



**TESLIN TLINGIT COUNCIL and YUKON GOVERNMENT  
FOR LEASE BY LOTTERY:**

**19 RECREATIONAL LOTS:  
LITTLE TESLIN LAKE, YUKON**

**TTC Group A Lots: 1, 2, 3, 4, 5, 6 and 7**

**YG Group B Lots: 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37**

- **LOTTERY CLOSES: 4:30 p.m. LOCAL TIME November 9, 2009.** Applications will **not** be accepted after this time.
- **LOTTERY DRAW: November 10, 2009 1:00 pm LOCAL TIME, in Room 1A, Elijah Smith Building, 300 Main Street, Whitehorse.** *The public is welcome to attend the lottery draw; however, it is not a requirement.*

Successful Applicants:

*Group A Lots: 1<sup>st</sup>-year's lease payment must be made at the Teslin Tlingit Council office in Teslin between November 17 – 24, 2009.*

*Group B Lots: 1<sup>st</sup>-year's lease payment must be made at Land Management Branch, Whitehorse between November 12 - 24, 2009.*

*Group A Lots not selected during the Lottery will be available for lease on November 17, 2009 at the TTC office in Teslin.*

*Group B Lots not selected during the Lottery will be available for lease on November 12, 2009 at the Land Management Branch in Whitehorse.*

*\*Additional lots may be added to this listing once our Eligibility process is complete. It is the responsibility of the client to check with Teslin Tlingit or Land Management Branch regarding available lots.*

**LOTTERY REQUIREMENTS**

**Summary of Requirements:**

1. The applicant must be a minimum of 19 years old.
2. The applicant must be a Yukon resident.
3. Only one application per individual is accepted. For example, if you apply as 'applicant' on one application you cannot apply as 'co-applicant' on a second application (see page 7 of this package).
4. Spouse/partners (who share the same household):
  - may apply together on one application (applicant and co-applicant)
  - or
  - may apply separately (applicant only). If they are both successful, they must choose one lot and forfeit the other.

5. An agent acting on behalf of an applicant must have:
  - written appointment of an agent that authorizes entry in the lottery
  - a photocopy of the applicant's valid driver's license and photocopy of the applicant's Yukon Health Card.
  - a Statutory Declaration signed by the agent on behalf of the applicant. eg. "Agent signature" *(for)* "Joe Smith" (applicant).
  - An Agent who is acting on behalf of an applicant may not enter the Lottery for him/herself.
6. The lots are being leased on an **"as is, where is"** basis.
7. Withdrawals/revisions of applications will **not** be accepted after Lottery closing, 4:30 p.m. **November 9, 2009**.
8. Successful applicants have until **November 24, 2009** to pay 1<sup>st</sup>-year's lease fee plus GST and enter into a Lease Agreement.

**Applicant's responsibilities:**

- All applications (Group A and Group B lots) must be dropped off at Land Management Branch in Whitehorse with your application fee.
- Please check survey pins located on the land, for the lot(s) you are interested in to ensure you are applying for the correct lot.
- Teslin Tlingit Council Lots 1, 2, 3, 4, 5, 6 and 7 are leased under the TTC Settlement Land and Resources Act 2008 and Little Teslin Lake Area Development Regulation.
- Yukon Government Lots 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37 are leased under the Territorial Lands (Yukon) Act and the Territorial Lands Regulation.
- Prior to submitting an application, applicants should ensure their intended use is permissible under the draft zoning bylaws and lease conditions.
- Submit the enclosed affidavit with your application form.
- Please contact Land Management Branch for lottery results. Only successful applicants will be notified.
- If you mail your application, ensure your application and application fee is received by Land Management Branch **prior to closing** of the lottery; use priority or courier service. Confirm with Land Management Branch that your application has been received.

**LEASE CONDITIONS FOR  
SUCCESSFUL APPLICANTS**

If you are successful during the lottery, you have until November 13, 2009, to confirm with Land Management Branch if you wish to proceed with the lease.

