

**HAMLET OF MOUNTLORNE ADVISORY COUNCIL
MEETING 2016-08
AGENDA**

DATE: Tuesday, August 2, 2016
TIME: 7:00 pm
LOCATION: Lorne Mountain Community Centre

COUNCIL MEMBERS PRESENT: Lisa Chevalier – Annie Lake; Peter Carr – Kookatsoon; Bob Sharp – Cowley; Ann Gedrose – The Meadows.

OTHERS PRESENT: Jim Brown - Community Advisor; Colin O’Neill – MLVFD Chief.

MINUTE TAKER: Erin Woods

CHAIR: Lisa Chevalier

1. Call to Order 7:04pm

2. Call for Presentations & Delegations

3. Adoption of Agenda

MOTION 2016-08-001: Peter moved the Agenda be adopted as amended. Lisa Second – CARRIED.

4. Presentations and Delegations

5. Review and Adoption of minutes from last meeting

MOTION 2016-08-002: Peter moved the Minutes be adopted as presented. Bob Second – CARRIED.

6. Approval of Accounts – Financial

MOTION 2016-08-003: Peter moved the Financials be adopted as presented. Ann Second – CARRIED.

7. Correspondence

a. Correspondence Log

Implementation date of Beverage Container Regulations and Designated Materials Regulations

AYC announced they were going to change the regulations, but have delayed the implementation of the regulations. This was done to expand the scope of which beverage containers would have a deposit and the Whitehorse Chamber of Commerce thought it needed more consultation.

b. Correspondence Tracking Sheet

ACTION ITEM: Bob will send No Hunting letter to Department of Environment.

ACTION ITEM: Peter will get the letter he sent to the Minister of the Environment regarding the White Pass Vegetation Control to Erin for filing.

8. Old Business

a. McGowan Lands

i. Summary of meeting with Agriculture Branch and Land Planning

As per Lyle Henderson asking if council would entertain any development in the hamlet prior to a plan review, in particular, agricultural development, Bob and Lisa met with Tony Hill (Director, Agriculture Branch), David Murray (Manager, Agriculture Land Resources), and Jerome McIntyre (Director, Land Planning Branch). The purpose of the meeting was to see what YG might propose in terms of agricultural development in the hamlet.

David Murray had crunched the numbers for developing non-soil based agricultural lots in the McGowan area. To conform to the Mt. Lorne Community Plan and Zoning Regulations of 6 hectare lots, and working with a minimum of 20 lots, in order to recover development costs, each lot would need to sell for \$150,000. The majority of development costs would be the required improvements to the Mosquito Road across Cowley Creek and improving and building other access roads to a required standard.

\$150,000 is not a reasonable price tag for 6 hectare agricultural lots. For this reason, YG does not see that it is feasible to develop stand-alone agricultural lots in this area. YG cannot consider planned development of just a few (3 or 4) ag lots in this area because with any planned development, with YG as the proponent, they are required to improve/develop roads and road access to a certain standard and the development costs must be recoverable upfront. Council does not support spot land applications, as well an Ag Branch Policy states that spot agricultural land applications have to be soil-based with 80% of the land being arable. The land in the McGowan area is all non-soil based.

Though YG came to the conclusion that stand-alone agricultural development is not feasible in the McGowan area, they wanted to meet with council members to keep the lines of communication open.

b. Community Plan Review

i. Clarification on Memorandum of Understanding with First Nations ("MOU")

Lisa and Bob asked Jerome McIntyre (at the above mentioned meeting) for clarification on the implications of a Memorandum of Understanding between First Nations and YG.

The requirements and specifics for a Memorandum of Understanding stem from First Nation Self-governing Agreements. Both CTFN and KDFN

have provisions in their Self-governing Agreements stating that any local area planning in their traditional territories requires a Memorandum of Understanding between their government and the Yukon Government.

Jerome has given council one example of an MOU pertaining to the development of a local area plan for West Dawson and Sunnydale. Lisa has circulated this MOU. Jerome explained that some MOU's are more specific than others, in particular, regarding the Steering Committee. He gave Lisa two more examples of MOU's for council to review.

Jerome indicated the First Nations won't accept Council at the table when developing the MOU, but YG can keep us in the loop and if we have concerns or comments Yukon Government can bring it up with the First Nation for consideration.

Jerome explained that council will have full participation in all other aspects of the plan review process as we requested in our letter to YG dated May 10th, 2016.

Lisa urged councilors to read the examples of the MOU's provided by Jerome.

Bob would like to hear that we will not be at the table from the First Nation, not Yukon Government. He is concerned this is now a government to government plan and we are leaving out the residents in which the Local Area plan effects.

ACTION ITEM: Councilors to review each First Nation self-governing agreement to see what it says in regards to land planning.

ACTION ITEM: Bob will contact Frank James with CTFN and let them speak for themselves regarding their perspective.

