

FACT SHEET

- 19 recreational lots at Little Teslin Lake are being offered for lease through a lottery process.
- Proof of Yukon residency will be required for the lottery.
- After the lottery, uncommitted lots will be available for lease over the counter on a first-come first-served basis. Proof of Yukon residency will not be required.
- The lots are 5 kilometers west of Johnson's Crossing, 55 kilometers from Teslin and 126 kilometers from Whitehorse.
- One cottage of up to 100 square meters (1076 sq. ft.) and one accessory building (greenhouse, garage) up to 50 square meters in size is permitted per lot.
- There are no requirements or timelines to develop the lot.
- Lease holders will be required to pay applicable property taxes.
- This lot is for recreational purposes only, residency more than 180 days is prohibited.
- Six-meter wide low-standard gravel access roads will be provided but will not be maintained.
- The shoreline terrain provides many areas for launching canoes and small boats. Boat docks will not be permitted on Little Teslin Lake in order to maintain the quality and aesthetics of the lake and foreshore.

Questions and Answers

1. Where is this subdivision?

The 19 lots are located just off the Alaska Highway near Johnson's Crossing on Little Teslin Lake. The lake is about 350 hectares in size, measuring about 3.2 kilometers long by 1.2 kilometers wide. It is an ideal lake for canoes and small craft.

The lots are approximately 5 Kilometers west of Johnson's Crossing, 126 kilometers from Whitehorse and 55 kilometers from Teslin.

There are 12 lots on Yukon government land and 7 lots on settlement land a little to the northwest.

2. Why are these lots for lease and not for sale as title? And why should I consider a long term lease?

This unique project of cottage lots on both public and settlement land is in response to the demand for affordable recreational land. The annual lease fees and applicable taxes are within financial reach of most, if not all Yukoners and will not require the large capital outlay associated with land purchases.

The 30 year lease is reviewed every five years and can be extended for a second 30 years. The lease is completely assignable and transferable. You have exclusive use of the land for recreation - without having to pay a high price for it.

3. What is the annual cost of the lease, and will the rate go up over the life of the lease?

The annual lease rate is \$2400.00 plus GST for the first 5 years, and it is based on the current land value. As leases will be reviewed every five years, the current market land values will be reviewed at that time. Lease rates could go up as a result of increases in the market value of the land. Of course any increase in market value would also mean that the resale value of your lease and improvements have increased as well.

4. Will I be required to pay property taxes each year?

Yes, all property owners are required to pay property taxes. As the lease holder, you own all of the improvements (cottage) on the lot, and you will be required to pay property taxes on the value of the land and any improvements.

5. Are there any significant regulatory differences between lots on FN land and lots on crown land? Will the same zoning regulations apply to both?

There are no significant differences between the lots in either location. The area zoning regulations have been developed to assure that lease owners in both locations can enjoy rural recreation with the assurance that the area will remain exclusively cottage recreational.

The zoning regulations on the Yukon government land will be administered through the *Area Development Act* and the equivalent regulations will apply on First Nations land through the *Settlement Land and Resources Act*.

6. Will I be required to build a cottage? Can I build more than one cottage on my lot?

While there are no requirements or timelines to build, you may construct one cottage up to 100 square meters (1076 sq.ft.) in size and one accessory building (greenhouse, garage) up to 50 square meters in size.

You can also decide to simply clear a spot to park your RV as there is no mandatory infrastructure requirement.

7. Can I live there? Are there any rules to prevent me from using my cottage year round?

While there is no by-law governing the time of year or season that you may occupy your leased property, full time, year round living is restricted as outlined in the lease agreements and area development regulations.

In addition, these lots will not qualify as principle residence addresses for the Yukon Homeowners Grants. Keep in mind that this rural cottage lot project has been designed to keep costs as affordable as possible. The gravel access roads will not be maintained on a regular basis, and generally, the 1 acre lot sizes will not support both a water and septic system.

8. What kind of access route can I make down to the lake? Can I build a boat dock?

The shoreline setbacks from the lake in front of your lot is public (or settlement) land and is subject to appropriate application and land use process. Tree clearing and road building, for example are not permitted without first making application - and obtaining approval.

You cannot clear the crown land shoreline in front of your property, but the Land Use Regulation allows you to hand cut a trail from the Yukon government lots to the shore on public land without a permit as long as it is less than 1.5 metres wide.

Boat docks will not be permitted on Little Teslin Lake in order to maintain the quality and esthetics of the lake and foreshore, and to ensure the ecological integrity of the ecosystem.

9. Is there a requirement for Yukon residency?

This is a requirement of the Land regulations for the initial lottery. Successful applicants must be a Yukon resident before they can enter the lottery. This is to ensure that all Yukoners have the opportunity to compete in the draw. Any uncommitted lots left over after the lottery will be made available over the counter on a first-come first-served basis and the residency requirement will no longer apply.

(Attachments: lottery package, maps, application form...)