

2020

# Village of Teslin Official Community Plan



Prepared by Teslin Elected Leadership  
& Citizens with assistance from Té Khâ  
Planning and Development Services

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# Village of Teslin

## Official Community Plan

### Acknowledgements

The Village of Teslin is located on the traditional territory of the Teslin Tlingit people. The Village Council wishes to thank representatives of the Teslin Tlingit Council for participating in this process, and sharing leadership with the Village in the development of the community for the betterment of all citizens.

The Village Council also wishes to thank all of the community members who contributed to the development of the policy in this document through completing surveys, attending focus groups or other meetings, and otherwise discussing the ideas contained in this policy document. Your input is sincerely appreciated.

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## OCP: User Guide

An Official Community Plan (OCP) is a long term, high level guiding document that supports land use management and defines a future vision for the development of a community. An OCP helps a community adapt to changes and challenges.

The purpose of an OCP is to provide a statement of objectives and policies to guide community planning and land use management decisions within the area covered by the plan. An OCP states policies related to different types of land uses, such as residential, commercial, industrial and institutional land needs. It may also include policy statements concerning social well-being and enhancement of the natural environment, as well as other broad objectives for the benefit of the community.

A local government is not bound to proceed with any specific project or initiative within an OCP. However, all other bylaws enacted and works undertaken must be consistent with this plan.

An OCP is a living document and can be amended as required. During the lifespan of an OCP, factors such as changes in population and the economy will influence when and to what extent the various community goals, objectives and policies are implemented.

An OCP serves to guide an elected Council in decision making. It is a reference document for Village staff as well as for community residents, regional partners and anyone wishing to understand the vision and direction of the community.

This OCP is a key step for the Village of Teslin in achieving its future vision for a vibrant and sustainable community.

## What is an OCP?

In short, it is a bylaw adopted by a local government that incorporates the vision of the community, and the objectives and policies that guide decisions on planning and land use management, for the area covered by the plan.

### **What does that mean in plain words?**

The OCP reflects what the people who live in that community want to see in the future of their community. It provides “marching orders” to the Village Council for the next 10 or so years.

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## Section 1: Introduction

The Village of Teslin has multiple governance agencies with jurisdiction over the land base. While having a voice, the Village government is subordinate to the Yukon territorial and federal governments. A portion of the Village land base is part of the Teslin Tlingit Settlement Lands. The service delivery environment, particularly for social services and housing, but also for economic development, is multijurisdictional, and therefore complex. However, with good collaborative planning, as has been demonstrated over the past decade and more, the Village has been effective in achieving a high quality of life for its residents.

### Purpose of Plan

The Yukon *Municipal Act* requires a municipality to undertake regular review and updating of its Official Community Plan. The Act requires an OCP to address:

- Future development and use of land in the municipality;
- Provision of municipal services and facilities;
- Environmental matters within the municipality;
- Development of utility and transportation systems; and
- Provisions for the regular review of the official community plan and zoning bylaw.

An OCP may also address any other matter the council considers necessary.

This plan is intended to serve as a “road-map” for community development and a reference to help Village and Teslin Tlingit councils to work together to make decisions about the use and development of land within community boundaries. It should also help others with jurisdiction over lands adjacent to village boundaries to understand how their actions may affect the municipality.

### Relationship to Other Plans

This is the 5<sup>th</sup> major community land use plan for the Village of Teslin, each building on what had been previously developed. The last major OCP review and updating took place in 2009. In the intervening years, the relationship between the Village and the Teslin Tlingit Council (TTC) has been strengthened through joint meetings and joint planning processes.

Since the last OCP, there has been a significant push to do more detailed planning, resulting in significant changes within the Village, including the establishment of the Dèslin Development Corporation (DDC) and adoption of the Community Development Plan. Additionally, there have been a number of specialized plans developed:

1. Teslin Energy Plan;
2. Reviving Our Economy (community economic development plan);
3. Connecting the Dots (coordinated and integrated planning work);
4. Teslin Asset Management Plan; and
5. Teslin Community Emergency Response Plan.

All of these plans have contributed to the policy framework contained in this 2020 OCP.

### Relationship to the Zoning Bylaw

The OCP is a policy document that specifies the types of land uses, and locations of those land uses (now and future), on the Future Land Use Map. These aspects of the OCP show the type

and location of growth that are likely to be supported by the community. Zoning must be consistent with the land use designation, but can be very detailed and distinguish between different types of uses within the general category identified. For example, zoning can distinguish between large lot residential uses and multi-family residential uses, but both can be included in the OCP's Residential land use designation. It is important to note that Council cannot approve a rezoning application that is not consistent with the OCP.

The Zoning Bylaw is a regulatory tool that includes specific requirements for new development (e.g. permitted density, site coverage, land use and parking). The Zoning Bylaw will be updated to be consistent with the new OCP.

### Relationship to Teslin Tlingit Council Self-Governance

The Teslin Tlingit Council's Self Government Agreement confirms TTC's jurisdiction to enact a wide range of laws in relation to its settlement land, including laws relating to planning, zoning and land development. Until such laws are enacted, this OCP applies on settlement land within municipal boundaries *other than* retained reserves.

In 2018, the TTC enacted the *Teslin Tlingit Land and Resources Act* with some associated regulations, including the Development Procedures Regulation, TTCR 2018 c.03 ("DPR"). TTC's DPR currently confirms that the Village of Teslin Zoning Bylaw applies on settlement land within the municipal boundary. TTC's DPR adopts the Village of Teslin Zoning Bylaw's zoning map and boundaries on retained reserves within municipal boundaries, until TTC makes its own zoning regulations. However, TTC retains development approval authority on the retained reserves.

Zoning regulations are a high priority item for the TTC, and are expected to be developed within five (5) years. The Village of Teslin intends to work closely with TTC to support seamless harmonization of TTC's and Village of Teslin's respective authorities over all lands within municipal boundaries.

In the interim, this OCP is based on current arrangements, where aside from those lands identified as retained reserves, the Village of Teslin has development approval authority. For the past decade, or more, this authority has been exercised in a context of high levels of joint planning and collaboration. It is not anticipated that these practices and commitments will change.

### How This Plan was Developed

Té Khâ Planning and Development was awarded the contract for the OCP review in March 2019. Team members began the background research process, had a preliminary meeting with Teslin Council, and prepared an online survey. The online survey was released on April 1, and closed on April 30, and was also available in print format. 161 people completed the survey! This represents an estimated 36% of the community over the age of 15, which is a very high result.

Face-to-face focus group meetings took place the week of April 23, and (due to the loss of a community member in April) in the first week of June. Each meeting was graphically recorded. Murals can be found in the appendices of this document.

Topical meetings included:

- Affordable Housing
- Food security, agriculture, and animals in the village
- Community spaces: recreation, leisure, doing things together
- Infrastructure
- Business, and economic development.

There were also separate meetings with youth and elders, Stacey Hassard MLA, YG Community Affairs, Environment Yukon, the Teslin Tlingit Council staff, leadership, and clan representatives, as well as a community dinner on April 25<sup>th</sup>.

To encourage participation, there was a very strong push for community attendance and community input into the process. At least one Councillor went door to door encouraging people to complete the surveys, for example, and then went back to pick them up, to make sure that those perspectives were included. Posters announcing the community consultation process were posted around the Village, and published online, as well as in the *Teslin Post* and the *Deslin Neek*. On the day of the community dinner, reminder flyers were distributed around town. There were also incentives to participate, such as door prizes.

For full information, see the Community Consultation Phase 1 report, dated June 25, 2019.

After the first phase of community consultation, a number of background and policy discussion papers were prepared by the consultants:

- Community Consultation, Phase 1 report,
- Background Research Report,
- Food Security, Agriculture, and Animals,
- Housing and Affordable Housing, and
- Community Spaces.

The final discussion paper on the future of Teslin required additional consultation with staff of the Village and Teslin Tlingit Council. A high-level workshop was held on November 13 to discuss issues related to boundary expansion, infrastructure planning, and the implications of the *Teslin Tlingit Land and Resources Act* for the future of Teslin. The final discussion paper, called “The Future of Teslin,” was submitted to the Village Council for their review in early December.

A second phase of community consultations took place on December 9-10, 2019. Topical meetings included:

- Future land use mapping, and
- Food Security, agriculture & animals.

Additional consultations included:

- Meeting with Village of Teslin Council,
- Joint Meeting: Teslin Tlingit Council & Village of Teslin Council,
- Community Open House: opportunity for one-on-one conversations with the planners,
- Community Dinner, and
- Community Survey, open from November 22, 2019 – December 16, 2019, available on-line and on paper.



Topics for review included: mapping, food security, animals in the Village, and related matters. These consultations were supplemented with a community survey, available on-line and on paper. The results of these consultations were summarized in the Community Consultation Phase 2 report, dated January 2, 2020.

The revised draft OCP was submitted to Village Council and discussed on January 14, 2020. At that meeting Council directed the staff and consultants to revise the OCP per discussions, and prepare a bylaw for adoption.

