effectively. Much like the sport of rock climbing, it forces participants to engage not only physically but mentally as it requires the coordination of exertion, situational awareness, and crew management. I can well remember learning to sail as a youth and always found the sport challenging and rewarding – I am sure that youth engaging with YBSS through their lessons and camps are having the same experience.

Second, again like the sport of climbing, it has virtually zero ecological impact. The boats are powered directly by wind energy and physical output. Operating the boats generates absolutely zero waste products (pollution) and local flora and fauna are undisturbed. All necessary infrastructure, such as a boat launch and dock, already exist and are no more intrusive than those used for powered boats. Noise pollution is non-existent.

Third, this sport, and the YBSS, are self-sufficient. The city would be required to offer virtually nothing in terms of resources in order to facilitate this sport. Considering the amount of money and time spent to establish and maintain walking, cycling and ATV trails, the Canada Games Center pool, and other associated facilities for sports such as hockey and baseball, sailing requires little more than maintenance of the existing road access and nothing more.

Fourth, I am given to understand that YBSS is also considered a 'good neighbour' by most other users. It does not presently cause interference with float plane operations on Schwatka Lake and, like virtually anywhere else sailboats are found, they are easy to integrate with other types of marine traffic. I have been to the base site several times and found the structure to be in good repair, litter and garbage to be non-existent, and the staff to be well versed on local concerns and mindful of other users.

Fifth, the demand for the YBSS is growing. While I am not a party to their operations throughout the season, everything I have observed tells me the society has been well received and the demand usually results in all boats being deployed. Given the enthusiasm I have seen for sailing in other areas where I have lived, I have little reason to doubt the staffs claim that demand for the YBSS and the sport of sailing is growing within the community.

With the above being said, I have been informed that there are some members of the community which are opposed to the location and any expansion of operations of the YBSS. My understanding is that some members of the mountain biking community find the non-permanent structures at the site 'distracting' and could potentially cause riders to be 'surprised' by the buildings and fall from their bikes. In defense of the YBSS, and as someone who has ridden a bike, I find these arguments less than persuasive. Bikes are regularly used by riders in areas of high traffic where their surroundings are constantly changing and in remote areas where riders are forced to adapt and overcome natural surroundings as they appear. The idea that a fixed structure set back from the trail has the potential to cause accidents with riders is, to put it mildly, ridiculous. If riders find this to be a true impediment to safe riding, they may not be of a caliber to ride off of asphalt and are welcome to explore the dozens of trails around the city that currently exist for them to enjoy their sport.

In closing, I would like to re-assert my full-fledged support for YBSS continuing operations and being allowed to expand their footprint to better serve the community of Whitehorse. They are promoting a sport which is engaging, rewarding, and promotes water safety awareness. Many activities enjoyed by the citizens of Whitehorse require powered vehicles producing pollution or infrastructure which have significant annual care and maintenance fees. The YBSS requires neither. It is as 'green' as a sport possibly could be and aside from a boat launch and existing roadway, requires nothing in terms of infrastructure support from the city. As a tax-paying citizen of this community, the question to me is not why the City would continue to support the YBSS, but what possible argument there could be to not support it?

I would like to thank all members of the City Council in advance for their consideration. It is my sincere hope you find merit in supporting a society and sport which promotes active living to citizens of all ages and is positive and renewable outlet for all concerned. Please feel free to reach me at  
should any clarification be required.

Regards,

Dan Gilhooly

## McCord, Darcy

---

**From:** Paula Mowat  
**Sent:** September 26, 2022 9:35 AM  
**To:** Public Input  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022

Hi,

I wanted to drop a line (and hope it isn't too late), to write an email in support of the Yukon Breeze Sailing Society's application for a permit to add temporary structures to their site.

As someone who enjoys popping down to Schwatka Lake on sunny afternoons in the summer to go for swims, I really like being able to use YBS' dock to sit in the sun and jump off of. I don't notice the structures when I'm walking along the lake, as they are a bit set-off. I think that when I consider how I spend my time around the lake, I spend most of it looking out towards the lake rather than towards shore. This is probably because the road itself is actually quite close along the lake, meaning that the strip of trees between the road and lake are not particularly tranquil and allow for more multi-purpose use (such as parking, many short trails; storage).