Successful applicants have until **November 24, 2009**, to pay the 1<sup>st</sup>-year's lease payment (plus GST) and sign the lease documents or your application will be terminated.

- For TTC Group A Lots: payment must be made at the TTC office in Teslin.
- For YG Group B Lots: payment must be made at the Land Management Branch in Whitehorse.

Once the lease agreement has been signed, you may acquire necessary permits to work on the land. The lease term will be effective the day your lease payment is received.

**TESLIN TLINGIT COUNCIL GROUP A LOTS:**

**REQUIREMENTS:**

- To enter the lottery, a \$26.25 non-refundable payment is required with your application. Payment must be made at the Land Management Branch in Whitehorse. Payment can be made by cash, cheque (payable to Territorial Treasurer), money order, bank draft, debit or credit card (Visa, MasterCard, or American Express).
- Lessee must comply with Lease document (sample enclosed).

- Lessee must comply with the requirements of the Little Teslin Lake Development Area Regulation. (*Refer to the draft copy prepared for this lottery*).
- If successful during the lottery, payment of 1<sup>st</sup>-year's lease fee and lease signing will take place at the TTC office in Teslin between November 17 – 24, 2009.
- Lease will be administered by the Teslin Tlingit Council.

**YUKON GOVERNMENT GROUP B LOTS:**

**REQUIREMENTS:**

- To enter the lottery, a \$26.25 non-refundable payment is required with your application. Payment must be made at the Land Management Branch in Whitehorse. Payment can be made by cash, cheque (payable to Territorial Treasurer), money order, bank draft, debit or credit card (Visa, MasterCard, or American Express).
- Lessee must comply with Lease document (sample enclosed).
- Lessee must comply with the requirements of the Little Teslin Lake Recreational Area Development Regulation. (*Refer to the draft copy prepared for this lottery*).
- If successful during the lottery, payment of 1<sup>st</sup>-year's lease fee and lease signing will take place at the Land Management Branch in Whitehorse between Nov 12 – 24, 2009.
- Lease will be administered by the Yukon Government.

***ELIGIBILITY LIST INFORMATION***

- The Eligibility List will consist of applicant names up to a maximum of 1.5 times the number of lots in the lottery, therefore, 29 applicable names could be on the Eligibility List (19 lots x 1.5).
- An Eligibility List will be established as part of this lottery and will be maintained for a minimum of 14 days from the date of lottery.
- To be on the Eligibility List, you must initial the appropriate section on your application form (see page 9 of this package). If you are successful during the lottery, you cannot remain on the Eligibility List.
- If a successful applicant decides not to accept the lot offered, the lot will be returned and offered to those who have chosen to have their names on the Eligibility List. Names are placed on the list in the order they were drawn at the time of the lottery. Those on the list would be offered only lots that appear on their application form and in the order they are listed.
- If you are not interested in the lot being offered, contact will then be made with the next applicant on the Eligibility List who has selected that lot on their application form.
- This process is repeated until all the returned lots are taken *or* the Eligibility List is exhausted. Any lots not selected during this process may be made available for lease 'over the counter'.

***GENERAL INFORMATION***

**Location:**

The lots are located off the Alaska Highway approximately 5 kilometers west of Johnson's Crossing, 55 kilometers from Teslin and 126 kilometers from Whitehorse.

**Site:**

The approximate lot size is one acre.

**Development:**

Although you may build one cottage up to a maximum of 100 square meters (1076 sq. ft.) and one accessory building (greenhouse, garage) up to 50 square meters; there are no requirements or timelines to develop the lot.

**Lot Pricing Reflects:**

Market Value for recreation use of lot over a 30-year lease term with rent review every 5 years.

**Lease:**

Lease rental is 10% of Market Value of the leasehold interest plus applicable GST. Lease rentals are due annually during the term of your lease.