The OCP received First Reading on February 10, 2020, with a Public Hearing scheduled for March 23, 2020. Unfortunately, due to the Covid-19 pandemic, this public hearing date had to be cancelled because public meetings were not permitted as part of public health measures imposed at the time. It was rescheduled for August 3, 2020, with a public meeting preceding the Public Hearing to discuss any questions that the community might have about the OCP. Second Reading took place on August 10, 2020. After Second Reading, the bylaw was referred to the Yukon Ministry of Community Affairs, per the legislative requirements, after which the bylaw proceeded through the remainder of the adoption process.

## Section 2: Goals, Objectives, Policies

In the creation of the Teslin Community Development Plan (2015), the community process reviewed, affirmed and updated the 2007 Integrated Sustainability Plan's vision, values, sustainability principles, goals, and objectives, which also served as the foundation for the 2009 Official Community Plan.

Given how recently these had been reviewed, the Teslin OCP review process has used these statements as the basis for the 2020 OCP.

### Community Vision

Working as one people, one community, Teslin will be a community that provides for the long term social, cultural and economic needs of its residents while protecting and respecting the natural environment that sustains them.<sup>1</sup>

### Community Values

**Respect for our neighbours, our community and ourselves** – Respect for others and ourselves allows us to succeed as individuals, while providing a supportive and unified community for all residents. We believe that we share a collective responsibility to encourage and support all members of our community in realizing their personal potential and goals in a way that allows others to do the same.

**The health of our residents** – The health of all residents is an essential component of a successful and sustainable community. A physically and emotionally healthy population is the most important building block for the future of our community.

**Knowledge, learning, and education** – We recognize the importance of formal and informal education and lifelong learning in building strong citizens and sustainable communities. Retaining traditional knowledge and acquiring new knowledge is critical to our future.

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<sup>1</sup> TTC-VOT Teslin Community Development Plan, 2015-2025, p. 22.

***Our Tlingit heritage and culture*** – The Tlingit heritage, language and culture are a vital part of the fabric of our community. It is integral to the past, present and future of Teslin and is valued by all of our community members.

***The natural environment that sustains our community*** – A healthy natural environment is critical to our existence. It provides the clean air, land and water that we rely upon for our very survival while supporting traditional lifestyles and providing sustainable economic opportunities and recreational activities. Teslin Lake is an especially important part of the natural environment for members of our community.

## Sustainability Principles

To begin the journey towards becoming a truly sustainable community, Teslin has chosen to adopt sustainability principles. These principles are valuable tools to help us examine our current practices and align our future actions with the natural cycles of our local ecosystem and our planet. As we plan for the future, Teslin will use these sustainability principles to help set our priorities and guide our decisions:

1. **Social Responsibility** – A community development initiative is socially responsible when it benefits the community at large and maintains a balance between the economy and the environment. It further means that community members are involved in the process and have the opportunity to receive the benefits the initiative creates.
2. **Ecological Sensitivity** – A community development initiative is ecologically sensitive if mitigation of any negative impacts of the activity on the environment is included in the implementation of the initiative.
3. **Respect (Culture)** – A community development initiative demonstrates cultural respect when it honours the way of life of the people who live in the area.
4. **Viability (Economic)** – A community development initiative should be economically viable and supported with a (business) plan as without this economic viability, none of the other sustainability measures are meaningful.

## Community Development Goals

These community development goals are based on the values listed above:

1. A community in which all residents are able to meet their basic needs: healthy and adequate food, safe and appropriate housing, access to education and employment, clean air and water, and adequate health care;
2. A community that supports the healthy lifestyles of its residents: information, programs, and facilities available to allow residents to maintain active and healthy lives;
3. A diverse and sustainable economy: self-sufficiency, services from government and private sector, benefits from and respects natural environment, diversified to avoid boom and bust cycles;
4. An environmentally sustainable community: working to reduce and eliminate unsustainable practices in infrastructure, energy and water use, and waste management;
5. The protection and preservation of the Tlingit culture, heritage and language: language training, protection of traditional Tlingit trails and camps, and interpretive signage reflecting Tlingit history and culture;

6. An increase in the knowledge, skills and capacity within our community members to support and contribute to our shared personal and community goals: education, training and skills development.

## Community Development Objectives

Emerging from the Community Development Goals, the Village of Teslin has the following community development objectives:

- Provide residents with the opportunity to continue to live and work in their community by encouraging a healthy, stable and sustainable economy;
- Promote a positive working relationship between the Village of Teslin and Teslin Tlingit Council by encouraging timely communication and, to the extent possible, joint decision-making based on input from the community as a whole;
- Enhance the physical and social character of Teslin in a manner that reflects the quality of life desired by the community by ensuring future development occurs in an orderly manner, and with due concern for the environment;
- Improve the liveability of Teslin by providing a balance of socio-economic, housing, educational, and recreational opportunities that respond to the changing demographic profile of the community, and
- Encourage the timely preparation of municipal and regional plans that acknowledge the community's role as a regional supply and service centre.

In looking at the needs of Teslin seniors and elders, in particular, it seems apparent that it is appropriate for the Village of Teslin to pay particular attention to the recreation and physical activity needs, while other jurisdictions such as the TTC and the Yukon Government address other service needs such as housing and health care.

## Land Use Planning Principles

Teslin's land use planning principles<sup>2</sup> are that:

- Sufficient land should be provided within municipal boundaries to meet the community's current and projected needs for housing and other development, conservation, and public use;
- A sufficient supply of public and privately owned serviced land should be available to encourage development and support the community's function as a regional supply and service centre;
- New development should not negatively affect existing community values, amenities, services, safety of persons and property, health or environmental quality;
- Whenever and wherever possible, opportunities to work cooperatively with all levels of government should be utilized to optimize the use of existing infrastructure and make the best use of available financial and management resources for the benefit of the community;
- Community development policy should promote a range of lifestyle choices consistent with current and projected population demographics;
- Development policy should encourage the highest and best use of land within the community and support relocation of uses no longer considered appropriate to other more suitable locations within the community;

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<sup>2</sup> Teslin OCP 1999, p. 21-22.

- New development should be restricted from flood prone lands whenever possible, and development in the vicinity of the airport should be consistent with the aerodrome zoning regulations;
- The range of community infrastructure and amenities should be affordable and consistent with community resources and public needs; and
- The establishment of public/private partnerships and other mechanisms that encourage cooperative management and the timely implementation of the plan's policies and recommendations should be promoted.

## Policies and Actions

The policies and actions that follow are designed to provide direction to the Village of Teslin such that all decisions move the Village as a community towards a more sustainable future.

### 2.1. Relationship to the TTC Settlement Lands

The intent of this OCP is to respond to the planning needs of all people in the Village by promoting the adoption of one vision and planning policy framework for the community as a whole.

#### 2.1.1 Joint Planning

2.1.1.1 The Village will continue to work closely with the Teslin Tlingit Council to undertake joint planning at the staff and governance level, where appropriate, to facilitate land management and planning at the local level. NOTE: Joint planning does not fetter the decision-making ability of either the Teslin Tlingit Council or the Village of Teslin. By planning together, there should be fewer surprises at the decision-making level, and the process should move more smoothly.

#### 2.1.2 TTC Settlement Lands

2.1.2.1 The Official Community Plan applies to all land within the boundary of the municipality including TTC settlement land, except TTC retained reserves (formerly IR 13 and IR 15), both of which are primarily contained within the Village boundaries. TTC's *Development Procedures Regulation* confirms the Village of Teslin's development approval authority on settlement land within municipal boundaries other than retained reserves. This Official Community Plan only applies to those lands identified as retained reserves when and to the extent that it is adopted into TTC law. NOTE: The TTC has chosen to adopt the Teslin zoning map and boundaries (from the Village of Teslin Zoning Bylaw) on the retained reserves on an interim basis. See TTC Development Procedures Regulation s. 6(2).

2.1.2.2 The Village of Teslin will work together with the TTC in a collaborative fashion towards harmonizing the exercise of each of Village of Teslin and TTC's jurisdiction on settlement lands within village boundaries, with a view to ensuring that the process is clearly understood and seamless in its implementation for all of the people of Teslin.

### 2.2. Sustainability, Quality of Life and Climate Change

Sustainability and quality of life issues, including affordable housing and climate change, are top of mind issues for the people of Teslin. Policies for affordable housing are included in the Residential Land Use and Housing section of this document. Policies related specifically to climate change are included here, organized into the following categories: Sustainability and

Climate Change, Disaster Prevention and Preparedness, Energy, Food Security, and Growth Management.

### *2.2.1 Sustainability and Climate Change*

Objectives:

- To mitigate climate change by reducing greenhouse gas emissions in Municipal operations, and by encouraging the reduction of greenhouse gas emissions by the residents of Teslin; and
- To adapt to climate change, making Teslin a more resilient community.

2.2.1.1 The Village of Teslin, together with the Teslin Tlingit Council, provides sustainability leadership by example.

2.2.1.2 Future projects and developments within the Village of Teslin will be reviewed in light of energy requirements, with the goal of reducing overall greenhouse gas emissions and creating energy efficiencies.

2.2.1.3 Wherever possible, existing Village facilities will be retrofitted to reduce energy costs and greenhouse gas emissions.