It makes sense to me that the society would be able to store their boats and equipment on-site. As they have been able to secure funding to purchase a few more boats to help build out their programming, it continues to make sense to be able to store these boats at the primary location where they will be used.

In terms of facilitating their programming, having boats on-site makes sense. It is practical, as this doesn't then require vehicles and trailers (as well as drivers) to be able to transport boats when programming is scheduled. Storing boats seems both better for reducing emissions as well as safer (not having large trucks driving the road unnecessarily, especially during summer days when the road can be busy).

I'm personally not a sailor, but I think it is impressive that there are folks in our community who are passionate enough to commit to this concept and are keen to share their love of sailing with kids as well as adults.

I support their proposed site plan and recommend the City approve the amendment to their license of occupation.

Thanks,  
Paula Mowat

## McCord, Darcy

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**From:** Troy Searson >  
**Sent:** September 26, 2022 11:00 AM  
**To:** Public Input  
**Subject:** Support for Yukon Breeze Licence of Occupation - PB 04-2022.

Hello City of Whitehorse,

I am in support of Yukon Breeze Sailing Society's request to expand their operations at Swatchka Lake. More opportunities like this are needed to further expand our parkland area southeast of town. Thank you for your consideration.

Regards,  
Troy Searson

## McCord, Darcy

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**From:** Dave Waldron  
**Sent:** September 28, 2022 11:53 AM  
**To:** Public Input  
**Cc:**  
**Subject:** Support for Yukon Breeze Licence of Occupation PB 04-2022

To whom it may concern,

I would like to offer my support for the site expansion and improvements at Schwatka Lake requested by the Yukon Breeze Sailing Society.

My family just recently participated in drop- in sailing clinics as well as summer camps this past season and were delighted in the quality product and fantastic roll models in this group.

I believe Yukon Breeze offers amazing opportunities for kids and families to learn and grow together while participating in a healthy outdoor activity.

There is also strong community building occurring in this activity with positive mentorship and confidence building skills in an inclusive environment.

I believe the changes proposed to the Schwatka Lake site can only benefit the community by improving product efficiency and quality, and allowing them to continue to maintain the already meticulous grounds occupied by Yukon Breeze, with minimal impact to the natural surroundings.

Myself and my family and friends look forward to many future seasons of learning and playing in our beautiful community of Whitehorse!

Kind regards,

Dave Waldron

## McCord, Darcy

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**From:** Caroline Power  
**Sent:** September 29, 2022 5:10 AM  
**To:** Public Input  
**Subject:** Support for Yukon Breeze - License of occupation PB - 04 2022

Good day,

This is a letter of support for the much needed changes the Yukon Breeze sailing society proposes at their Schwatka Lake site.

I believe the sailing society can offer yukoners and citizens of Whitehorse an opportunity that isn't otherwise available in the form of sailing. Sailing is a great form of recreation for all ages and abilities, but can be prohibitive for an individual without a boat or experience.

I believe the sailing society has the best interests of ALL schwatka lake recreation users at heart. Their proposal to have a sea-can on site for equipment storage is both a temporary and low impact solution.

Sea-cans can easily be "beautified" with siding, decorative fencing or murals, which I believe are a part of Whitehorse's identity.

I hope the city of Whitehorse will show support to the sailing community and allow these changes.

Thank you,

Caroline Power



## McCord, Darcy

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**From:** Keith Lay  
**Sent:** February 5, 2023 9:22 PM  
**To:** Public Input  
**Cc:** Mayor&Council  
**Subject:** Conditional Use Application – km 1.5 Chadburn Lake Road  
**Attachments:** Sea Breeze February Application.docx

To whom it may concern:

Please accept the following document as my public input submission concerning the Conditional Use Application - km 1.5 Chadburn Lake Road.

I would appreciate confirmation of receipt.

Thank you.

Keith Lay

Whitehorse YT

## Public Input concerning Conditional Use Application-Yukon Breeze Sailing Society

Submitted by Keith Lay

Whitehorse, Yukon

**Note:** This is a personal submission and **not** an Active Trails Whitehorse Association (ATWA) submission.

Let's get the obvious out in the open: Virtually everyone supports the Yukon Breeze Sailing Society's various programs. However, what we are addressing here is the society's current Conditional Use Application at km 1.5 of the Chadburn Lake Road.

