



**Yukon Environmental & Socioeconomic Assessment Act  
Decision Document**

This document meets the Yukon government's and Teslin Tlingit Council's requirements as Decision Bodies as set out in the *Yukon Environmental & Socioeconomic Assessment Act*

**Decision Document Issued By:**

<b>YG Decision Body:</b>	Yukon Government
<b>Federal Decision Body(ies):</b>	
<b>First Nation Decision Body(ies):</b>	Teslin Tlingit Council

**Project:**

<b>Project Name :</b>	<b>Little Teslin Lake Recreational Lot Development</b>	<b>YESAA File Number 2008-0178</b>
<b>Proponent Name:</b>	Yukon Government and Teslin Tlingit Council	
<p><b>Project Description:</b> The principal activity of this project is the development of a 19 lot rural recreational subdivision along the north shore of Little Teslin Lake. Seven lots are to be created on Teslin Tlingit Council (TTC) Settlement Land (Phase 1), while the remaining 12 lots will be on Yukon Crown Land (Phase 2). The lots will be approximately 1 acre in size.</p> <p>Little Teslin Lake is approximately 55 km west of Teslin and approximately 5 km west of Johnson's Crossing. The proposed subdivision is situated between the lake and the Alaska Highway and is bound on the west side by an existing 9 lot cottage subdivision and to the east by TTC Settlement Land. Construction of the access roads is expected to take place as soon as possible, with road construction for Phase 1 taking approximately 2 weeks and road construction for Phase 2 taking approximately 1 month.</p> <p><b>Project activities include:</b></p> <ul style="list-style-type: none"> <li>- clear, strip and grub two 20 metre road right-of-ways,. The length of the Phase 1 roadway is 750 m and the length of the Phase 2 road is 1.5 km;</li> <li>- construction of 2 access roads within the cleared right-of-ways including associated ditches and culverts;</li> <li>- surfacing the roads with crushed gravel;</li> <li>- reclamation;</li> <li>- annual maintenance; and</li> <li>- surveying, clearing and earthworks associated with the development of 19 rural recreational lots.</li> </ul> <p>Development components located within individual lot boundaries include: dwellings, accessory buildings, driveways and sewage systems.</p>		

**Other Decision Bodies**

<b>Other Decision Body Consultation:</b>	Teslin Tlingit Council
<b>Consolidated Decision Document:</b>	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Yukon Government and Teslin Tlingit Council



<b>Non-self governing First Nation Consultation:</b>	<i>[list First Nation consulted where applicable]</i>
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**Decision**

Pursuant to ss. 75, 76 and 80, the Yukon government and Teslin Tlingit Council have considered the YESAA Assessment and:

<input type="checkbox"/>	a) Accepts the following recommendation:
<input type="checkbox"/>	b) Rejects the following recommendation for the following reason(s):
<input checked="" type="checkbox"/>	<p>c) Varies the following recommendation as follows for the reason(s) specified:</p> <p><u>Yukon Government and Teslin Tlingit Council accept the following conditions:</u></p> <ol style="list-style-type: none"> <li>1. The parcel configurations and all improvements maintain a distance of (at minimum) 50 metres from the Ordinary High Water Mark (OHWM) of Little Teslin Lake.</li> <li>2. The construction of floating docks, bank stabilization work, dredging, operation of machinery within the riparian area, and/or tenure of water lot leases shall be prohibited.</li> <li>3. Project activities (construction and maintenance) must be managed in such a way as to not allow for contaminants (including sediments) and/or run-off to enter Little Teslin Lake.</li> <li>4. Prior to the development of the recreational subdivision, the proponent shall establish a water quality baseline for Little Teslin Lake.</li> <li>5. Access roads shall be designed in a manner that follows the contour of land to ensure minimal cut and fill activities.</li> <li>6. The proponent shall ensure effective erosion and sediment control measures are implemented on disturbed areas during and after construction of the access roads.</li> <li>7. Drainage of the area shall be managed in a way as to not allow for contaminants and/or sediments in run-off to enter Little Teslin Lake.</li> <li>8. Public access to the shoreline shall be included and maintained within the design of the recreational lot subdivision.</li> <li>12. Residency of new lot leases shall be restricted to non-commercial recreational use and part-time occupation.</li> <li>13. All garbage, including kitchen waste, must be kept in a container that prevents access by bears and other wildlife until properly disposed of.</li> <li>14. The proponent shall post signage in the area to warn current residents and recreational users of road work being undertaken and reduce public access before and during construction.</li> <li>15. Driveways, if any, shall be constructed in a manner that supports emergency vehicle access and turnarounds.</li> <li>16. Timber cleared from the construction of the access road that is over 10 cm in diameter shall be salvaged for firewood and made available to the public.</li> </ol> <p><u>Teslin Tlingit Council accepts the following condition:</u></p> <ol style="list-style-type: none"> <li>11. Limit the use of adjacent lands by residents to avoid increasing the subdivision's zone of influence.</li> </ol>



