

From: [Legislative Services](#)
To: [Public Input](#)
Subject: FW: Ice Lake Commercial Development
Date: Wednesday, September 4, 2024 9:54:58 AM
Attachments: [image001.png](#)

Hi all,

Please see below a letter from Lorne Metropolit, owner of Yukon Gardens, regarding the Ice Lake Road South Master Plan Public Input Session on September 9. They also plan to attend the session in person.

Best,

Noah

From: Lorne Metropolit [REDACTED]
Sent: Tuesday, September 3, 2024 2:30 PM
To: Legislative Services <legsvcs@whitehorse.ca>
Subject: Fwd: Ice Lake Commercial Development

You don't often get email from [REDACTED]. [Learn why this is important](#)

City Clerk

I would like to make a presentation at the city council meeting on September 9th regarding the ice lake proposal.

Please confirm you have received this email.

Subject: Ice Lake Commercial Development

First, we want to extend our gratitude to the council for providing this opportunity to express our concerns.

A primary concern regarding the proposed subdivision is water. This year, more than ever, many neighbors are facing significant water quality issues. The alkalinity has reached unsafe levels, making the water unfit for drinking, even with reverse osmosis. Some businesses and households are forced to purchase water for drinking and cooking due to these high mineral levels. Additionally, several wells, including ours—which is 520 feet deep and the closest to the proposed subdivision—have either dried up or significantly decreased in water supply.

Yukon Gardens' entire identity revolves around water, whether it's for propagating trees and shrubs, creating bedding plants, or growing food for

Whitehorse residents. The Gardens subdivision is home to green, quiet businesses such as a veterinary clinic, a young child learning center, a small cottage hotel, vegetable greenhouses, a hobby greenhouse producer, and a retail outlet.

The prospect of a heavy industrial and commercial subdivision next door raises significant concerns about noise, dust, odors, and further water loss. The city conducted a survey seeking public input on this proposed subdivision, and the majority of responses were negative towards the location and zoning of an industrial-commercial area adjacent to Yukon Gardens.

Financially, this project raises questions as well. The proposed subdivision will cost millions of taxpayer dollars to construct, yet only 41% of the land is usable. With the city's budget increasing each year, investing in a project with such a low return on usable land does not seem feasible.

Additionally, one critical point that appears to have been overlooked in the Ice Lake Road South master plan is the wildlife corridor. With the airport fencing on the north side and Robert Service Way on the south, a natural corridor has been created that supports a range of wildlife, from moose to mink, grizzly bears, black bears, and lynx. There has been no mention of preserving this corridor in the proposed plan. The lack of a corridor means that bears to moose will be running through someone yard if this subdivision goes ahead.

In closing, we understand the need for commercial and industrial land, but it should be allocated to areas more suited for heavy industrial use. Especially given the high cost of development on land where only 40% is usable, it is crucial to consider alternative locations that can be fully utilized.

Regards

Lorne Metropolit

Owner and Operator
Yukon Gardens







FROM THE OFFICE OF THE CHIEF

KWANLIN DÜN FIRST NATION

35 McIntyre Drive
Whitehorse, Yukon
Y1A-5A5

Phone: (867) 633-7800
Fax: (867) 668-5057

August 21, 2024

City of Whitehorse
2121 Second Avenue
Whitehorse, Yukon Y1A 1C2

Dear Mayor and Council:

Re: Ice Lake Road South Master Plan

Kwanlin Dün First Nation submits this letter in response to the proposed Ice Lake Road South Master Plan, which includes KDFN C-86B, a Type 2 settlement parcel. While KDFN has no concerns with the proposed plan, several points we made during its preparation are worth reiterating here.

For context, KDFN staff participated in the master plan at the invitation of the City, recognizing there could be a shared benefit to governments and landowners. Our objectives were to have input into the development of the neighbourhood, to explore shared infrastructure and cost-efficiency, and to protect KDFN's interests.

The KDFN Self-Government Agreement (SGA) outlines KDFN's power to enact laws with respect to planning and zoning on Type 1 and Type 2 settlement land parcels. Pursuant to this right, in 2020, KDFN enacted a Lands Act, which further authorizes KDFN to create land use plans and zoning regulations. KDFN considers the master plan to be a City document, and does not intend to adopt it as a land use plan under the Lands Act.

The SGA also specifies land use designations for settlement parcels, which were agreed upon by all Parties to the land claim, in consultation with the City. These designations represent the earliest and most entrenched multi-government agreement on land use. While KDFN recognizes the City's desire to refine the general commercial designation assigned to this parcel (which includes residential uses), at this time, the full range of uses contemplated in the SGA designation remain available to KDFN.

KDFN has been clear that we have no immediate development proposal for C-86B. We appreciate that the master plan has provided valuable technical information and analysis that will inform future development. However, there remain many variables that will affect the eventual development of this segment of the Alaska Highway corridor and KDFN's adjacent parcels. The master plan reflects one among several possible development scenarios and does not commit KDFN to develop in the manner outlined.

KDFN values our relationship with the City of Whitehorse and we look forward to continued collaboration.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the left.

KWANLIN DÜN FIRST NATION

Chief Sean Uyenets'echja Smith