

Minister of Highways and Public Works  
Government of Yukon  
Box 2703  
Whitehorse Yukon

March 25, 2012

Dear sir;

We are writing to alert you to disturbing arbitrary changes to the contracts C.O.P.A. members who have chosen to invest in Yukon airport and become lease-holders there, are being subjected to by Yukon Government.

Several members have built simple unheated structures (hangers) to shelter their small private, often home-built or antique airplane here in CYXY. These leases are restricted to personal non-commercial aviation related uses. Their personal vehicle access to use these leased properties is restricted and non-threatening to aircraft or the public;( IE , through secured gates, remote, out-of-sight, and for very short distances). But, since these contracts have been signed, there have been a series of surprising and arbitrary changes;

Access to the leased lots has now been restricted. There has been the sudden demand for special YTG issued drivers licenses before access will be allowed to our leased property. We were assured by Airport management that this "license" requirement was a formality and NO additional insurance would be required beyond that required by the Yukon Motor Vehicle Act.

But, within months, we discovered the rules had changed. A sudden requirement appeared for our members to obtain an additional \$2,000,000.00 liability policy. This was contrary to YTGs promise and justification.

Another condition for the new drivers licence was that our members were required to forgo our Canadian Charter rights in regards to security of the property involved; ("access to YTG to all places at all times..." was demanded). Despite YTG promising to remove this obvious over-zealous legality, it still remains on the licenses. All this simply goes to show random, poorly conceived and questionable quasi-legal nature of these changes.

Additionally, despite there being no history of incidents, the terms of leases were illegally amended to require private hangers to obtain \$1,000,000.00 in liability insurance protecting the Yukon Government. But within a year this requirement was arbitrarily doubled, and then just as quickly more than doubled again! This with no change in the actual uses or risks presented by small, private hangers. Such arbitrary and sudden changes in direction from legally binding agreements and Government promises is not justified morally or by any actuarial assessment. It destroys any trust between the public and Airport administration. It has raised the cost of maintaining these investments to the point where our members insurance premiums

now exceed the lease fees, all taxes, and utility costs. This is done we can only assume with some distorted perception of what the risks actually are. Nothing in reality justifies these actions or this treatment. They are contrary to law. Such actions also destroy public interest in private investment or development at any Yukon airport or property, and a reluctance to engage in any legal contract with the Yukon Government.

We ask that the terms of contracts be maintained, that additional costs or fees be justified and based on actual risks.

Sincerely

J George Balmer  
Past President  
Canadian Owners & Plots Association  
Flight # 106  
cc Ryan Leef MP