	<p><u>Yukon Government modifies the following</u> (condition does not apply to TTC land):</p> <p>9. Phase 2 of the project shall be reconfigured in such a way as to not increase the existing zone of influence on caribou.</p> <p><u>Replaced with:</u> To the extent possible, Phase 2 of the project shall be reconfigured in such a way as to minimize any increase to the existing zone of influence on caribou.</p> <p><u>Justification:</u> More flexible wording allowing for the Proponent to work with Yukon Government, Department of Environment on a lot design for Phase 2 that will minimize any increase to the existing zone of influence on caribou.</p> <p><u>Yukon Government removes the following</u> (condition does not apply to TTC land):</p> <p>10. The secondary access road should be relocated or eliminated to an area where it removes the least amount of existing dense lichen patches as possible.</p> <p><u>Justification:</u> The current location of the access road addresses the interests of the existing lot owners in maintaining a separate access and planning principles associated with the leased lot design. The road will be developed in such a way as to minimize disturbance to caribou habitat.</p> <p><u>Yukon Government removes the following condition:</u></p> <p>11. Limit the use of adjacent lands by residents to avoid increasing the subdivision's zone of influence.</p> <p><u>Justification:</u> Yukon Government cannot enforce this condition unless the activity triggers an authorization under Yukon Government legislation. Guidelines for use of adjacent lands will be provided to residents in the form of suggested "Best Practices" along with the adoption of Development Regulations and lease conditions.</p>
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**Dates**

<b>Project Recommendation Issued:</b> October 14, 2008	<b>Decision Document Issued:</b> November 12, 2008
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**Recommendation Received From:**

Designated Office	<input checked="" type="checkbox"/>	Location: Teslin
Executive Committee	<input type="checkbox"/>	
Panel	<input type="checkbox"/>	a) Panel of the YESAB
	<input type="checkbox"/>	b) CEAA Panel
	<input type="checkbox"/>	c) Joint Panel (YESAB and other assessment body)



**Authorization**

By signing below, the Yukon government and Teslin Tlingit Council have exercised their authority as per YESAA s. 75 or s. 76 to issue a decision document on this project.

Name: Lyle Henderson Position: Director, Lands Branch

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Original signed by Lyle Henderson, Director, Lands Branch

Name: Eric Morris Position: Chief Executive Officer

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Original signed by Eric Morris, Chief Executive Officer

**Copies Forwarded to (as required by YESAA):**

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| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Other Decision Bodies</li> <li><input checked="" type="checkbox"/> Project Proponent</li> <li><input type="checkbox"/> DAP Branch, Executive Council Office</li> <li><input checked="" type="checkbox"/> YESAB Designated Office</li> <li><input type="checkbox"/> YESAB Executive Committee</li> <li><input type="checkbox"/> Minister Environment (Canada)</li> <li><input type="checkbox"/> Yukon Surface Rights Board</li> <li><input type="checkbox"/> Yukon Water Board</li> <li><input type="checkbox"/> Land Use Planning Commission:</li> <li><input type="checkbox"/> Independent Regulatory Agency</li> <li><input type="checkbox"/> Other Body/Person as Required</li> </ul> | <p><u>Teslin Tlingit Council</u></p> <p><u>Yukon Government and Teslin Tlingit Council</u></p> <p>_____</p> <p><u>Teslin</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> |
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