



BACKGROUND RESEARCH REPORT

Village of Teslin OCP Review

ABSTRACT

This report looks at Teslin population and housing trends, current land uses, and other plans and initiatives which impact the 2019 OCP review. It also assesses 2009 OCP compliance with the Yukon Municipal Act, implementation of the 2009 OCP to date, and makes recommendations for enhancing the 2019 OCP.

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Services

Background Research Summary Report

Village of Teslin OCP Review 2019

Executive Summary

As the Village of Teslin undertakes the 2019 OCP review process, there is a lot of positive news:

- The community is doing very well on a number of fronts, as verified by the Community Well-Being Index;
- There has been a lot of investment in servicing and infrastructure leading to jobs and business development opportunities;
- The 2009 OCP has been well implemented;
- Joint Community Development planning has been very successful in assisting the coordination and communication within the Village. It has also updated Teslin's vision, values, sustainability principles, goals and objectives, which will be useful for the OCP process;
- Teslin has a very engaged community participating in creating the needed prosperity for citizens and residents.

The Background Research Report has identified issues that the 2019 Teslin OCP must address, including:

- Census Subdivision boundaries for Teslin – because the census subdivision boundaries do not align with Village boundaries, new development within the Village is not being counted in the Census;
- Harmonization between the Teslin OCP and the Teslin Community Development Plan, given that new capital works project ideas have emerged since 2009;
- Integration of the Teslin Energy Plan into the OCP, as appropriate;
- Linkage to the Teslin Community Emergency Response Plan; and
- The development of new policy regarding TTC Settlement Lands, since the enactment of the Teslin Tlingit Land and Resources Act, with associated regulations (2018).

Through community consultation, a number of areas where policy and planning work is required have been identified:

- Better food self-sufficiency,
- More housing generally, but also more variety of housing to accommodate differing needs and lifestyles, as well as more affordable housing is needed,
- More community spaces and social infrastructure to support maintaining community cohesion, and
- Issues around spatial, jurisdictional, geological, and other limitations within Teslin boundaries for additional housing and other development, which may require “out of the box” thinking.

Once the OCP has been drafted, such that the general direction is well understood, a draft implementation plan and Zoning Bylaw update will also be developed to provide a means for implementing the OCP.

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Introduction

The 2009 OCP was developed with considerable support and in consultation with the Teslin community. A lot has changed in the Village of Teslin since that time. There has been significant investment in community infrastructure. The Deisleen Development Corporation was established and is assisting with flowing money, jobs and business opportunities into the community. Since 2014, the Village has had a Land Development Protocol Agreement with the Yukon Government. The Teslin Tlingit Council has adopted their Teslin Tlingit Land and Resources Act, with associated regulations, as of June 2018.

In addition to these developments at the community infrastructure and capacity-building perspective, the citizens of Teslin are doing very well overall. As a general measure of community socio-economic health, Statistics Canada calculates a Community Well-Being (CWB) index¹ based on the Census data going back to 1981. The index is a composite score for each community based on measures of education, labour force activity, income, and housing. The index scores range from 0 to 100, with 100 being the highest possible score.

Because the Teslin Census data is collected in two Census Subdivision areas, called CSDs, it is possible to compare the well-being of the mainly indigenous community with the mainly non-Indigenous community. The Teslin Post 13 CSD is based on the former Reserve boundaries. The Teslin (VL) is non-Reserve lands in Teslin. In both cases, the community is doing well in comparison with the rest of Canada.

In 2016 Teslin (VL) scored 82 on the index. In comparison, the overall non-Indigenous community score for the Yukon Territory was 81 and for Canada it was 77. The Teslin Post 13 (SG) score was 70, compared to a Yukon Territory First Nations communities' score of 71, and a Canada wide score of 58.²

The high CWB index scores for the two CSDs that make up the Village of Teslin lend support for the often noted observation, made in public participation planning workshops, that Teslin is strong and vibrant community. Nevertheless, the differences between the two CSD units within Teslin show that there is significant work to be done to achieve parity within the community.