Lease term is 30-years with option to renew for an additional 30 years.

Market Value will be reviewed every 5 years, resulting in an increase or decrease of lease rental.

Lease is transferable and saleable on private market.

Teslin Tlingit Council Group A Lots will be administered by the Teslin Tlingit Council.

Yukon Government Group B Lots will be administered by Yukon Government.

**Property Taxes:**

Lease holders are required to pay property taxes on their lot.

**Residence:**

This lot is for recreational purposes only. Residency more than 180 days per year is prohibited.

**Roads:**

A six-meter wide low-standard gravel access road is provided but will not be maintained.

**Docks:**

Boat docks are not permitted.

**Lake Access:**

*Teslin Tlingit Council Group A Lots:*

- Trails are not permitted.
- You cannot clear the shoreline in front of your property.

*Yukon Government Group B Lots:*

- You may hand cut a trail from your property to the shore as long as it is less than 1.5 meters wide.
- You cannot clear the shoreline in front of your property.

**Electricity:**

Power will not be made available.

**Fire Protection:**

Fire protection is the responsibility of the lessee.

**Water Supply:**

The Lessee is responsible for providing water supply.

**Sewage Disposal:**

The Lessee must provide a private sewage disposal system governed by regulations passed under the Public Health Act. A permit must first be obtained from the Environmental Health Officer.

**Zoning:**

Please refer to appropriate draft Area Development Regulations package.

**Survey:**

Yukon Government and Teslin Tlingit Council will not assume responsibility for missing survey pins. See page 5 and 6 for more details regarding survey pins.

**Additional Sources of Information:**

**Teslin Tlingit Council**

60 Nisutlin Drive  
Box 133, Teslin, Yukon  
Y0A 1B0  
Phone: 390-2532 ext 430

**Building Safety**

Community Services  
Main YG Building (basement)  
Whitehorse, Yukon Y1A 2C6  
Phone: 667-5741  
Toll free: 1-800-661-0408 ext 5741  
*For inquiries regarding building and plumbing permits outside of Whitehorse, and electrical and gas permits throughout the Yukon*

**Land Management Branch**

Yukon Government  
Energy, Mines and Resources  
Elijah Smith Bldg Room 320  
Box 2703, Whitehorse Yukon  
Y1A 2C6  
Phone: 667-5215  
Toll Free: 1-800-661-0408 ext 5215  
*For inquiries regarding lottery process*

**Environmental Health Office**

#2 Hospital Rd.  
Whitehorse, Yukon Y1A 3H8  
Phone: 667-8391  
*For inquiries regarding permits for private sewage disposal systems.*



Association of Canada Lands Surveyors  
Association des Arpentiers des Terres du Canada

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## PROTECT YOUR LEGAL SURVEY MONUMENTS

Legal survey monuments define the boundaries of your land and those of your neighbour too. Everyone has a responsibility to protect monuments from being disturbed or destroyed.

Legal survey monuments are required by law and are very expensive to replace if their position is lost through fence building or other construction.

Deliberate removal or disturbance of a legal survey monument is a criminal offence. The only person with the authority to place, replace or move a legal survey monument is a Canada Lands Surveyor.

Legal survey monuments come in various shapes and sizes. The most common ones are shown below and are made of metal, usually referenced by nearby metal T-bars or by 2" by 2" wooden stakes.



CLS STANDARD  
POST



CLS '69 POST



OLD PATTERN  
IRON POST



CLS '77 POST

If in doubt about the position or reliability of your legal survey monuments, contact one of the professional land surveying companies listed in the Yellow Pages under the heading "Surveyors-Land".