On June 13, 2022, at a City Council Regular Meeting, councillors discussed the society's previous application before turning it down by a 4-3 vote.

Mayor Cabott said that the "proposal would be a significant shift in the look and feel of the [Chadburn Lake Park] area. An additional three shipping containers [which would be added to the two already on the site] doesn't fit into [an] area that's meant to be a natural setting." (*Yukon Breeze C-Can plan turned down* by Stephanie Waddell Yukon News June 23, 2022.)

She also mentioned that the "public has been clear on this" referring to the fact that all public submissions were "opposed to the proposal, citing the aesthetic impact of having shipping containers at the lake site, parking issues and the exclusive use of public land." (*Yukon Breeze C-Can plan turned down* by Stephanie Waddell Yukon News June 23, 2022.)

Councillor Boyd suggested that the use of industrial containers in the regional park was not what the community really wants to see. (See video of 6/13 council meeting.)

Although the site in question is in what the Chadburn Lake Management Plan calls an area of "intensive recreation," that does not imply that it should be used as a storage area consisting in part of four shipping containers.

If the Chadburn Lake Management Plan had been in place when the first application was submitted for the original two *Sea Cans*, it is doubtful approval would have been granted.

Councillor Cameron suggested that there may be a more appropriate location on the lake for such an activity that would better accommodate the use of shipping containers. (See video of 6/13 meeting.) He referred to the Chadburn Lake park area as a "gem" in the City of Whitehorse. Unfortunately, there does not appear that other locations have been considered.

On September 28, 2022 I sent an email to the Yukon Breeze Sailing Society which read (in part) as follows:

“I know that your own studies indicate that Schwatka Lake is the best location for your activities, but would there be any chance of you relocating to the South end of the lake where there is a large parking lot, large dock, and a well-situated containment area for what look to be *Sea Cans*? (See photos below.)”



Unfortunately, I did not get a response to my question.

The suggested site is already impacted by other containers and supports various activities. And, as mentioned above, there is good parking for those using the area.

There must be a reason why the society's *Sea Cans* could not be placed at this location, and its base of operation be situated at the same place. Perhaps councillors could ask that Yukon Breeze provide an explanation.

Councillor Curteanu suggested that *Sea Cans* were not the way to go and that the society's next application might be better received should that application not include additional industrial containers. (See video of 6/13 City Council meeting.)

Unfortunately, the current application (once again) includes shipping containers, so Councillor Curteanu's suggestion was found unacceptable by the society.

It is interesting that the society now believes that *two* additional shipping containers can satisfy their storage concerns, when in the last application only *three* would provide the necessary storage. It now seems more likely that the city will be entertaining yet another application in the "not too distant" future to allow additional containers.

Mayor Cabott also "suggested the group work to come up with an idea for a storage facility that would be a better fit for the surroundings and bring that back to the city as a conditional use application in the future." (*Yukon Breeze C-Can plan turned down* by Stephanie Waddell Yukon News June 23, 2022.)

How reducing the number of shipping containers from three to two is "a better fit for the surroundings" is certainly questionable.

One would expect that the current application would address the concerns raised by both the public and members of council. The society certainly thinks it has, but a review of the current application shows little change from the original application, in that there are still to be additional shipping containers added to the site, albeit two instead of three, as well as additional fencing. These were some of the concerns raised, and objected to, during the public input phase of the original application.

Industrial containers have no place in such a setting. You can paint them any colour you like, but that is not going to change the fact that they are industrial containers, and their location in a City of Whitehorse regional park, (and one that has an existing management plan) is no place for such containers.

The reduction of the number of additional containers from three to two does not address the concerns raised.

For example, if due to the concerns of the public and a number of councillors, the city turned down an application for a zoning change which would have allowed the construction of *three* 50 story office towers in our community, and then a few months later approved one from the same applicant that allowed the construction of *two* 50 story offices, how would that be received by the public?