This research report is meant to summarize the background research undertaken to date as part of the 2019 OCP review by the Village of Teslin. Key components of the report include information about:

1. Population and housing trends and projections,
2. Current land use,
3. Success of the 2009 OCP and an analysis of areas for improvement, and
4. A discussion of other land use and related plans with implications for the 2019 OCP.

The OCP is one of the key ways in which the Village of Teslin can establish, through policy, its vision for the future of the land over which it has jurisdiction, i.e. those lands within the Village boundaries that are not designated as TTC settlement lands.

¹ <https://www.sac-isc.gc.ca/eng/1100100016579/1557319653695>

² <https://www.sac-isc.gc.ca/SAC-ISC/CWB/index-map-en.html>

OCP implementation is largely undertaken through the regulatory authority provided in the Zoning Bylaw, although the municipal government also has the ability to implement OCP aspirations through advocacy at the federal and territorial levels, development of projects based on additional grant funding, and other community development activities. Once the OCP has been drafted, such that the general direction is well understood, a draft implementation plan and Zoning Bylaw update will also be developed to address implementation considerations.

Population and housing trends

The overall picture is one of a declining Village of Teslin population, but an increasing Teslin regional population.

There are two major statistical agencies with an interest in the Village of Teslin: Statistics Canada, which manages the national census every five years, and the Yukon Bureau of Statistics (YBS). Each of these agencies provides current statistical data for the Village of Teslin. However, because of differing research methodologies and geographies used by the two agencies in their data collection and analysis, the datasets paint different pictures of what is happening in Teslin.

The key messages from Census Canada data, which is collected in two areas that are mostly located within the Village of Teslin boundaries, indicate that:

1. There has been a notable decline in the village population, dropping 27% from 360 people in 1986 to 263 in 2016. Over the past 20 years the village population has averaged 279 people.
2. Since 2001, there has been a 9% decline in private dwellings in Teslin, from a high of 166 in 2001 to 151 in 2016. According to Census records, only 10 homes were built in Teslin between 2001-2016, all of which are located in the Teslin Post 13 (SG) CSD.
3. While the Census Canada figures regarding the age of housing are rounded to the nearest 5, which may be misleading, it appears that 16% of the currently occupied homes in Teslin are more than 55 years of age. Many structures built in Canada in the middle of the last century, under the Building Code in effect at the time, were anticipated to last for a maximum of 50 years, so these homes may need replacement in the near future.

The key messages from the YBS data, which is collected for the Teslin region (considerably larger than the Village of Teslin boundaries), indicate that:

1. There has been a marked increase (16%) in the Teslin regional population since the preparation of the last OCP in 2009. Over the past 10 years, the Teslin regional population has been estimated at an average of 485 people.
2. The YSB population projection for the smaller Yukon communities expects an increase in the regional population to 585 people by 2021.³ Going forward from 2018 through 2040, the projected YBS average annual growth rate for the entire territory is 1.3%, with the likelihood of continued population growth for the Teslin region. Unfortunately, the YSB stopped creating projections for the smaller Yukon communities after their 2011 report.

³ <http://www.eco.gov.yk.ca/stats/pdf/Projections2011.pdf>

3. The overall demographic picture shows that working age people dominate the regional population. There are two distinct population age gaps: 1) around the age of 15, when young people go to the big city for high school, and 2) around the age of 65.

The new Sawmill Subdivision which offers a potential 45 new residential lots is now (2019) in development. A total build out of this subdivision could easily add 100 people to the village population and thus meet the YSB 2021 projection of 585 people living in the Teslin region.