*Prepared as a public service by the Yukon Regional Group of the  
Association of Canada Lands Surveyors  
Box 4418, Whitehorse, Yukon. Y1A 3T5*



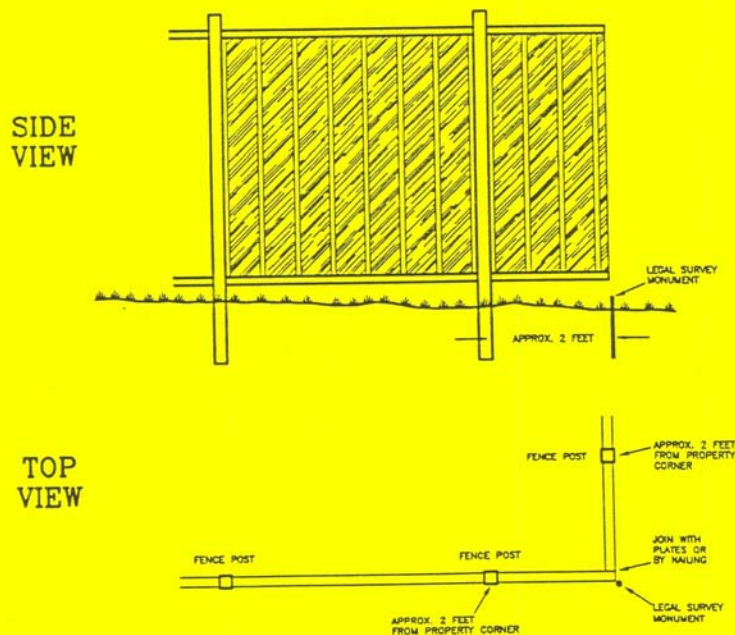
Association of Canada Lands Surveyors  
Association des Arpenteurs des Terres du Canada

## HOW TO PROTECT YOUR LEGAL SURVEY MONUMENTS WHEN FENCE BUILDING

When building fences, it is advised that you do not place the fence post at the property corner. Either place the fence post back from the property corner or cantilever the fence as shown.

This allows you to build your fence without moving or disturbing the legal survey monument.

Remember, the cost of replacing lost or disturbed monuments can be high!



If you are unsure of the location of your property corners, contact one of the professional land surveying companies listed in the Yellow Pages under the heading "Surveyors-Land".

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Box 4418, Whitehorse, Yukon. Y1A 3T5*

**APPLICATION FOR RECREATION LEASE LOTTERY  
LITTLE TESLIN LAKE, YUKON**

**PLEASE PRINT - Full legal names (no initials please) are required for the Lease document.**

<b>Applicant Surname</b>	<b>First Name</b>	<b>Middle Name</b>
<b>Address/Town</b>	<b>Postal Code</b>	<b>Phone number (home)</b>
<b>Occupation</b>	<b>Employer</b>	<b>Phone number (work)</b>

**If Applicable - NAME OF CO-APPLICANT LISTED BELOW**

<b>Applicant Surname</b>	<b>First Name</b>	<b>Middle Name</b>
<b>Address/Town</b>	<b>Postal Code</b>	<b>Phone number (home)</b>
<b>Occupation</b>	<b>Employer</b>	<b>Phone number (work)</b>

**APPLICATION FOR RECREATION LEASE LOTTERY  
LITTLE TESLIN LAKE, YUKON**

**INFORMATION REGARDING SELECTION OF LOTS**

- Lots are to be listed in order of preference.
- If your name is drawn you will receive your first choice, if available.
- If your name is drawn and your first choice is taken, you will receive the next available lot listed on your application.
- You must accept the lot offered to you according to your listed order of preference.
- If all the lots you have listed on your application form are taken, you will be deemed unsuccessful in this lottery unless you have chosen to be on the Eligibility List.
- You have until 4:30 p.m., November 9, 2009 to make revisions to your lot selection.
- If you have any questions, please call 667-5215 or 1-800-661-0408 local 5215.