2.2.1.4 The Village of Teslin will pursue a compact village form, to preserve walkability and liveability and other ways to preserve quality of life for Teslin residents. This includes situating essential village services like the bank, the post office, and the library, as well as the seniors centre and health services, near the main residential areas.

2.2.1.5 The Village supports the use of alternative energy sources, where feasible and economically viable.

2.2.1.6 The Village of Teslin will collaborate and cooperate on the development of climate change planning for the region, to assist with community preparedness and mitigation of risk from climate change.

### *2.2.2 Disaster Prevention and Preparedness*

2.2.2.1 To minimize the risk of property damage and loss of human life from forest fires, the Village supports and implements a Fire Smart program.

2.2.2.2 In conjunction with the Teslin Tlingit Council, the Village will develop a comprehensive development policy related to reduction of fire risk in Country Residential housing development that may include:

- Vegetation buffers of 10m adjacent to structures to provide a fuel free zone for fire protection;
- Further buffers of 20m (beyond the initial 10m buffer) within which vegetation will be controlled to limit the amount of potential fuel for a fire;
- Introduction of other preventative measures such as the use of fire retardant building materials or requirements for sprinkler systems; and
- Covenants on title indicating forest fire risk to potential home buyers.



Figure 1 Primary Emergency Response Area. (The entire response area in 2019 is from Jake's Corner to Rancheria.)

The Village may also consider revised road standards within forest fire risk areas that ensure both in and out routes, i.e. no cul-de-sacs that depend on a single access route, and a requirement for water reservoirs within subdivisions for the purposes of firefighting.

2.2.2.3 The Village will continue to manage vegetation within municipal boundaries to create firebreaks and to reduce the amount of fuel loading on the ground surface.

2.2.2.4 The Village prepares for disaster response through keeping the Village of Teslin Emergency Measures Plan 2014 (updated 2019) up to date, ensuring adequate emergency response supplies and equipment are in place, and ensuring that training is conducted on a regular basis for all named parties within the Plan.

2.2.2.5 The Village encourages all property owners and residents to take responsibility for ensuring that they have taken all appropriate measures to protect and mitigate damage to their property, as a first line of defense.

### 2.2.3 Energy

The Teslin Community Energy Plan, completed 2014 and updated October 2018, identifies a number of actions to be taken to reduce energy consumption and increase energy self-sufficiency for the Village of Teslin.

Objective: To reduce energy consumption and increase energy self-sufficiency in Teslin, thereby improving community livability.

- 2.2.3.1 The Village supports initiatives to reduce energy consumption, including educational initiatives, and seeks energy-saving alternatives for its operations, including (as appropriate) building retrofits.
- 2.2.3.2 The Village of Teslin undertakes energy audits and energy improvements as government buildings are renovated and new government buildings are constructed.
- 2.2.3.3 The Village of Teslin will consider converting the heat source for municipal buildings to biomass sources, thereby supporting local economic development and localizing energy sources.
- 2.2.3.4 In collaboration with the Teslin Tlingit Council and other partners, the Village of Teslin will undertake the development of an Integrated Energy Resource Plan to determine how to meet future growth in energy demand through energy conservation and renewable energy generation (hydro, wind, solar), as well as planning for transmission, distribution, and demand-side measures such as energy efficiency.

#### *2.2.4 Food Security*

Objective: To facilitate access to and production of safe and nutritious food in a manner, which complements Teslin's character and promotes community health and well-being.

The definition of food security used in this Plan is as follows: A situation that exists when people have secure access to sufficient amounts of safe and nutritious food for normal growth, development and an active and healthy life.

- 2.2.4.1 The Village of Teslin may undertake a bear risk assessment for the Village, to better understand what is currently attracting bears, and therefore, what measures should be put in place to reduce the attraction in the context of increasing food production within the Village boundaries. This study is anticipated to address waste management and collection practices, the management of domestic animals and their feed sources, and include specific recommendations regarding the use of electrified fencing and other measures to reduce the availability of attractants that can create human-wildlife conflict within the Village boundaries.
- 2.2.4.2 The implementing Zoning Bylaw may permit horticulture and agriculture within specified zones, with adequate setbacks provided to ensure that the rural residential lifestyle of neighbouring residents is protected.
- 2.2.4.3 The implementing bylaw will include community gardens as a conditional permitted use in all zones, and will include zones which permit greenhouses as a permitted use. Public, private, and non-profit community gardens are encouraged. Community gardens will be considered in community parks subject to a legal agreement between the Village and a non-profit or community organization. Specific conditions are likely to include a requirement for electric fencing of gardens, compost piles, and other wildlife attractants.
- 2.2.4.4 The Village of Teslin will support the development of a farmers market in an appropriate location. It will also support local food security initiatives including but not limited to community supported agriculture programs, educational programs for producing food, and other community programs which support access to safe, nutritious food.

2.2.4.5 The Village of Teslin will update the Animal Control Bylaw along with the implementing Zoning Bylaw to manage agricultural animals such as chickens, bees, cows, pigs and horses as well as household pets within Village boundaries. In combination, the Animal Control Bylaw and Zoning Bylaw will address density of animals on properties, and other measures required to maintain environmental, animal and human health within the Village.

2.2.4.6 In collaboration with the Teslin Tlingit Council, Yukon Health Services, and other non-profit groups and agencies, the Village of Teslin will support the development of a comprehensive food security assessment and action plan for the Village, looking at the entire food system.<sup>3</sup> The assessment could look at the specific needs of youth and elders, barriers to achieving food security, and other means of enhancing the food security of Village residents. The action plan might address opportunities for advocacy, partnerships, and other ways to bring about food security within the Village.

### 2.2.5 *Growth Management*

Objective: To promote sustainable development of a vibrant Teslin by encouraging compact community form, ensuring sufficient land is available to meet future community needs, and rationalizing the Village boundaries.

2.2.5.1 The Village of Teslin strives to ensure sufficient land is available within municipal boundaries to meet the community's current and projected needs for development, conservation, and public use. Boundary expansion is needed within the coming decade, given currently anticipated development, which will consume most of the developable land within the Village. The Village will work closely with the Teslin Tlingit Council to move ahead with boundary expansion initiatives that are beneficial to both parties.

2.2.5.2 As part of the boundary expansion process, and to better understand the impacts of climate change as well as drainage initiatives recently undertaken, the Village will update its development suitability mapping.

2.2.5.3 The Village will work with the Teslin Tlingit Council and the Yukon Government to maintain a 5-10 year supply of serviced land to meet the community's current and projected needs.

2.2.5.4 The Village will give priority to infill development and redevelopment of under-utilized land before opening up new areas for development.

2.2.5.5 The Village supports the completion of a district or regional land use plan that recognizes the community's role as a regional service centre, and will actively support the Teslin Tlingit Council's efforts to complete such a plan.

2.2.5.6 The Village recognizes the economic development benefits to be accrued from the creation of an effective gateway to the community that highlights its local businesses, its cultural assets, and its recreational opportunities. Working together with the Teslin Tlingit

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<sup>3</sup> The food system includes all aspects from production to distribution to recovering or preventing food waste. So this could include elders who gather wild foods or grow gardens, store owners, nutritionists, social service providers, and representatives of Yukon College as well as the TTC and the Village.



Council and the business community, the Village will strive to develop one or more appropriate gateways<sup>4</sup> into Teslin.

### 2.2.6 *Nuisance Management*

For the purposes of this OCP, nuisances are defined as noise, dust, odour, and other forms of pollution that negatively affect quality of life in Teslin.

2.2.6.1 Dog kennels, whether for the commercial breeding or boarding of dogs or keeping of sled dog teams, are not a permitted use within the Village of Teslin. Dog runs or small structures to shelter household pets in residential areas are not included in this policy, and are outside of the meaning of dog kennel for this policy.

## 2.3. Environmental Protection

Within the Village of Teslin there are streams, lakeshores, low-lying areas with permafrost, and other environments that all need protection from insensitive development.

Objectives:

- Protect shorelines from encroachment by incompatible land uses, prevent flood-prone developments, and preserve public access to and along the waterfront;
- Protect other elements of the natural environment from encroachment by incompatible land uses;
- Protect wild food sources and wildlife habitat within the Village of Teslin.

### 2.3.1 *Flood Risk*

2.3.1.1 New development will be discouraged in areas along Teslin Lake and Nisutlin Bay that lie within 30 m of the high water mark, as well as in other areas susceptible to flooding such as creeks.

2.3.1.2 Lands identified as being susceptible to flooding shall generally be maintained in their natural state. Limited recreational activities may be permitted as a secondary activity provided they are compatible with the intended conservation and public access objectives for those areas.

2.3.1.3 Where existing development used for residential or commercial uses has occurred within flood-prone areas, property owners shall be required to flood-proof their properties and complete a flood zone waiver caveat before any new development, redevelopment, or change of use is permitted. It is preferred that such uses relocate out of flood-prone areas.

2.3.1.4 Lands within the 30 m reserve from the ordinary high water mark shall be reserved for public access and not be disposed of.

2.3.1.5 The Village of Teslin will take those actions within its jurisdiction to prevent any contamination of Teslin Lake.