Lyle Henderson (Assistant Deputy Minister, EMR) is willing to facilitate a meeting between council and KDFN or we can connect with them on our own.

ACTION ITEM: Lisa will contact Lyle Henderson, to see if he will contact KDFN on council's behalf.

c. "Commons" Proposal

Sheila Alexandrovich submitted a document to council detailing "The Commons Project". The group involved in this project is seeking support to move it forward. The group is wanting to secure agricultural land in Mt. Lorne, and to explore land trusts, lease options, and other cooperative arrangements. They are wondering about the possibility of a 'planned' spot land application to secure land.

Ann: would like more clarification on what a 'planned' spot land application means

Lisa: Council needs to think about whether to support this prior to a plan review.

David Murray (Ag Branch) has made the point that there are very few areas within the Hamlet where soil-based agriculture is supported.

Bob: believes it is consistent with the plan except for the spot development. Our plan contains a zoning designation that allows for a cooperative residential lifestyle, and a zone with a recreational lease

This requires more research and discussion –

ACTION ITEM: Lisa will respond to Sheila that council is discussing their proposal and need to do more investigation and get more information from Sheila regarding their intentions and understanding of how the land will be acquired and retained.

ACTION ITEM: Bob will go to Lands Branch to find information on the different types of Land Tenure consistent with the current plan.

d. Councilor for Robinson

No correspondence during July.

e. LAC Board representative

Council needs to get back to Bev Buckway (AYC), regarding the choice for an LAC representative to be on the AYC Board of Directors, and how to fund their attendance at AYC meetings. Perry Savoie (Marsh Lake LAC) has put his name forward to be the representative, and Colleen James (South Klondike LAC) has put her name forward to be his alternate.

MOTION 2016-08-004: Bob moves that the Hamlet of Mt Lorne LAC supports Perry Savoie and Colleen James' participation as the LAC representative for AYC and that we provide a proportionate financial support to that representative. Ann Seconded – Carried.

ACTION ITEM: Lisa will email Bev and let them know we support the representative and delegate and will provide financial support using whatever means they deem most fitting.

Are we attending the AYC board meeting in September? Maybe we can contact Perry and Colleen to attend our meeting before that meeting. It is not a requirement for any of us to attend but we should inform Perry about our council concerns and activities.

ACTION ITEM: Peter can get in touch with Perry to see about how best to connect with him.

f. Cooperative Land Tenure Committee

No activity in July.

g. Civic Addresses

Civic Address numbers will be made by Community Affairs and they should be ready by the end of August. Council discussed holding an event to pass out the numbers to residents.

Colin O'Neill (MLVFD) – there is a septic system going in the first 2 weeks of September at the Lorne Mountain Community Centre so it is unavailable to host anything until the last week of September.

If it is before the end of September at the Fire Hall it could be a smaller event, but the community can have tours of the fire trucks. Colin wouldn't want to ask volunteers to fill another volunteer role as they have been very active this year. But he is open to another organization hosting there.

Bob: suggested each councilor distribute numbers in their respective wards.

It was agreed that we would each organize some volunteers and gather together for an orientation before delivering the numbers door to door.

ACTION ITEM: When the numbers come in we can discuss it further.

Maybe council can include a brochure handout to put on your fridge or next to the phone. Colin said the Fire Marshall's office is willing to put some dollars and man hours into this and print them.

ACTION ITEM: Lisa to look into the possibility of producing a brochure handout.

RCMP and Ambulance does not have the maps the fire department was given.

There is a question about when the road splits how we identify what is down that road. There should be a sign at the division of the driveway.

h. CTFN Delegate

Frank James is interested. He will bring it up with Council and he will report back.

ACTION ITEM: Bob will check in with Frank later this week.

i. White Pass Vegetation Control

The Yukon Government has now given White Pass until August 10th to resubmit. Council thinks we should comment on the fire hazard they have created along the train tracks. Transport Canada is in charge of monitoring their activities.

Should we express that concern directly to White Pass or in a public setting?

Our concerns need to get to the people who are responsible for monitoring White Pass' activities. Send to Transport Canada, Department of Environment, and Fire Marshall's office.

It was decided that council will write another letter about the vegetation control and the fire hazard. Council will approach CTFN to see if they would agree to a joint letter.

ACTION ITEM: Peter will draft the letter to the government and cc the other departments. If Peter doesn't get feedback from council by the 5th he will send it out and CC to Carcross.

Carcross got White Pass to admit that one chemical is banned in the US.

ACTION ITEM: Bob will talk to Frank James about CTFN support.

j. Admin Upkeep

i. Maintaining council website

ACTION ITEM: Lisa to ask Al Foster if he would be interested in website maintenance.

9. New Business

10. Next Meeting

September 6, 2016

11. Adjournment - 8:42pm