***List only those lots you are willing to lease.***

<b>Priority / Choice</b>	<b>Lot Number and Legal Description</b>
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	

**APPLICATION FOR RECREATION LEASE LOTTERY  
LITTLE TESLIN LAKE, YUKON**

- I / We have read, understand and agree to comply with the terms of this lottery lease.
- I/We understand that the commencement date on the Lease is the date of 1<sup>st</sup>-year's lease payment; which must be made within 14 days of the Lottery date.
- I/We understand that I/we will never have title to this land.
- TTC / Yukon Government will not be held responsible for applicant's accuracy or completion of the lottery application nor for applicant's decisions regarding lot selection or eligibility list.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Co-Applicant's Signature

**ELIGIBILITY LIST**

- Should I/we not receive a lot in the lottery, I/we wish to have my/our name on the Eligibility List.

**YES, I would like to be on the Eligibility List**

1<sup>st</sup> applicant's initials \_\_\_\_\_

2<sup>nd</sup> applicant's initials \_\_\_\_\_

\_\_\_\_\_

**NO, I would not like to be on the Eligibility List**

1<sup>st</sup> applicant's initials \_\_\_\_\_

2<sup>nd</sup> applicant's initials \_\_\_\_\_

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**For Office Use Only**

**EMR Land Management Staff will enter applicant's name in the  
Lottery Draw Box**

**STATUTORY DECALARATION**

**YUKON** ) **IN THE MATTER OF AN**  
 ) **APPLICATION FOR THE**  
**T O W I T** ) **LITTLE TESLIN LAKE**  
 ) **RECREATION LEASE LOTTERY**  
 )

I/WE, am/are \_\_\_\_\_,  
of the \_\_\_\_\_ of \_\_\_\_\_, in the Yukon Territory.

**MAKE OATH AND SAY AS FOLLOWS:**

1. THAT the **name(s), address(s) are correctly set forth** on the application form for the LITTLE TESLIN LAKE lottery a copy for which is attached.
2. THAT I/WE am/are an individual(s) who has attained the **full age of 19 years.**
3. THAT I/WE am/are a Yukon Resident(s).
4. THAT this Statutory Declaration is **made in support of an application of LITTLE TESLIN LAKE lottery, for the lease of a lot and for no fraudulent or improper purpose.**
5. THAT I/WE **will comply with all the terms and conditions in the Lease document with TTC or Yukon Government.**
6. THAT I/WE **will comply with all the requirements of the Area Development Regulations.**

AND I/WE MAKE THIS SOLEMN DECLARATION, conscientiously believing it to be true, and knowing that it is of the same force and effect as if made pursuant to the "CANADA EVIDENCE ACT".

**DECLARED BEFORE ME** at the \_\_\_\_\_ )  
 \_\_\_\_\_ of \_\_\_\_\_ )  
 in the Yukon Territory ) Applicant  
 this \_\_\_\_\_ day of \_\_\_\_\_ )  
 A.D., 2009. )  
 \_\_\_\_\_ ) Co-Applicant  
 \_\_\_\_\_ )  
 A Notary Public in and for the )  
 Yukon Territory )

**PLEASE NOTE: NOTARIES ARE AVAILABLE AT THE LAND MANAGEMENT BRANCH, AT NO CHARGE**

Little Teslin Lake Recreational Lottery  
 November 10, 2009  
 Lot selection and 1<sup>st</sup>-year's lease rental

<b>TTC Group A Lots</b>				
Lot	Size	Annual Lease	GST	Total
1	0.42 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
2	0.41 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
3	0.42 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
4	0.42 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
5	0.43 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
6	0.44 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
7	0.40 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
<b>YG Group B Lots</b>				
Lot	Size	Annual Lease	GST	Total
26	0.42 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
27	0.42 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
28	0.40 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
29	0.42 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
30	0.42 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
31	0.41 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
32	0.41ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
33	0.41ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
34	0.40 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
35	0.40ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
36	0.42 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0
37	0.42 ha	\$2,400.00	\$120.00	\$2,520.00
			0	0