### 2.3.2 *Soils*

2.3.2.1 Areas that are inappropriate for development based on ecological sensitivities will be identified and protected.

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<sup>4</sup> See also Policy 2.5.2.

2.3.2.2 New developments will maintain the natural grade where possible, and use the minimum amount of excavation, fill or berming to change the grade as part of the development.

2.3.2.3 Wherever possible, new development will be restricted to previously disturbed lands.

2.3.2.4 Wherever possible, degraded, and damaged lands will be rehabilitated, and contaminated sites will be reclaimed.

### *2.3.3 Environmentally Sensitive Areas*

2.3.3.1 The Village of Teslin, in consultation with the Teslin Tlingit Council, will continue to identify and document environmentally sensitive lands within the current municipal boundaries, making these lands off-limits to development. Such lands include wetlands, riparian areas, steep slopes, permafrost areas, wildlife corridors and specific habitat areas.

### *2.3.4 Wildfire*

2.3.4.1 The Village will manage vegetation within municipal boundaries to create firebreaks and to reduce the amount of fuel loading on the ground surface.

## **2.4. Residential Land Use and Housing**

There is a concern about the lack of affordable and appropriate housing, as a barrier to current residents being able to continue to live in Teslin, to businesses being able to attract employees, and to former residents being able to come back to live.

### *2.4.1 Housing (General)*

Objective: To ensure an adequate supply of affordable housing or serviced and partially serviced lots to meet Teslin's residential needs.

2.4.1.1 The Village of Teslin, in collaboration with the Teslin Tlingit Council and the Yukon Government, will undertake a comprehensive, regional housing needs assessment, and develop a housing strategy that responds to the needs identified in the assessment. This may include initiatives such as joint construction ventures, creation of a housing development corporation, incentives for developers, or other measures.

2.4.1.2 The Village of Teslin supports the development of home-based businesses, and outlines the conditions under which they may operate in the implementing Zoning Bylaw.

2.4.1.3 The Village encourages the repair and upgrading of existing housing stock, for community safety and energy efficiency.

2.4.1.4 To minimize the risk of property damage and loss of human life from fires, the Village requires that all new housing be built to reduce vulnerability to fire. Measures can include such things as metal roofs, fire-resistant siding, water reservoirs for fire-fighting, and management of vegetation in proximity to housing.

### *2.4.2 Residential Land Use*

2.4.2.1 The implementing zoning bylaw provides the regulation for residential uses within the Village of Teslin. Those areas of the Village with sewer services have an average density of 10-20 units/hectare (500-1,000 m<sup>2</sup> in area). Those areas that require provision of independent wastewater management have an average density of 1 lot per hectare, with one principal dwelling unit per lot.

- 2.4.2.2 The Village of Teslin may consider smaller lot sizes for areas providing their own wastewater management, based on the requirements for on-site sewage disposal as determined by geotechnical study at the time of subdivision design. Development suitability shall be confirmed by planning, engineering, and geotechnical study.
- 2.4.2.3 The Village of Teslin encourages duplex, row-house, apartment buildings, and other forms of multi-family housing, as a conditional use in areas of the Village with sewer servicing, in keeping with the scale of development within the community, and where this type of development is compatible with neighbouring uses. Mixed use developments with ground floor commercial and residential uses above may also be permitted in these areas as conditional uses.
- 2.4.2.4 The implementing zoning bylaw addresses accessory dwelling units, off-street parking, landscaping, fencing, and screening of storage areas to ensure fair use, privacy and enjoyment of property by the residents. In those areas of the Village with larger residential lots, the implementing zoning bylaw also provides regulation for home-based businesses, horticultural and agricultural activities.
- 2.4.2.5 For those areas providing their own wastewater management, so long as zoning and Building Code requirements are met, and authorization has been received from the Yukon Government that adequate on-site wastewater disposal measures are in place, the Village of Teslin encourages property owners to add secondary suites to their homes. Accessory dwelling units may also be permitted on larger lots where adequate on-site wastewater disposal measures are in place, and authorization has been received from the Yukon Government.
- 2.4.2.6 The Village of Teslin and the Teslin Tlingit Council will engage in joint planning exercises to review proposed developments in light of sustainability principles, the desire for compact community form, energy use, and infrastructure servicing costs, and cultural considerations.

## 2.5. Commercial Land Use

### Objectives:

- Promote the development of Teslin as a regional supply centre, and
- Encourage new businesses to locate on vacant lands along the Alaska Highway near the bridge to create a viable and visible business district.

- 2.5.1 The Village is committed to ensuring there is an adequate supply of serviced commercial land available to meet current and future community business needs. Prior to opening up new commercial areas, the Village will encourage the use of existing vacant commercially designated lots.
- 2.5.2 The Village will pursue the development of a community gateway, to support economic development and tourism, at the intersection of Nisutlin Drive and the Alaska Highway, at the foot of the Nisutlin Bridge, and possibly also at the west end of the Village.
- 2.5.3 The Village supports commercial development opportunities and regional land use planning activities that help reinforce the community's role as a regional supply centre.

- 2.5.4 The Village will encourage tourism and highway related commercial uses to locate together in the commercial areas along the Alaska Highway.
- 2.5.5 To enhance the attractiveness of the community for tourists and residents alike, the Village may pursue public/private partnerships to improve the appearance of properties fronting the Alaska Highway.
- 2.5.6 The Village will support mixed use developments, with ground floor commercial and attached residential uses, which may also be at the ground level, in commercially designated areas.
- 2.5.7 The Village encourages government services and offices to locate in commercial areas whenever possible to facilitate the in-filling of vacant commercial lands.
- 2.5.8 The Village encourages mobile food vendors and other innovative small businesses to locate and/or develop in Teslin, so long as they have a business license, and any Yukon Health or other regulatory requirements are met. The implementing Zoning Bylaw will include provisions for mobile food vendors.

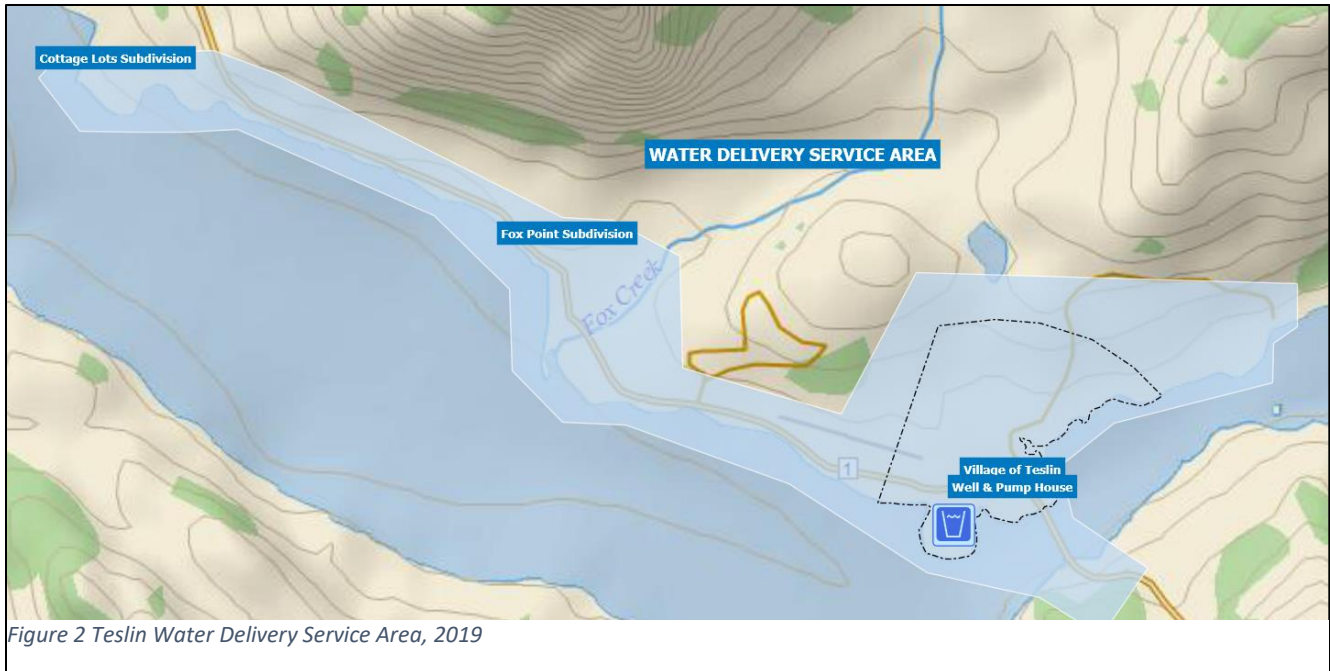
## 2.6. Industrial Land Use

Objective: To ensure an adequate supply of industrial land is available in an appropriate location to meet current and future needs.