As well, it is questionable that concerns related to the Official Community Plan and the Chadburn Lake Park Management Plan, raised during the public input phase of the original application have been effectively addressed by the current submission. In other words, not enough has changed from the original application that would justify calling it a “new proposal” and going through this whole process again.

Many citizens and groups worked hard on the development of the Chadburn Lake Management Plan and both the old and new Official Community Plan. Are their concerns to be ignored?

On September 20, 2022<sup>th</sup> at a City Council Standing Committee meeting we were given a preview of the society’s current (February) application even though at that point it had been determined that a “new” application (due to the Zoning Bylaw) could not be heard again until six months had passed.

In my view, to allow a delegate presentation on the subject of what became in the afternoon of that day, a non-existent conditional use application, was prejudicial to the process.

I was going to make a delegate presentation on that day during which I would have pointed out some of the concerns related to the “new” application. However, once I learned that the application would not proceed, I withdrew, thinking quite naturally that the Yukon Breeze delegate would have been asked to withdraw as well, as the application was in effect non-existent.

So, the society now gets a second opportunity (unlike those who have concerns with the application) to speak on what is essentially the same conditional use application that it has already spoken to on September 20<sup>th</sup>. I would respectfully suggest that steps be taken to ensure this situation does not arise again in the future.

A slide was presented by Yukon Breeze at that meeting which suggested that it had “widespread community support” for its application. One of the groups mentioned was *Athletics Yukon*. At that time, I was a member of that organization, and had received no information from *Athletics Yukon* that it was considering supporting the Yukon Breeze application.

And, when I enquired about this (via email) I did not receive an answer. Perhaps the Athletics Yukon Board supported the application, but one wonders how it could do this without asking its members their opinion.

It is easy to list various user groups as supporters, but the failure to provide concrete evidence to support this is questionable. I am sure that there are those in all the groups mentioned that would have concerns about this application.

I also take issue with the comment in the slide, which reads as follows: “Many passers-by are genuinely interested and enthusiastic about the presence of a sailing club in Whitehorse, **unlike a vocal minority who expressed their displeasure on airtime.**”

As mentioned, at the beginning of this document, “Virtually everyone supports the Yukon Breeze Sailing Society’s various programs, but that is not the question that is before City Council.

Unfortunately, it seems more and more common that those who raise concerns about issues that are important to them are referred to as the “vocal minority” in an effort to suggest that the latter’s views are of little relevance. This is disheartening.

Unfortunately, as I am currently out of the territory I cannot attend as a delegate at Monday’s City Council meeting, so this input must suffice.

I am sure, as I do, that all members of council wish the best for this organization. However, the issue is not the organization, but the application itself. Please respect the “unique wilderness character” of Chadburn Lake Park, and reject the application in question.

Thank you for reviewing this material.

Keith Lay

2/5/2023



## McCord, Darcy

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**From:** O'Farrell, Jeff  
**Sent:** February 8, 2023 2:10 PM  
**To:** Public Input  
**Subject:** FW: Yukon Breeze Sailing application and questions about other sport activities

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**From:** Heather Dundas [mailto:  
**Sent:** Wednesday, February 8, 2023 12:32 PM  
**To:** Mayor&Council <Mayor&Council@whitehorse.ca>  
**Subject:** Yukon Breeze Sailing application and questions about other sport activities

Dear Mayor & Council,

Hearing on the radio the request by the Yukon Breeze Sailing Society to expand on the already “two sea can” situation has compelled me to write.

I do not support the expansion request for the following reasons:

- Where is the park plan that truly takes a long term plan of Schwatka Lake and the balance of the needs/wants/desires of all citizens and not just special interest groups? Loving to be on the water ourselves, we take personal responsibility on hauling our equipment to the water and taking it back with us. I do not necessarily have the answers but I also don't recall being asked if a “permanent” sailing club setup is what I wanted at our favorite put-in for an evening paddle on Schwatka Lake. The impact to the site and the ongoing disturbance due to the increased traffic has meant that the forest floor is largely now degraded and eroded.
- The “two sea can” site is already intrusive on the landscape (and not super attractive); adding more sea cans will double the intrusion.
- If there is a reason why permanent structures are not being approved then why do the sea cans start looking and acting as if they are permanent structures?
- The convenience of having gear “on site” creates the revolving process of applying for more public funding to support more gear which necessitates more storage. Where does it end?

