



**Lone Tree Residential
Development
What We Heard**

October 2021



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Engagement process

In late 2020, the Lone Tree residential development was reviewed by the Yukon Environmental and Socio-Economic Assessment Board, which recommended that the project be allowed to proceed. Draft zoning regulations were included in the assessment.

Our draft regulations were built upon the zoning regulations from the environmental and socio-economic assessment. The draft zoning includes a description of each proposed land use zone, proposed regulations, a map and information about the project.

The draft zoning was distributed for public input from July 19, 2021 until September 12, 2021. Public input was accepted via:

- a short online questionnaire;
- an open house held in Teslin; and
- email.

The public comment period was advertised via direct mail to residents within 10 kilometers of the site, newspaper ads, emails to Teslin Tlingit Council and stakeholder groups, and social media posts. The open house was also advertised with posters.

Background

The Lone Tree residential development is proposed to create 40 new rural residential lots. The project is located approximately 15 kilometers north of Teslin, between the Alaska Highway and Teslin Lake. Twenty-three lots will be built by the Government of Yukon on public land. Seventeen lots will be built by Teslin Tlingit Council on their land.

There is no land use plan or zoning regulations currently in effect in this area. A public engagement was held in summer 2021 to receive feedback on proposed zoning for the new development. This report summarizes what we heard.

The Lone Tree zoning regulations would apply to only the Government of Yukon lots and public land adjacent to the development. Teslin Tlingit Council are anticipated to create zoning for lots on their land under their Lands Act in the future.

What we asked

The online questionnaire contained five questions, all of which were optional:

1. Where do you live?
2. What is your interest in the Lone Tree Development Area? (Residential lots / Recreational use of the area / Other)
3. What do you think of the proposed Rural Residential zoning?
4. What do you think of the proposed Parks and Natural Open Space zoning?
5. Do you have any other thoughts or comments?

What we heard

Level of support for the development

Some respondents noted their level of support for the development.

- Seven submissions expressed support for the development.
- Three submissions expressed lack of support for the development, with four total issues raised:
 - Two submissions expressed concerns that this area is too steeply sloped to be a residential area.
 - One submission expressed concern about tree-clearing in this area leading to general environmental degradation.
 - One submission felt that an excessive amount of public land was being dedicated to future private use.

Input on the proposed Rural Residential zone

- **Reduce site coverage:** Input was received suggesting reducing the site coverage from 20 per cent to 10 per cent to minimize tree clearing and overall development footprint.
- **Allow chickens:** Two submissions disagreed with the proposed zoning's restriction on livestock. Specifically, one respondent expressed an interest in allowing chickens. Teslin Tlingit Council noted that chickens and other small livestock (for example, rabbits and quail) will likely be allowed on the adjacent lots that they are developing.

- **Consider restrictive covenants:** The draft zoning included in the environmental and socio-economic assessment proposed registered covenants to safeguard structural slopes. This idea was not included in the proposed zoning. One respondent wanted to know why it was not included.
- **Allow other housing forms:**
 - One respondent suggested multi-family housing to help address an ongoing Teslin housing shortage.
 - One respondent suggested permitting recreational vehicles/motorhomes as a principal residence to provide options for affordable housing.
- **Support for zoning:**
 - One respondent was happy to see a lack of allowance for dog mushing or kennels in the proposed zoning.
 - One resident was happy to see a lack of minimum house sizes.
 - One resident expressed general support for options for home-based businesses and suggested that less restrictive zoning would be more flexible.

Input on the proposed Parks and Natural Open Space zone

- **Extend park zoning:** One respondent suggested an expansion of the park zoning to include the lakefront public land adjacent to the Teslin Tlingit Council Settlement Land.
- **Allow motorized uses:** The proposed zone states that trails are not to be used for motorized recreation. Two responses noted that an existing trail through this area is well used by motorized and non-motorized users without major conflicts.
- **Allow playgrounds:** Teslin Tlingit Council suggested that playgrounds would be an acceptable use in this zone.
- **New trails:** The proposed zone only supports trails existing at the time the regulation comes into force.
 - One respondent expressed support for this zoning.
 - One respondent suggested that new trails could be allowed as a discretionary use.
- **Support for discretionary approach:** Teslin Tlingit Council submitted input that the list of allowable uses in this zone is too broad and not specific enough as to where these items could be built. The proposed zone already makes most allowable uses discretionary.

General/other input

- **Enforcement:** General support was expressed for zoning that leads to compliance with the rules and does not require enforcement. The respondent stated that rule breaking has been frequent at the Little Teslin area, and they were concerned about similar problems here.
- **Trail connectivity:** Several respondents noted that a well-used trail exists through the old Alaska Highway right of way. The adjacent Teslin Tlingit Council development will cause a new road to be built in this right-of-way. Several respondents, including Teslin Tlingit Council, expressed support for ongoing trail connectivity after all new development has been built.
- **Water and waste:** Several comments were received expressing interest in how these items would be managed on these lots.
- **General support:** One respondent felt that the notification done as part of this public engagement was well done.
- Several questions were received as part of the public engagement process. These have not been included here. Staff will follow up with answers to respondents.

Participation

There were 18 total responses:

- Six open house participants
- Seven website survey submissions
- Four emails from members of the public
- One email from Teslin Tlingit Council

Website statistics:

- Information package downloaded 218 times
- 422 total webpage visits

Some respondents indicated multiple locations where they live.

- Five live in Teslin or nearby
- Two live in Whitehorse
- One lives in the Lone Tree creek area

Respondents interest in the Lone Tree Development Area:

- Residential lots: four respondents
- Recreational usage: three respondents
- Other: four respondents

What's next?

Based on this feedback, changes to the zoning will be considered. The revised zoning will then be drafted as a new regulation. Lot sales are tentatively scheduled for fall 2022.