Assuming that the YSB's territorial projection is reasonably accurate, and that the anticipated average annual growth rate of 1.3% is accurate for Teslin, the 2029 regional Teslin population could be somewhere between 560 and 650 people. The Village of Teslin has an average household size of 2.13 people, which is relatively low. Unfortunately, due to lack of information about the number of houses within the Teslin Region, it is not possible to calculate the anticipated number of homes required to meet future regional population demand. This may be possible with the Teslin Housing Needs Assessment, to be jointly undertaken by the Village of Teslin, Teslin Tlingit Council, and Yukon Territorial Government in the near future.

It is important to note that the CSD units used by Census Canada do not reflect the entire Village area, but only a portion of it. For example, despite development in the new Sawmill Subdivision, the housing and population that will populate this part of the Village will not be captured in the 2026 Census, because it is outside of the CSD units. It is possible for the CSD unit boundaries to be changed, and this will be a recommendation for inclusion in the 2019 OCP. Without accurate census information, it is difficult to assess future land use needs.

See the full Population and Housing Report, found in Appendix A to this report, for more details.

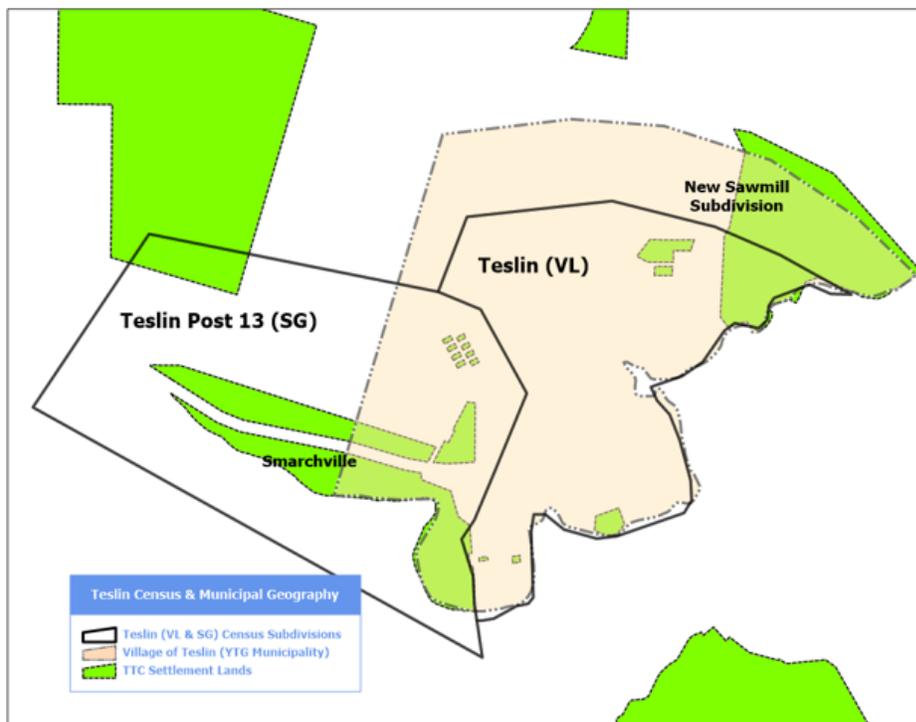


Figure 1 Census Subdivision Boundaries

Current land use

An analysis of satellite imagery and GIS databases shows that there are 409 publicly and privately owned or allotted land parcels in Teslin. Sixteen of these lots have previously been “delisted” for development by the Village of Teslin. See sidebar discussion.

Based on their land use code,⁴ it appears that land uses within the Village of Teslin can be characterized as follows:

- Residential uses make up the greatest number of parcels, but use less than 9% of the Village land base;
- Open space and undesignated rural uses take up more than half of the Village land base. This is largely due to the poor soils in the centre of the Village area, north of the Alaska Highway;
- Transportation and utility uses, including the airport and road rights-of-way, take up almost 18% of the Village land base;
- A significant number of parcels have no apparent land use, and these make up 14% of the Village land base;
- There are 46 parcels devoted to community facilities in Teslin, making up less than 4% of the land base;
- There are 8 parcels being used for Industrial purposes within the Village, but (as will be shown later), there are no industrially zoned parcels within the Village.