Further questions to the council:

- When groups apply for and then receive public funding to improve and develop sites why does it always seem to then result in fences and locks to protect the infrastructure that is publicly funded?
- Why does insurance always become the reason behind locking the publicly funded infrastructure?
- Why do we not have public tennis courts available to all members of the public? It is shocking to not have access to the outdoor tennis courts at Mount Mac. What town and city does not have public courts?
- Similarly, why do we have a locked down outdoor broom ball arena?
- Why is the outhouse locked at the Yukon Breeze Sailing site?
- **Publicly funded infrastructure on public land that doesn't have moving parts... why is the public prevented from accessing it?**
- Are fences around the disc golf courses going to be next?
- Specific to Schwatka Lake. Perhaps all of the organized water sport activity infrastructure is better elsewhere? When will it become too much for Schwatka Lake which is part of our city water

infrastructure? And if/when it does become too much will the groups be asking for public funding to move them?

Sincerely,  
Heather Dundas  
Whitehorse Citizen



## McCord, Darcy

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**From:** Desmond Liu <  
**Sent:** February 9, 2023 3:11 PM  
**To:** Public Input  
**Subject:** Support for Yukon Breeze Licence of Occupation

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Hello,

I am in support of the proposal introduced by the Yukon Breeze Sailing Society to add sea cans on site at Schwatka Lake. I believe that the additional sea cans will not intervene with the enjoyment of the nearby trail and lake. The organization's hard work has allowed the community to come together regularly for sailing and social gatherings. Its expansion via additional sea cans is welcomed, as it would ensure the sailboats are secure and sheltered, while having a negligible impact on public use of the trail and lake.

Sincerely,

Desmond Liu



Virus-free. [www.avg.com](https://www.avg.com)

## McCord, Darcy

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**From:** O'Farrell, Jeff  
**Sent:** February 9, 2023 10:59 AM  
**To:** Public Input  
**Subject:** FW: Conditional Use Application - Yukon Breeze Sailing Society

-----Original Message-----

From: Lyle Henderson [mailto:  
Sent: Thursday, February 9, 2023 10:42 AM  
To: Mayor&Council <Mayor&Council@whitehorse.ca>  
Subject: Conditional Use Application - Yukon Breeze Sailing Society

Hello,

I am once again writing regarding the Conditional Use Application submitted by Yukon Breeze Sailing Society. This Application requests to develop the existing public lands by adding two new additional containers or two new storage buildings aka SeaCans (for a total of four structures). Plus fencing to provide security for their belongings on their existing license area.

They already are showing ownership or incremental steps to obtain full control & ownership of an otherwise "well used public area". The fence and additional structures whether it be Shed or SeaCans shows development. If this application goes through, then the next organization/society occupying this site will also have the same right for development of land use as previously given.

Some societies dissolve over time, thus, if this application is granted it's reasonable to presume that another society may utilize the site for a completely different purpose with new development plans.

The area from Chadburn Lake Road that runs alongside this wonderful lake to Grey Mountain Road should be kept pristine as possible. So many people enjoy this area. It's a hop, skip and a jump from downtown. You can access so many trails during all our seasons. With saying "Yes" you are saying "Yes" to development. With "No" you are protecting this wonderful Recreational Zone.

I am not looking at a year to year vision of these existing recreational land uses, I am looking to 25 years from now. I want other generations to have what I experience everyday I set out to walk or ski this zone. The current use should be benchmarked

"as is" with no potential for expansion of any kind to ensure full public access is maintained and so NO new applications are allowed in future. Approving this application will leave the door open for future applications and changes in land use.

The City of Whitehorse should ensure that the Sailing Society is held to terms of their original application and license approval. To do otherwise negates the merits of the original public process.

Please take time to reflect on "How do you see this Recreational Zone in the Future?" Developed or Pristine for future generations.

