



## **Hamlet of Mount Lorne**

P.O. Box 10009  
Whitehorse, Yukon Y1A 7A1  
Phone/Fax: (867) 667-7083  
e-mail: [mtlorne@northwestel.net](mailto:mtlorne@northwestel.net)

The Honorable Patrick Rouble,  
Minister, Energy, Mines & Resources  
Yukon Government  
Box 2703, Whitehorse  
Yukon Y1A 2C6

May 18, 2010

Dear Mr. Rouble,

**Re: McGowan Lands Rural Residential Technical Feasibility Study and Hamlet Residents' Petition to Permit Subdivision of Existing Lots**

The Hamlet of Mount Lorne Local Advisory Council (LAC) has recently received the two above referenced documents.

**With Respect to the McGowan Lands:**

Staff members from the Lands Planning Branch of your Department presented and discussed the McGowan Technical Feasibility Study at a well attended open meeting of Council on April 14, 2010. The study concludes that from 70 to 140 new lots could eventually be created and that it is technically and financially viable (at approximately \$140K per lot) to proceed with the first stage development of about 11 (6 ha) Agricultural and 28 (3 ha) Rural Residential lots.

The Mt. Lorne LAC and a majority of Hamlet titled lot owners are, for a variety of reasons, strongly opposed to any lot development on the McGowan Option parcels and any adjacent lands. Objections to development are primarily that the on- and off-site short and long term environmental, social and economic impacts on the community will be far too great far too fast.

In response to this strong community opposition, the Council wishes to advise you that further planning for or the future development of these lands must not proceed until full, community driven, comprehensive reviews of and major amendments to the existing Hamlet Land Planning Document and Regulations have been completed and approved by a vote of Hamlet lot owners. The LAC's position on development of McGowan lands has already been strongly conveyed to both Lands Planning Branch and Community Affairs staff on a number of occasions over the last year or two.

**With Respect to the Subdivision Petition:**

Later at this same meeting a resident of the Robinson Subdivision presented a petition that he had circulated in the Hamlet seeking interest in support of permitting land owners to subdivide their existing lots.

It appears that this petition has wide spread, but not unanimous, support from all Wards and from both resident land owners and renters. In response to this strong local support for subdivision of existing lots, and as a possible alternative to the adverse impacts of extensive development in the McGowan area, Hamlet Council requests that you (through your staff at Land Planning) establish, as soon as possible, a broad based steering committee of lot owners in the Hamlet with a mandate to:

- 1) Identify the probable positive and negative (economic, environmental / wildlife and social / community) impacts that subdivision of existing lots could be expected to have on governments, individual or groups of property owners and the community as a whole.
- 2) Evaluate possible subdivision models / methods and provide recommendations.
- 3) Communicate / consult with the two First Nations with settlement lands within the Hamlet and inform them of the process and seek their input.
- 4) Prepare in a timely fashion (by no later than December 31, 2010) a concise (two pager at most) "backgrounder" document of the findings, recommendations and consultations of 1), 2) and 3) above for review and approval by Council.

Upon Council's and the Yukon Government's approval of the "backgrounder", Council and the Yukon Government would then prepare a referendum ballot that would seek approval for or rejection of subdivision of existing lots. This ballot would also be structured so as to assess preference of a subdivision method / model.

The approved "backgrounder" and accompanying ballot would be mailed out to all Hamlet lot owners with an enclosed return addressed, postage paid, envelope.

Should approval be achieved then amendments to the existing Hamlet Plan and Zoning Regulations would be required to facilitate such subdivision.

The Hamlet of Mt. Lorne LAC requests that you and your staff give the resolution of these two very important interconnected community land issues top priority attention.

Sincerely,

Peter W. Percival, P. Eng.  
Chair, Hamlet of Mt. Lorne LAC

cc:  
A Lang, Minister, Community Services  
S. Cardiff, MLA Mount Lorne