- 2.6.1 The Village is committed to ensuring there is an adequate supply of industrial land available to meet current and future community business needs.
- 2.6.2 The Village will continue to support the concentration of industrial uses on industrially zoned land, and phase out and relocate existing industrial uses in the vicinity of Nisutlin Drive to more suitable locations.
- 2.6.3 The Village will ensure industrial uses located in the vicinity of the airport are compatible with aerodrome operations.
- 2.6.4 The Village will discourage industrial development along the Alaska Highway. Where no suitable alternative location exists, Council may permit an industrial use to locate along the highway, provided the proposed activity is suitably screened and landscaped.
- 2.6.5 The Village will ensure that a greenbelt or other appropriate screening is placed between industrial sites and residential areas, to reduce the noise, dust, and other nuisances caused by industrial uses. This greenbelt may include the planting of trees or other measures.
- 2.6.6 The Village will relocate its public works yard to an industrial area, to provide for enhanced recreational opportunities in the village centre.

## 2.7. Municipal Services

Objective: Provide safe, reliable and cost effective services to municipal residents consistent with their needs by maintaining and upgrading the quality of municipal services and expanding the service area in a logical manner while ensuring environmental protection.



### 2.7.1 Infrastructure

The Village of Teslin provides water supply and waste water infrastructure; fire suppression and emergency response; solid waste management; road maintenance; recreational facilities; and land use planning and regulation to the entire community. The village, through various contracts and agreements, also provides selected services from this array to rural residents in the surrounding area.

2.7.1.1 The Village will provide residents living within the service area with safe and reliable fire protection, water supply, sewage collection, treatment, and waste disposal systems.

2.7.1.2 The Village will work with the Teslin Tlingit Council to coordinate the delivery and enhancement of water, collection of sewage and disposal of garbage services to ensure the costs of service are fairly distributed, the service level provided is consistent, and the services are provided in a cost effective and sustainable manner throughout the municipality.

2.7.1.3 Before expanding services, the Village will:

- a) ensure the expected revenue base is sufficient to cover the additional costs incurred; and
- b) size the services to account for anticipated future development.

2.7.1.4 Village Council will continue to enter into joint use agreements with the Teslin Tlingit Council and the Yukon Government to provide municipal services in a cost effective and efficient manner.

2.7.1.5 The Village is committed to water and energy conservation. Before expanding or upgrading water or sewer services, the Village will analyze the water and energy conservation implications of the proposed expansion or upgrade. The Village will also

examine the use of renewable energy opportunities, such as solar or biomass, as they become financially feasible for Village operated facilities.

- 2.7.1.6 Working closely with Teslin Tlingit Council and the Yukon Government, the Village will secure water source integrity by taking steps to protect Teslin Lake, the Nisutlin River and the area aquifers.
- 2.7.1.7 The Village is committed to ongoing improvements in drainage services in the developed portions of the Municipality.
- 2.7.1.8 The Village, together with Teslin Tlingit Council, will continue to provide public education to stop the disposal of dangerous household chemicals into the wastewater treatment system.
- 2.7.1.9 The Village will implement and regularly update its Asset Management Strategy to ensure that upgrades and maintenance to infrastructure and facilities are conducted in an optimal manner.
- 2.7.1.10 The Village is committed to providing barrier free access to all community buildings.
- 2.7.1.11 As new infrastructure priorities are identified, they are incorporated into the Teslin Community Development Plan.
- 2.7.1.12 The Village will consider changing the drinking water delivery mechanism from the current trucking system to underground pipe delivery, particularly for major new development initiatives.
- 2.7.1.13 The Village may consider privatizing the septic pumpout system, to create business opportunities for Village members.
- 2.7.1.14 The Village, together with Teslin Tlingit Council, the Yukon Government, and other partners, will develop a regional servicing strategy to address the needs of unincorporated and incorporated Teslin and accommodate anticipated development needs.

## *2.7.2 Parks and Open Space*

### Objectives:

- Provide a range of parks throughout the community to meet the physical and social well-being needs of community residents; and
- Preserve open spaces within the community to provide ecosystem services and unstructured recreation opportunities.

- 2.7.2.1 The Village supports the establishment of Environmental Reserves, areas that will not be developed (with the possible exception of limited trail development) to protect the ecosystem services provided by these areas.
- 2.7.2.2 The Village supports the development of a community-wide trail system, linking all parts of the community including the lakeshore to Fox Point, the community centre, school, and Hermit Lake.

2.7.2.3 Through the subdivision process, the Village will set aside areas for parks and trail development (10%), and environmental reserves, where lands are unsuitable for development, such as swamps, gullies, ravines, or natural drainage courses, or any other lands that are unsuitable for building sites.

2.7.2.4 The Village may install, or support community groups to install, infrastructure such as walking paths, benches, landscaping and lighting to encourage walking and ensure a safe, pleasant walking environment.

### 2.7.3 Recreation and Community Facilities

At the time of drafting this OCP, the Village of Teslin was undertaking the development of a Recreation Plan. This Plan is anticipated to address the needs of seniors, youth, and everyone in between.

There was considerable discussion about a pool during the OCP review process, as part of the new school, with the hope that O&M costs would be reduced by integrating the pool into the overall school energy system. This item is not addressed in the OCP because it is included in the Community Development Plan already.

Objective: Provide a range of facilities throughout the community to meet the physical and social well-being needs of community residents.

2.7.3.1 The Village will support a range of year round recreational opportunities to be available within the community, which reflect the age, gender and lifestyle interests of community residents. These include the opportunity for quiet solitude, collective participation, education, and appreciation of the local culture and environment.



Figure 3 Village of Teslin Waste Water Service Area, 2019

- 2.7.3.2 The Village will ensure the community's parks and recreation facilities are developed for year round use to the maximum extent possible.
- 2.7.3.3 The Village will ensure that all public recreation facilities take into account the needs of persons with disabilities in their design, construction and programming.
- 2.7.3.4 The Village will ensure that small neighbourhood parks are developed in each neighbourhood, and that appropriate land is set aside within new subdivisions for neighbourhood parks.
- 2.7.3.5 The Village will review and update the Village Square concept plan, identify priority implementation items to be integrated into the Teslin Community Development Plan, and may consider building additional facilities to accommodate a range of essential services (bank, post office, library, seniors centre) in the heart of the Village.
- 2.7.3.6 The Village is committed to the maintenance of the marina as a public amenity for residents and visitors alike.
- 2.7.3.7 The Village will acquire land along the lakeshore to support the development of a public beach along Teslin Lake in proximity to the Recreation Centre/Village Square area.
- 2.7.3.8 Together with the TTC and the Yukon Government, the Village will plan for addressing the community's need for a seniors centre located in the Village.

#### *2.7.4 Heritage Protection*

The Village of Teslin has a collection of heritage buildings and structures that are seen as assets within the community, representing the distinct historic legacy of the Village. By preserving these community heritage resources, the Village intends to create a distinctive identity for Teslin that reflects its history and culture, and emphasizes its special features, such as proximity to Teslin Lake.

- 2.7.4.1 The Village of Teslin respects its historic and cultural legacy through protection of: historic buildings; historic sites and trails; viewscales of important cultural and environmental features; and archaeological resources that may be threatened by development or neglect.
- 2.7.4.2 The Village works with the Teslin Tlingit Council to ensure land use policy decisions respect and support Teslin Tlingit heritage conservation objectives.
- 2.7.4.3 Prior to the issuance of a demolition permit for a structure, the Village will require a heritage assessment of that structure. This policy to take effect once a heritage protection policy is in place.
- 2.7.4.4 The Village of Teslin, in consultation with the Teslin Tlingit Council, will identify and document the heritage value of historic buildings, cultural landscapes (landforms and their settings), and viewscales (cultural and environmental features). Based on this documentation and assessment of heritage values, the Village and the Teslin Tlingit Council will jointly develop a heritage protection policy and bylaw, which may include a procedure for creating Municipal Historic Sites, and ensuring that heritage assessments are developed in advance of the issuance of demolition permits related to structures for historic buildings.



### 2.7.5 Civic Design and Beautification

The people of Teslin take pride in their community, and want to project a positive image to each other and to the broader community.

Beautification has as much to do with management of aesthetics within the Village as with management of waste, such as littering, derelict vehicles, and structures. Partial resolution for a number of the aesthetic issues within the Village may be achieved through development of the planned industrial subdivision, which would provide an opportunity for certain businesses and facilities to move out of the Village, freeing up land for uses more compatible with nearby residential areas.

2.7.5.1 The Village of Teslin, in collaboration with the Teslin Tlingit Council, will investigate the potential for enhancing its cultural heritage protection by developing civic design objectives, including architectural elements based on historic precedents, and building forms that reflect traditional Tlingit culture (building placement, type, scale, and choice of materials).

2.7.5.2 The Village promotes a positive image of the community by continuing to upgrade the appearance of public lands fronting on the Alaska Highway and along the lakeshore, as well as making aesthetic and functional improvements to roadways, parking, and outdoor public spaces.

2.7.5.3 The Village ensures that new development and redevelopment of existing structures respects the existing character and scale of the village, and is compatible with existing uses.

2.7.5.4 The Village strives to enhance and expand off-road trail linkages throughout the community, to improve pedestrian and non-motorized mobility options.

2.7.5.5 The Village supports the establishment of specific design and/or use controls on Teslin Tlingit settlement lands, and is willing to work together with the Teslin Tlingit Council in creating or adopting these.