Regards,  
Cindy Henderson



## McCord, Darcy

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**From:** Adam Smith <  
**Sent:** February 10, 2023 9:50 AM  
**To:** Public Input  
**Subject:** Chadburn Lake Rd Conditional Use Application

Dear Mayor and Council,

I am disappointed to see, yet again, the Sailing Society's lack of exploration of alternative solutions to shipping containers at the Schwatka Lake site. I appreciate the society's attempts to mitigate the visual impacts of shipping containers, but I don't feel that the mitigations go far enough. I appreciate that shipping containers are easy, convenient, and a very low-effort for an organization that may have limited resources such as the society, but at the end of the day, shipping containers are still just that...shipping containers. I also strongly feel that this area of Schwatka Lake is a "jewel" in Whitehorse and that all land and conditional use applications should fit and blend seamlessly with the beauty and character of this incredible and amazing place.

I appreciate the Sailing Society's needs for secure storage and I support their noble goals of increasing recreational programming in the City. These are goals and visions that the City should readily support. I too support the sailing society's efforts to increase capacity and programming in the City.

I also really appreciate the natural wonder, beauty, and grandeur of the east shore of Schwatka Lake and believe this should be prioritized and paramount over all other use considerations in this area. For many domestic and international tourists visiting Whitehorse, many choose to walk or cycle the loop from the Whitehorse Dam to Miles Canyon going around Schwatka Lake and this area forms many people's first impressions of Whitehorse and the Yukon generally. This area receives many people passing by on these loops as well as a lot of local traffic enjoying the lakeside during the summer.

In conclusion, I do not support shipping containers at this site. In my opinion, shipping containers feel far too industrial and do not blend in with the surrounding nature and land use in this area. A conditional use of this area should be treated as a privilege and not a right and I don't think it is unreasonable that the society is asked to ensure that all alternative options have been first fully considered prior to shipping containers.

I am sad about the potential for the society to have to conduct another application. Regardless of Council's decision, I trust that Council and the society can come to a workable solution that meets the needs and objectives for this area, but more importantly and paramountly, the surrounding natural beauty in this area.

Adam

**McCord, Darcy**

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**From:** Christine Aikens <  
**Sent:** February 10, 2023 9:26 AM  
**To:** Public Input  
**Cc:** yukonbreeze@gmail.com  
**Subject:** Support for Yukon Breeze Licence of Occupation

I support Yukon Breeze's proposal to add 2 seacans and a small fenced courtyard to their LoO at Schwatka Lake.

Yukon Breeze, like their counterparts Flatwater North and the Yukon Canoe and Kayak Club, provide a huge value to Whitehorse. From kids camps, to adult lessons to drop in sailing nights, their activities enrich our lives and promote healthy, environmentally-friendly, family activities. They should be given the option for safe and secure boat storage. It seems crazy they proved their value and received funding from CDF and Lotteries, but have to struggle to find a way to safely store these new boats. Please work with them!

Sincerely Christine Aikens, on behalf of my family of 4

## **McCord, Darcy**

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**From:** Catherine MacDonald <  
**Sent:** February 13, 2023 9:10 AM  
**To:** Public Input  
**Subject:** Comment on Yukon Breeze Conditional Use Application  
**Attachments:** Yukon Breeze Sailing\_conditional use application.pdf

Please see attached letter.

I understand the public input session is tonight and I trust my letter will make it in for consideration.

Thanks,

Catherine MacDonald

Whitehorse, YT

13 February 2023

City of Whitehorse  
2121 Second Avenue  
Whitehorse, YT  
Y1A 1C2  
via email: [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)

Dear Mayor and Council,

Re: Conditional Use Application - Yukon Breeze Sailing Society - Chadburn Lake

I am writing to express my support for the proposed amendments to the conditional use application by the Yukon Breeze Sailing Society at the existing Chadburn Lake site.

The society provides a valuable and growing program that provides recreational opportunities to the broader Whitehorse community. The volunteer society has evidently considered previous comments and appears to have put considerable efforts to address them in this revised application. In my view, their proposed infrastructure modifications to the site are modest and would not conflict with the ability of other users to continue to enjoy the site.

In their submission, society describes how the sailing program has grown in popularity over the years and has been supported with funding from various levels of government. The City of Whitehorse should continue to support this welcome initiative that contributes to the quality of recreation in our city by approving this conditional use application.

Sincerely,

Catherine MacDonald  
Resident of Whitehorse