DELISTED LOTS

In 2009, as part of the OCP review and update process, 16 legally created lots within the Village were delisted. Because of drainage issues on these lots, it was felt that they were undevelopable.

However, with the 2019 OCP review and update process, the consultants note that these delisted lots are still showing on the Yukon Government’s cadastral mapping. It appears that the legal process to eliminate these lots has not yet been initiated.

RECOMMENDATION:
That the Village of Teslin initiate the process to have the Yukon Land Registry delist the lots (see Appendix D).

⁴ The method used to assign the land use code is consistent with the methods used since 1999 in Teslin. Michael Kelly completed the analysis in 2009 and 2019.

Table 1 Current Land Use by Parcel

Land Use (Code)	Parcel Count	Hectares (Ha)	HA%
Residential (R)	165	31.61	8.5%
Commercial (C)	12	4.45	1.2%
Community Facility (CF)	46	12.48	3.4%
Industrial (I)	8	1.27	0.3%
Transportation & Utility (AIRPORT, TR & U)	39	65.42	17.6%
Open Space (OS & UR)	24	203.58	54.9%
None Apparent (NA)	115	52.01	14.0%
TOTAL	409	370.82	100.00%

Land use classification can be different from parcel zoning, however. Including all the Smarchville parcels, there are 382 parcels zoned for various uses other than road rights-of-way. An analysis⁵ of these parcels shows:

- 57% of the parcels are zoned Village Residential, and these take up less than 8% of the Village land base;
- In total, 275 parcels have been zoned for residential uses, but to date, only 149 have been developed for Village Residential or Country Residential uses, based on interpretation of 2017 satellite imagery;
- 18 lots have been zoned as Open Space or Undesignated Rural, but 24 lots show this as the actual land use;
- The airport is the single largest use, outside of Open Space, using almost 7% of the Village land base;
- There are 27 parcels zoned as Commercial, but 12 parcels that are being used for Commercial purposes. This primarily relates to those TTC Settlement Lands which have been zoned for Commercial uses, but not yet developed.

Of the 275 residentially zoned parcels, coded VR and CR, 25 parcels have an identified primary land use other than residential use, which poses a challenge to be resolved with the Zoning Bylaw modifications.

⁵ Because this land use analysis is based on 2017 imagery, this number includes 43 of those lots recently developed within the new Sawmill Subdivision. Two of the 45 lots were already developed in 2017. In 2019, at the time of writing, more lots are in development, but accurate numbers are not currently available.

Table 2 Parcels by Zoning Classification

Zone (Code)	Parcel Count	Hectares (Ha)	HA%
Village Residential (VR)	208	24.05	7.5%
Country Residential (CR)	67	57.76	17.7%
Commercial (C)	27	12.30	3.8%
Industrial (I)			0.0%
Community Facilities (CF)	37	11.32	3.8%
AIRPORT	1	22.05	6.8%
Environmental Reserve (ER)	14	17.09	5.2%
Open Space (OS)	13	121.14	37.2%
Undesignated Rural (UR)	5	63.31	19.4%
TOTAL	372	326.02	100.0%

In terms of meeting housing demand, it appears that there is scope within the existing Village boundaries to address a significant amount of new housing. With the creation of the new Sawmill subdivision in 2016, the number of Country Residential parcels in Teslin increased by 205% from 22 to 67. Half of these new lots belong to YTG and are for sale at market rates. At the time of writing, there remain 5 lots for sale. The other half are in TTC settlement land and, for the most part, will be allotted to TTC citizens. Four of the parcels are being developed as duplexes and made available as TTC staff housing. All these new lots receive limited municipal servicing, and are required to have their own sewage disposal systems. NOTE: Lots in the new Sawmill subdivision are considerably larger than in the original Sawmill subdivision because of septic disposal issues on the smaller lots.

