

PLAN IT WHITEHORSE



City Building Inspection Services

WHEW! What a year!

This year was the busiest year on record for building and plumbing permits in Whitehorse. As of November 2004, the Inspections Department had already issued 1251 permits, compared with only 1031 in 2003. YTG Lands Branch statistics also reflect this trend in their Monthly Land Status Report, which shows that 126 lots have been sold to date in 2004, compared with 78 lots in all of 2003. Fortunately the inspectors and contractors have been working together to ensure a smooth permitting process and high quality construction.

New Department!

The past year has also seen some big changes for the staff. The Building Inspections and the Planning Services departments have joined forces to become Planning and Inspection Services. This merger will allow the two groups to work more efficiently by sharing resources and knowledge. Lesley Cabott, the manager of the former Planning Services department, has taken responsibility for the management of the new department and

is currently recruiting for a Building Inspection Supervisor.

The inspection team is made up of three Building and Plumbing Officials, two Inspection Clerks and a Supervisor. They work together to ensure permits are processed quickly, questions from the public and contractors are answered and construction complies with the National Building Code.

New Procedures!

The Department held a meeting with contractors on December 7, 2004 to discuss changes to the permit application process. Changes may include:

- ✓ Double permitting fees will be applied for working without a permit
- ✓ Survey certificates will be required for all development proposed within 1 foot of development setbacks
- ✓ Higher standards will be required for site plan sketches
- ✓ Plan reviews and the issuing of permits may take over 3 days

These changes will ensure that inspectors

have all the required application information and enough time to thoroughly review plans in the office. They will also help make it possible for the inspectors to monitor job sites and ensure that work is not conducted without the necessary review.

Did you know?

The City requires building permits for the construction and occupancy of new buildings or structures and for the alteration, reconstruction, demolition, removal, relocation and occupancy of existing buildings. Furthermore, any action that results in changes to the floor plan or use of a building, or involves renovations, heating system installations (wood stoves, oil furnaces, chimneys) also requires permits. The permitting process helps to ensure that the work is completed to the applicable health and safety standards. These permits may also be required for insurance or for selling your house.

Please contact Planning and Inspection Services at 668-8340 or 668-8346 to find out about required permits and the associated application fees.

News from the Planning & Inspection Services Department

Ross Burnett, the Habitat Coordinator, has decided to take a new position as the Active Living Coordinator with the Recreation and Parks Association of the Yukon. Ross has been an extremely valuable member of the Planning and Inspection Services team at the City of Whitehorse.

Over the past three years, Ross has implemented the Wildlife Sighting and Adopt a Stream programs and developed many educational and interpretative materials on habitat and wildlife for the City. Ross also managed the Watershed Management Plan which was recently adopted by Council. We are the first municipality

in the Yukon, and one of the few in the country, to complete a watershed management plan.

Ross' dedication and expertise related to habitat protection and environmental stewardship will certainly be missed by the City of Whitehorse.

New Habitat Information Pamphlets

Have you ever wondered why dead trees are important for wildlife? Or what kinds of wetlands we have in Whitehorse? Planning and Inspection Services has produced a series of information pamphlets (four so far) on a variety of topics related to the City's natural environment.

These pamphlets explain the importance of some of our natural areas and provide advice on how these areas can be visited and managed respectfully. This information is intended for the general public and land developers who might want to know some of the "do's and don'ts" for activities on public land in Whitehorse.

Whitehorse: A City in a Forest is the

first in the series. It explains in general terms how public land is managed in Whitehorse, what types of activities are allowed and who you should talk to about certain activities such as tree cutting, trail building and land clearing.

Whitehorse: A City of Creeks describes why creeks and their adjacent riparian zones are important parts of our natural ecosystem. It explains how such areas are protected in Whitehorse and provides tips for visiting or working near these areas.

Whitehorse: A City of Wildlife provides information and advice about wildlife and wildlife habitat in the city. It also explains some of the legislation and bylaws relating to wildlife (for example the Firearms Bylaw which pro-

hibits the discharge of firearms within city limits). This pamphlet is also available in French and German.

Wetlands in Whitehorse describes the kinds of wetlands in the city – fens, marshes, swamps and shallow open waters. Although wetlands make up only a small percentage of the Whitehorse land base (about 3%) they play an important role in the ecological well-being of the city's natural areas.

These pamphlets are available at the Planning and Inspection Services Department office and at City Hall. They are also available in electronic (.PDF) form by contacting the Habitat Coordinator at habitat@city.whitehorse.yk.ca.

Trail Plan Update

The Parks and Recreation Department is revising the City's Trail Plan. The existing Plan, completed in 1997, includes a number of objectives which were originally taken from the Trail Plan Policy. These objectives, while capturing some of the key thoughts, lack a "big picture" approach and measurable outcomes. The updated Trail Plan will address the trail system layout, the management of various uses, trail designations, sustainability, maintenance and the direction of future trail development within the City.

For the purposes of this Project, the following Draft Vision has been formulated: "The citizens of Whitehorse will enjoy year-round access to a network of interconnected non-motorized and motorized trails, greenway corridors and cycling routes that will support the City's commitment to creating a liveable, safe, attractive, healthy and sustainable Winter City community. Residents and visitors alike will find exciting year-round opportunities for recreation, reflection and transportation alternatives that will link people

to each other, to their community and to our unique natural and cultural heritage." Draft Guiding Principles (diversity, accessibility, sustainability and inclusiveness) have also been developed.

The Trail Plan update process will test (and revise as necessary) the Draft Vision and Draft Guiding Principles and will involve the Trail Plan Steering Committee, staff, stakeholder groups and the public. The update will include recommendations for creating measurable objectives, as well as a strategy and timeline for attaining these objectives.

Through December and early January the City will be holding a series of public meetings about the Trail Plan. We are gathering your input on the Draft Vision and Guiding Principles as well as on the configuration of the new trail system to update trail designations and orientations. For more information, or to get involved in the process, please contact Doug Hnatiuk, at 668-8662 or doug.hnatiuk@city.whitehorse.yk.ca.

Departmental Contacts

Planning: 867-668-8335
Building Inspections: 867-668-8346
Fax: 867-668-8395

Planning

Anne Bruce Planning Clerk 668-8335
anne.bruce@city.whitehorse.yk.ca

Lesley Cabott Manager 668-8337
lesley.cabott@city.whitehorse.yk.ca

Mike Gau Senior Planner 668-8333
mike.gau@city.whitehorse.yk.ca

Zoë Morrison Planner 668-8338
zoe.morrison@city.whitehorse.yk.ca

John MacDougall Development Officer 668-8334
john.macdougall@city.whitehorse.yk.ca

Pat Ross Planning Technologist 668-8339
pat.ross@city.whitehorse.yk.ca

Vacant Habitat Coordinator 668-8347
habitat@city.whitehorse.yk.ca

Building Inspections

Joy Janssens Building Clerk 668-8340
joy.janssens@city.whitehorse.yk.ca

Carla Pshebylo Building Clerk 668-8346
carla.pshebylo@city.whitehorse.yk.ca

Nick Marnik Building/Plumbing Official 668-8342
nick.marnik@city.whitehorse.yk.ca

Pete Craft Building/Plumbing Official 668-8344
pete.craft@city.whitehorse.yk.ca

Dave Brink Building/Plumbing Official 668-8341
dave.brink@city.whitehorse.yk.ca

Lyle Lonneberg Building/Plumbing Official 668-8343
lyle.lonneberg@city.whitehorse.yk.ca



Please direct feedback regarding this newsletter to Zoë Morrison at 668-8338.