

Proposed Zoning in the Lone Tree area

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, and 17 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. In late 2020, the Lone Tree development was reviewed by the Yukon Environmental and Socio-Economic Assessment Board, which recommended that the project be allowed to proceed.

Zoning regulations outline how specific parcels of land may be used to promote compatible land use and limit conflict between neighbouring parcels. They govern such things as use, lot size, building setbacks, building heights and other site-specific factors. Once approved, any proposed development must conform to the zoning through the development permitting process. Permitted land uses in zones are categorized as follows:

- Principal use: the primary purpose for which the lot is being used.
- Accessory use: uses that may be permitted once a principal use is established and are incidental and subordinate (smaller in scale) to the principal use.
- Discretionary use: uses that may be permitted, subject to a public engagement process.

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

Below is an outline of the proposed Government of Yukon zoning, distributed for public review and input. Your input will help us determine if any changes are necessary. There are several ways to be involved in this process:

Fill out the questionnaire: https://engage.service.yukon.ca/lone-tree-residential-development-zoning/survey_tools/questionnaire

Attend a public meeting: September 1st, location to be confirmed later (whether online or in-person)

Direct questions to: mike.ellis@yukon.ca / 867-456-3853

Comments will be received until September 12, 2021.

Proposed zones and development regulations:

1. Rural Residential zone

This zone is proposed to be applied to 23 lots, all of which would be 0.9 hectares (approximately 2.2 acres) or larger. All lots should be serviced with on-site well and septic field.

Principal Use:

- The primary purpose for which the lot is being used
- Housing: single-detached



Accessory Uses:

- The principal use must be established first before these are allowed
- Accessory buildings and structures, such as sheds, greenhouses, etc.
- Living suites (contained inside the principal dwelling only)
- Home-based businesses

Other regulations:

- Minimum lot size: 0.9 hectares (approximately 2.2 acres).
- Maximum site coverage (amount of lot that can have buildings): 20 per cent.
- Height: 10 meters for principal dwelling and five meters for accessory structures.
- Front setback: 7.5 meters, or 20 per cent of the lot length, whichever is greater. However, where it can be demonstrated that a shorter setback reduces excessive cut and fill, helps to avoid hazardous slopes and enhances the neighbourhood, the front yard setback may be reduced to three metres.
- Side and rear setbacks: 7.5 meters, or 20 per cent of the lot width, whichever is greater.
- Fire Smart: All habitable structures, including attached wooden deck areas, shall have a minimum 1.5 meters area of non-combustible landscaping materials, such as rock, gravel, asphalt, brick or concrete adjacent to the building perimeter. Woody shrubs, trees or other similar plant materials should not be located within the 1.5 metre distance.
- Wildlife-conflict regulations: Accessory structures (e.g. sheds) must be bear-resistant. Raising livestock is not permitted.
- Home-based business are to be limited in scope, with regulations on noise, storage of goods/screening, parking, and signage.

Notes on the proposed zone:

- The allowable uses are relatively restrictive, due to slopes, in order to encourage the development on a lot be clustered as much as possible.
- The vision shown in the Yukon Environmental and Socio-Economic Assessment Board reviewed document was for single-detached housing, and a limited range of other uses. Some accessory uses allowed elsewhere such as bed and breakfasts, child care centres, etc. are not included here.
- Garden suites (i.e. suites that are located in detached outbuildings) are not allowed due to the sloping of the lots.
- None of the lots will be large enough to be subdivided.

2. Parks and Natural Open Space zone

This zone is proposed to be applied to approximately 29.5 hectares of public land adjacent to the newly-created lots.

Principal Uses:

- Trails, roads and walkways already existing when this regulation came into force
- Non-motorized recreation
- Parks



Discretionary Uses:

- Community gardens and greenhouses
- Construction of trails and walkways
- Interpretive displays and wildlife viewing areas
- Fire Smart activities
- Public utilities

Notes on the proposed zone:

- The vision for this zone listed in the Yukon Environmental and Socio-Economic Assessment Board reviewed document was to protect the land next to the lake and other areas. A very limited range of uses was proposed.



Proposed Lone Tree Development Area Regulation

-  Boundary (58 ha±)
-  P - Parks and Natural Open Space
-  RR - Rural Residential