In conclusion, the data show that there are approximately 88 residentially zoned parcels⁶ available for development in Teslin. Assuming that all 42 remaining Sawmill Subdivision lots are sold/allotted and developed within the near future, the Village of Teslin has an estimated 46 lots available for residential development. Many of these are found in the Airport subdivision, which is characterized by very small lots, with force main sewer servicing. TTC is considering the possibility of creating a small home community on these lots, many of which are, apparently, owned by the TTC as fee simple lands.

Given the rate of housing development in Teslin over the past decades, this analysis appears to show an adequate supply for the upcoming 10 years. However, should all of the plans come to fruition within the next 5 years, it is likely that there is an inadequate supply of residential land within the Village of Teslin to meet any other demand in the next decade. This analysis lends urgency to discussions about Village of Teslin boundary expansion, because in 10 years, there may not be any available land for housing development.

⁶ There are 67 CR zoned lots, of which (based on 2017 data), 25 show improvements, therefore there are 42 unimproved CR zoned lots. There are also 63 unimproved VR zoned lots. Adding the two together, there are 88 unimproved residentially zoned lots available within the Village of Teslin boundaries.

VoT & TTC Unimproved VR & CR Zoned Parcels (2017)

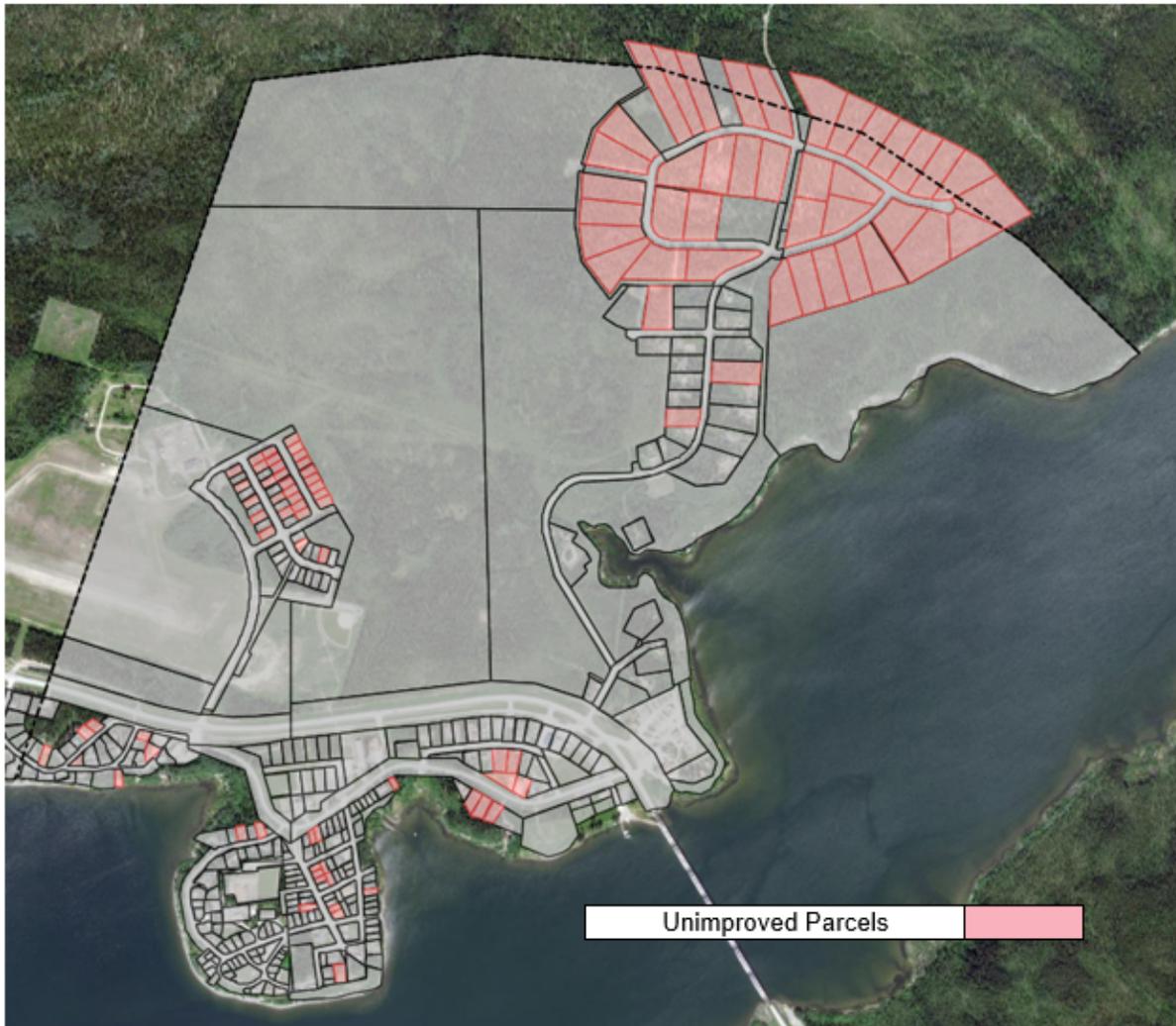


Figure 2 Unimproved Lots, based on 2017 Data

Plans & initiatives that impact the 2019 OCP

The 2009 OCP built on the work of a variety of other plans that had preceded it:

1. The 1999 Teslin OCP
2. The TTC Community Development Plan (2000)
3. The jointly prepared “Our Bridge to the Future: Teslin Integrated Community Sustainability Plan” (2007)

The community’s vision, values, and principles for the 2009 OCP were based on the foundations laid by the plans that came before.

Since the 2009 OCP, a number of additional plans have been developed in the Teslin community. These include the:

- Jointly prepared Teslin Community Development Plan (2015, and updated annually since then);
- Jointly prepared Teslin Community Energy Plan (2018); and