2.7.5.6 The Village may enact a Landscaping and Screening Bylaw to address such matters as exterior storage, parking, screening, landscaping and signage on commercial and industrial lands.

2.7.5.7 The Village may consider developing strategies to ensure that derelict vehicles are not located on private property (residential, commercial, or industrial) and that the landfill/transfer station appropriately screens derelict vehicles from view pending transfer out of the community. Such strategies may include bylaw changes, incentive programs, or other means.



Figure 4 Most important community spaces for Teslin to develop

### 2.7.6 Social Development

Objective: Develop a community in which all residents are able to meet their basic needs and increase their knowledge, skills and capacity to pursue personal goals and contribute to shared community goals.

Basic needs are generally defined as including food, shelter, clothing, health care, education, personal care, transportation, and other related costs associated with having a home and enough to eat each day.

The list of most important community spaces indicates that more facilities are needed to assist with meeting the social development objective: a safe house for people leaving difficult relationships, a youth centre, an elders/seniors centre, assisted living for elders, and a transition house. Additionally, in the Recreation section, there are a number of recreation facilities that the community wants, such that people can meet their physical recreation needs in various ways.

2.7.6.1 The Village will partner with the Teslin Tlingit Council, senior government, businesses and community not-for-profit organizations to implement a range of social planning and employment training initiatives to foster a healthy community.

2.7.6.2 The Village, working closely with the Teslin Tlingit Council, will promote the decentralization of Territorial government services to the community level in support of Council's objective of enhancing Teslin as a regional service centre.

2.7.6.3 The Village will ensure sufficient land for current and future community and institutional uses is made available in locations convenient to resident needs, and in harmony with heritage protection and civic design objectives. Of particular concern, the Village will work closely together with the Teslin Tlingit Council, senior levels of government, and others, to establish a youth centre, a seniors centre, a safe house, and other community facilities as needed within the community.

2.7.6.4 The Village will work closely with the Yukon Government and the Teslin Tlingit Council to ensure an adequate supply of affordable housing is available within the Village.

2.7.6.5 The Village will work closely with the Yukon Government and Teslin Tlingit Council to ensure an adequate supply of seniors housing is available.

2.7.6.6 The Village will support the Teslin Tlingit Council's social development initiatives where those initiatives result in improved social services or facilities for the whole community.

2.7.6.7 The Village, working closely with the Teslin Tlingit Council and the Yukon Government, will ensure that adequate land is available for proposed community facilities in appropriate locations.

2.7.6.8 The Village will encourage Yukon College to offer specific training opportunities within Teslin as required by the residents of the Village.

2.7.6.9 The Village of Teslin will audit municipal facilities to ensure that all municipal facilities meet basic access criteria.

2.7.6.10 The Village will assist the Yukon Government to collect current, accurate information on changing demographics and community socio-economic development needs.

### 2.7.7 *Economic Development*

Objective: Establish Teslin as a healthy, sustainable and economically diverse regional service centre by supporting economic initiatives that foster personal independence, employment of choice, and community pride.

The economic picture in Teslin has changed dramatically since the establishment of the Dèslin Development Corporation (DDC), a federally incorporated not for profit community economic development agency with a mandate to create a positive environment for economic growth for the community of Teslin, Yukon, and surrounding area, including Teslin Tlingit Settlement Lands. The DDC's role includes unearthing new economic development prospects, assisting in business development opportunities, setting up, administering and managing community economic development projects and initiatives, and generating new jobs. A number of the initiatives, and optimism about ongoing work opportunities, have attracted Teslin people to come home again, to live and work.

Nevertheless, there is an ongoing (though lessening) mismatch between the jobs available and the people available to work. The community consultation revealed that the top three economic development issues were 1) not enough jobs, 2) lack of labour force, and 3) lack of education or training. These issues, identified as unique, may be different perceptions of the same situation.

A comprehensive program of capital and other improvements, organized according to responsibility, is contained in the Teslin Community Development Plan, first developed in 2015 and updated on an annual basis since then. This Plan assists with coordination between the Village and the TTC, while also providing the basis for discussions with senior levels of government and the community about the future of Teslin.

- 2.7.7.1 The Village designates the DDC as its primary economic development agency, and will provide support as needed to facilitate and support economic development within the Village boundaries.
- 2.7.7.2 The Village will support the establishment of home-based and seasonal businesses in appropriate locations to diversify the local economy.
- 2.7.7.3 The Village will collaborate with other levels of government, the business community and industry to ensure current, accurate and comprehensive information is available for economic development planning purposes.
- 2.7.7.4 The Village will promote the use of the community and airport facilities as an expediting base for mining exploration, forestry, wilderness tourism, and related activities in the Teslin region.
- 2.7.7.5 The Village will encourage the installation of modern communications technology to facilitate distance education opportunities, and the marketing of existing businesses as well as the creation of new business opportunities which are not location dependent.
- 2.7.7.6 The Village may use public-private partnerships for service delivery where cost effective.
- 2.7.7.7 The Village supports a 'Buy Local' policy as appropriate in all of its operations, to support local economic development and local purveyors of goods.
- 2.7.7.8 Where the facilities are suitable, the Village will support the use of public facilities such as the arena and community centre to support sports tourism, cultural events, and local

business economic development initiatives such as the hosting of conventions and other special events.

2.7.7.9 Together with the DDC, Teslin Tlingit Council, Yukon Government, local business community, and residents of Teslin, the Village plans to complete the Teslin-based tourism strategy, including community readiness components.

2.7.7.10 The Village will maintain and enhance its website and other communications to support and promote local businesses.

2.7.7.11 The Village will encourage the Teslin Chamber of Commerce to update and enhance the kiosk at the community overlook, and other communication tools, to promote local businesses, community services, and recreational opportunities.

### 2.7.8 Transportation

The Village of Teslin recently invested \$4 million (over 2 years) in road improvements throughout the Village.

Objectives:

- Provide for safe and orderly circulation of vehicular and pedestrian traffic, which minimizes potential conflicts between pedestrians and vehicles.
- Respect the economic development potential of the Teslin airport, by ensuring appropriate land use along the approach paths and adjacent to the airport.

2.7.8.1 The Village will work with the Teslin Tlingit Council and the Yukon Government to provide for safe and orderly vehicular, pedestrian, and other traffic circulation throughout the community.

2.7.8.2 The Village maintains a logical, functional hierarchy of roads, which balance traffic loads, link community facilities, and minimize the need for additional highway access points.

Road Type	Road name	Issues/Improvements needed
<b>Highway arterial</b>	Alaska Highway	Street lighting required from the bridge to the TTC administration building Pedestrian crossing lights at intersections
<b>Collectors</b>	Nisutlin Drive	Intersection improvements at both ends Bike paths
	Sawmill Road	Bike path
	Airport Road	Snow fencing at end of runway to prevent drifting onto the road Bike path
	Airport Connector Road	
<b>Local (Village)</b>	George Johnston Drive	
	Tlingit Circle	

Road Type	Road name	Issues/Improvements needed
	McLeary Street	
	Sidney Street	
	Jackson Avenue	
	Craft Street	
	Smith Street	
	Johnston Avenue	
	School Road	
	Fox Street	
	Field Street	
<b>Local (Smarchville)</b>	Dewhurst Crescent	
	Geddes Drive	
	Father Boyd Drive	
<b>Local (Airport Subdivision)</b>	Ward Street	
	Dream Avenue	
	Bryde Avenue	
	Cole Street	
<b>Local (Sawmill Subdivision)</b>	Salmon Drive	
	Cranberry Lane	
	Soapberry Lane	
	Blueberry Crescent	

2.7.8.3 In planning subdivisions, the Village will ensure that alternative routes for entering and leaving new residential developments are identified and built.

2.7.8.4 The Village will work closely with the Teslin Tlingit Council and the Yukon Government to improve major intersections within the Village, and particularly where Village roads intersect with the Alaska Highway. Of specific concern:

- a) **Nisutlin Drive at the Alaska Highway and Airport Road** – Intersection is too large and confusing, particularly with parking in front of Teslin Tlingit Council Administration Building. Impact of any changes on the south side of the highway must keep the intersection with Airport Road safe and efficient.
- b) **Nisutlin Drive at the Alaska Highway at the foot of the Bridge** – Visibility not good, particularly with increased traffic crossing (pedestrian and vehicular) to the post office at the Yukon Motel. New bridge alignment may change the shape of the intersection, and deal with the issues.

2.7.8.5 The Village will collaborate with the Teslin Tlingit Council to provide public pedestrian access to and along the lakeshore, and throughout the Village.

2.7.8.6 The Village, in collaboration with the Teslin Tlingit Council, will work together with the Yukon Government to ensure that the Alaska Highway maintains its primary function of moving people and goods in an efficient way, while also meeting the needs of the Village for economic development, pedestrian safety, and community connectivity.

2.7.8.7 The Village supports the Yukon Government in their restriction on creating additional access points from the Village to the Alaska Highway. The exception may be if a new firehall is built near the highway, where it needs a direct access. However, to facilitate access to the businesses and commercial lands along the Alaska Highway, the Village, together with the TTC, may upgrade the old Alaska Highway as a frontage road, providing service and access from the existing approaches.

2.7.8.8 Through its implementing zoning bylaw, the Village recognizes those areas where development is constrained by the Teslin Airport Zoning Regulations, SOR/94-591, under the federal Aeronautics Act, R.S.C. 1985, c. A-2.

2.7.8.9 Together with the Teslin Tlingit Council, the Village may investigate alternative locations for the airport, or ways for the airport to more directly benefit the community. It is currently underused, while located on lands that are highly suitable for other types of development.

2.7.8.10 Together with the Teslin Tlingit Council, the Village of Teslin may jointly investigate options for expanding public transportation options, such as the current TTC shuttle services, to reduce reliance on private vehicles and reduce fossil fuel consumption.

### 2.7.9 Waste Management

2.7.9.1 The Village of Teslin, together with the Teslin Tlingit Council, will investigate the merits of implementing a bear-proof garbage container program within the Village to reduce risks of human-wildlife conflict, and reduce certain types of bear and other wildlife attractants in the Village.

2.7.9.2 The Village is committed to ongoing waste diversion and recovery programs through its solid waste disposal initiatives. This includes the potential for composting, both within the Village and at the Transfer Station.

2.7.9.3 The Village will consider the potential for managing a regional landfill facility.



Figure 5 Teslin Solid Waste Service Area, 2019

## 2.8. Future Land Use

Future land use designations define how land will be developed, and the future shape of the Village. Land use has a major impact on how much greenhouse gas a community generates. For example, Teslin is currently very walkable for the majority of residents. Depending on decisions made in the coming years, it could turn into a car-dependent community or it could continue to be a very walkable community.

The Future Land Use map, in Section 4, shows how the various land use designations are anticipated to develop in the future. The location of these designations is based on soils suitability for future development, and projected growth of the community.

The following land use designation descriptions are considered OCP policy, outlining how lands in each of the designations are to develop. If a different type of development is proposed for these lands, an OCP amendment is required.

- 2.8.1 **Residential:** Areas to be used primarily for housing. Accessory uses can include home-based businesses.
- 2.8.2 **Community Facilities:** Structures or places that provide for the physical, social, cultural or intellectual development of people or for the welfare of the community. Includes structures for local utilities.
- 2.8.3 **Commercial:** Areas to be used primarily for commercial activities, which involve the buying and selling of goods and services. Accessory uses can include housing, so long as the commercial use remains primary on the property.
- 2.8.4 **Industrial:** Areas to be used primarily for industrial activities, which involve manufacturing, transportation, warehousing, wholesale trade, and professional/technical services. Accessory uses can include retail uses. Residential uses are not anticipated, with the exception of caretaker residences for security purposes.
- 2.8.5 **Park:** Areas that have been acquired by the Village to be used for outdoor recreation only. There are three parks in Teslin: Friendship Park, Sawmill Subdivision Park, and Charlie Jules Park (in the new Sawmill Subdivision, not yet developed).
- 2.8.6 **Environmental Reserve:** Areas that have been set aside for reasons of environmental protection, and should not have any development, with the possible exception of limited recreational uses such as trails. These include streamside protection areas, lakeshores, and other areas vulnerable to degradation.
- 2.8.7 **Open Space:** Areas that are currently undevelopable, but that may be developable in the future. Converting the land use designation of these areas required detailed geotechnical study to demonstrate that such uses would be safe.
- 2.8.8 **Airport:** Land managed by the Yukon Government for airport uses.
- 2.8.9 **Road:** Areas set aside for roads and road rights-of-way.

## Section 3: Implementation & Administration

Section 2 outlined the goals, objectives, policies and actions that establish the direction for future community development, in other words, the “what” of the Plan.

Section 3 outlines the process aspects of the Plan to achieve the goals of the Plan, in other words, the “how” of the Plan.

### 3.1 Accurate Planning Information

- 3.1.1 The Village of Teslin will lobby Census Canada to modify the Census Subdivision boundaries for Teslin, to include all residents and residences within the village boundaries, to ensure accurate data from which to work.
- 3.1.2 Notwithstanding policy 3.1.1, in consultation with the Teslin Tlingit Council, the Village of Teslin will determine whether it continues to make sense to maintain two separate census units within the Village of Teslin, to be able to monitor the respective well-being of people on Reserve lands and people in the rest of the community.
- 3.1.3 Jointly with the Teslin Tlingit Council, the Village of Teslin will consider options for undertaking updated soils suitability mapping for future development, in light of climate change and the passage of time since the last mapping was completed, based on aerial photography from the 1980's. This mapping should take place over a much broader area than the current municipal boundaries, to provide useful information for boundary expansion and other purposes. The Teslin Tlingit Council may find it useful for those Settlement Lands which are slated for development as well.

### 3.2 Plan Implementation and Development Control

- 3.2.1 The policies set out in this Plan will be implemented by zoning bylaw and other land use methods which are consistent with the goals, objectives and policies of this plan.
- 3.2.2 The implementing Zoning Bylaw will allow for the provision of land uses as required throughout the Plan area, including public utility uses.
- 3.2.3 The Village of Teslin will work in conjunction with various levels of government, community groups, and organizations, towards the realization of the goals, objectives and policies of this OCP.
- 3.2.4 The Village of Teslin may, by resolution, issue development permits and development variance permits that vary any zoning regulation other than use or density, where the Council is of the opinion that the variance would be appropriate to the circumstances of the site and the needs of the community.
- 3.2.5 The Village of Teslin Council recognizes the limitations of its current land base. In seeking to resolve challenges within the Village, Council is willing to engage in “out of the box” thinking, i.e. respecting creative solutions.
- 3.2.6 In implementing the OCP, the Village of Teslin will undertake the actions listed in the following table:

Implementation Action	Time Frame	Plan Reference
Update Zoning bylaw	Immediate	Section 3.2
Update Animal Control bylaw	Immediate	Section 2.4



<b>Implementation Action</b>	<b>Time Frame</b>	<b>Plan Reference</b>
Develop updated soils suitability mapping	Immediate	Section 3.1
Keep Emergency Measures Plan up to date	On-going	Section 2.2
Undertake energy audits in light of municipal facilities renovations or upgrades	On-going	Section 2.3
Develop an Integrated Energy Resource Plan, with partners	Medium-term	Section 2.3
Undertake the development of a comprehensive food security assessment	Medium-term	Section 2.4
Develop a heritage protection policy for the historic structures and landscapes within the Village	Medium-term	Section 2.7
Working with TTC, develop a seniors centre within the Village	Medium-term	Section 2.7
Expand the boundaries of the Village of Teslin	Medium-term	Section 3.4
Work with Census Canada to develop census subdivisions that accurately reflect Village boundaries	Medium-term	Section 3.1
Plan for a Village gateway near the new bridge	Medium-term	Section 2.2 and 2.7
Develop a bear risk assessment and strategy	Long-term	Section 2.4

### 3.3 Joint Community Planning

Since 2005, the Village of Teslin and the Teslin Tlingit Council have been undertaking joint community planning, as agreed in the Memorandum of Understanding with regard to services and infrastructure development.

- 3.3.1 The Village of Teslin is committed to working closely with the Teslin Tlingit Council on all matters related to planning and development, and supporting Teslin Tlingit Council's initiatives as appropriate.
- 3.3.2 The Village of Teslin directs its senior staff to meet and otherwise communicate directly with the Teslin Tlingit Council staff members, to maintain effective and open communications about matters of shared interest and responsibility.
- 3.3.3 The Village of Teslin, together with the Teslin Tlingit Council, will routinely engage in joint council meetings to consider matters of importance to the Teslin community.

### 3.4 Boundary Expansion

- 3.4.1 The Village of Teslin is committed to rationalizing its boundaries to ensure that community members are enfranchised, to maintain a sufficient supply of lands for future residential development, and to maintain excellent levels of service.
- 3.4.2 The Village of Teslin will work closely together with the Teslin Tlingit Council to determine appropriate future boundaries for the Village, and submit a request to the Yukon Government to modify the Village boundaries.
- 3.4.3 As lands are brought within the jurisdiction of the Village of Teslin, the OCP will be updated and the lands will be zoned appropriately.

### 3.5 Capital Projects

3.5.1 As capital projects are identified, they will be incorporated into the Teslin Community Development Plan.

### 3.6 Plan Monitoring

3.6.1 The Village of Teslin is committed to monitoring the effectiveness of its Official Community Plan in achieving the goals and objectives of the Teslin community.

3.6.2 The Village of Teslin will update Teslin residents on progress towards implementing the Official Community Plan's policies and actions.

3.6.3 The Village of Teslin may consider the establishment of a citizen or agency-based monitoring group to provide advice to the Village about monitoring and implementation of the Official Community Plan.

### 3.7 Plan Review and Amendment

3.7.1 The Village of Teslin will undertake a comprehensive plan review at a minimum of every 10 years.

3.7.2 The Village of Teslin should initiate a Plan review process in response to new information, technology, development guidelines or best practices which would result in a significant public benefit.

3.7.3 The Village may consider OCP amendment proposals that are consistent with the Plan vision, goals and objectives, which would result in a significant community benefit.

3.7.4 The process of amending the Plan will be undertaken in accordance with the legislative requirements of the Yukon *Municipal Act*.

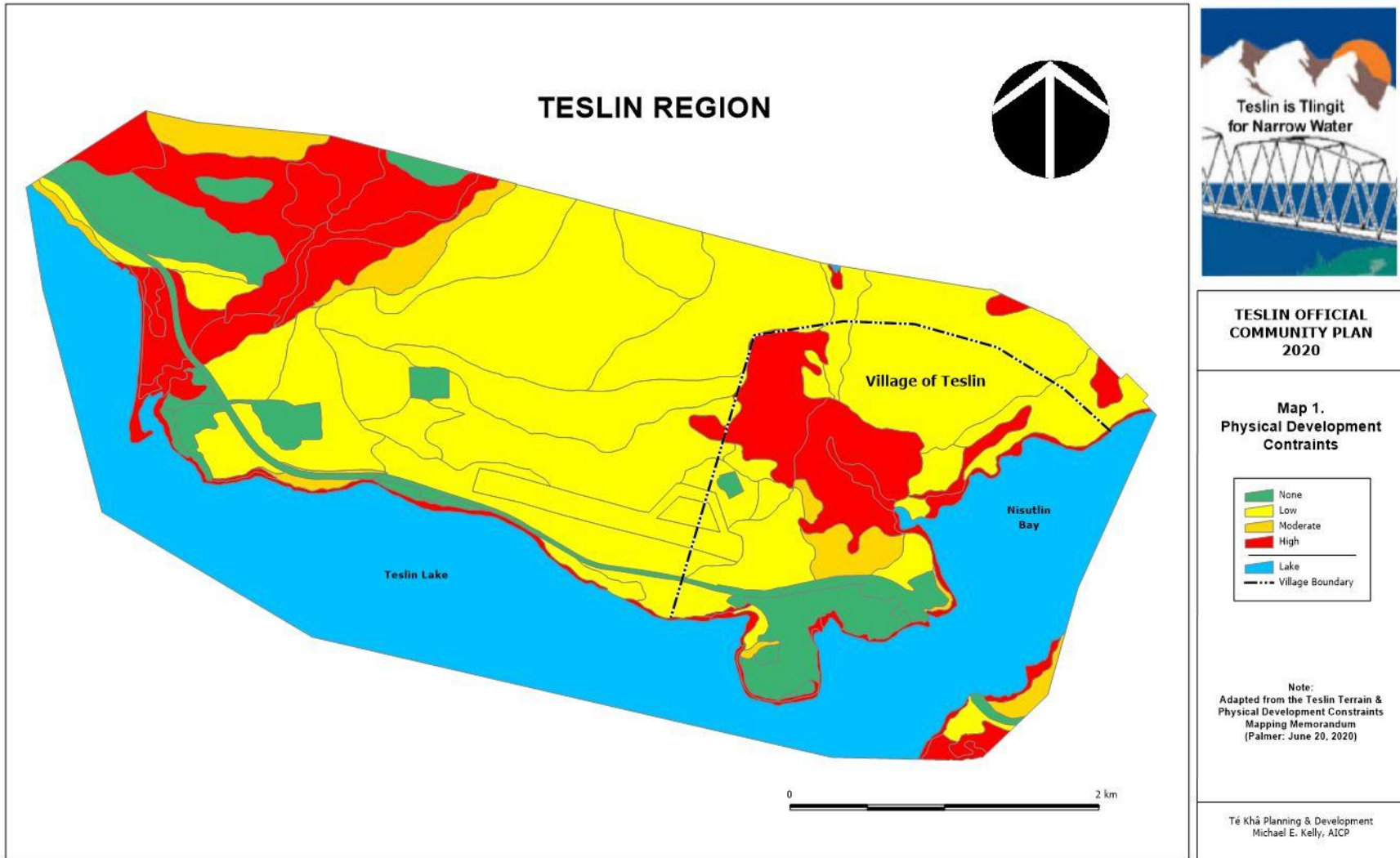
3.7.5 During any Plan amendment process, the Village of Teslin will supplement the minimum requirements of the *Municipal Act* by employing various communication methods and consultation opportunities to encourage broad input from community members and other stakeholders.

## Section 4: Maps

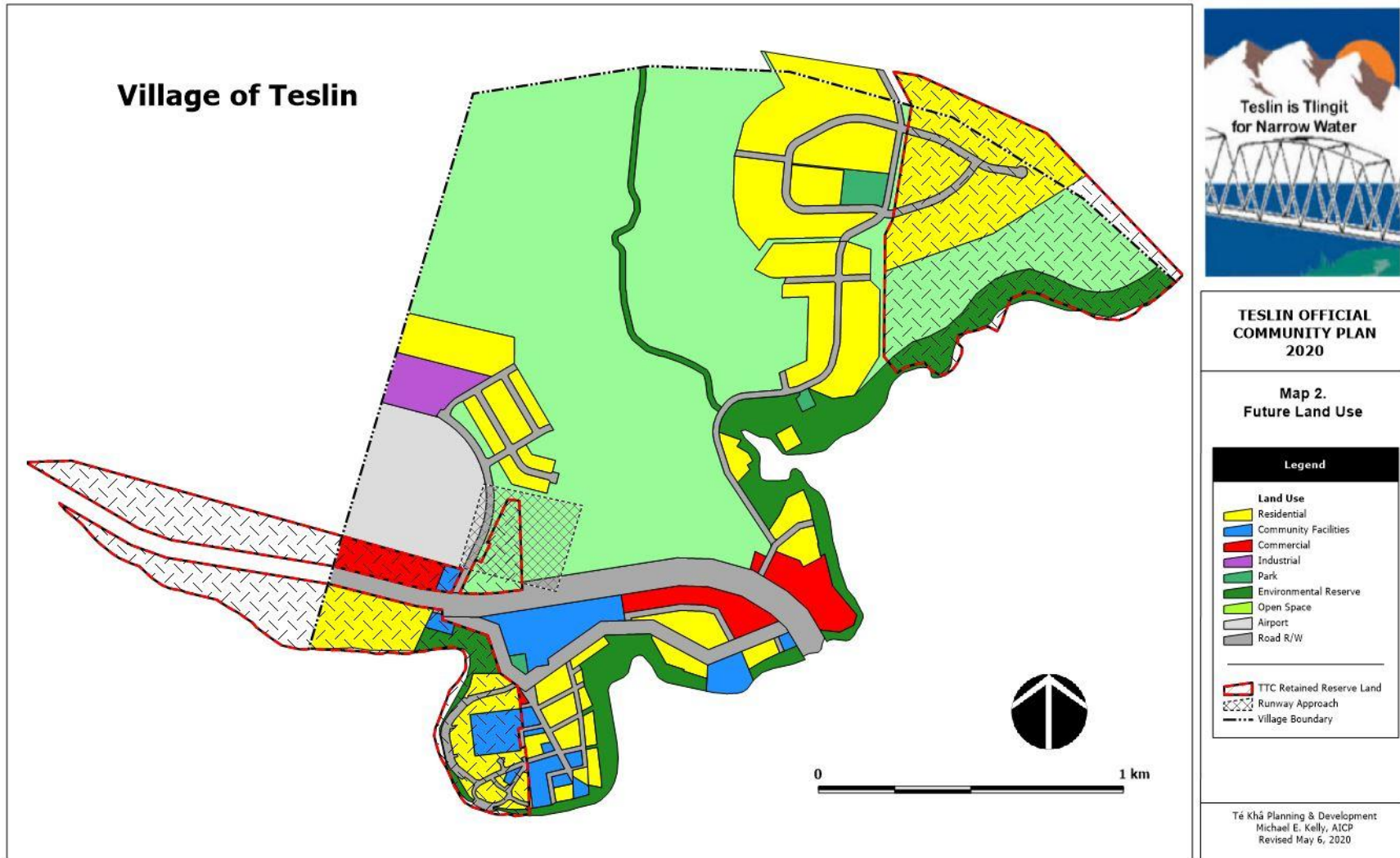
Maps:

1. Physical Development Constraints mapping (based on Palmer study, 2020)
2. Future land use – Land use designations and TTC settlement lands information

Map 1: Physical Development Constraints Map



Map 2: Future Land Use



## Section 5: Appendices

See volume 2 (not adopted by Bylaw)

### **Contents:**

#### **A. Community Consultation and Policy Research Documents:**

1. Background Research Report,
2. Community Consultation Report: Phase 1,
3. Food Security, Agriculture, and Animals,
4. Housing and Affordable Housing,
5. Community Spaces,
6. Future of Teslin,
7. Community Consultation Report: Phase 2, and
8. What's New in the Teslin OCP.

#### **B. Mapping:**

1. Existing Land Use map

#### **C. Murals:**

1. TTC Leadership,
2. Infrastructure,
3. Economic Development,
4. Food Security, Agriculture, and Animals,
5. Housing and Affordable Housing,
6. Community Spaces,
7. Future of Teslin,
8. Teslin Elders.