- Teslin Community Emergency Response Plan (2004, and updated most recently in 2019).

With the 2018 enactment of the *Teslin Tlingit Land and Resources Act 2016*, and associated regulations, the TTC is moving forward with planning for the development of TTC settlement lands. These plans, include:

- New residential, industrial, and commercial lot development, both inside and outside the Village of Teslin boundaries;
- A new school, and re-purposing of the existing school;
- A new Administration building; and
- A connector road.

Teslin Community Development Plan

The Teslin Community Development Plan 2015-2025 builds on the framework provided by the jointly developed Integrated Community Sustainability Plan. It updated the community vision, values, sustainability principles, goals and objectives. These updates will be used as the foundation for the Teslin 2019 OCP. It also identified a number of priority projects for moving forward, with the TTC and the Village of Teslin having individual projects to accomplish, based on specific strengths and/or jurisdiction, and a number of projects to be accomplished jointly, in association with the DDC.

The major capital projects that are listed for the Village of Teslin include:

- Upgrading the sewage lagoon, some of which was accomplished in 2015-16, but it is on the list again for 2028 or beyond, based on life span of the existing facility and the potential for community growth and increased demand on the wastewater management system;
- Developing a breakwater at the marina and securing the dock. This work was anticipated to be completed in 2019-20, but with the planning status for the Teslin bridge, with its possible implications for the current marina and dock, this work is likely to be postponed until completion of the bridge replacement;

- Building a new fire hall, to be completed by 2021, behind the arena and Recplex, with access to the Alaska Highway and the Village;
- Upgrading the Recreation building, increasing the size of the multi-purpose room, to be completed by 2022;
- Upgrading and repurposing the municipal centre, once the public works yard is moved into the new industrial lot subdivision;
- Upgrading the solid waste facility, which is ongoing at least until 2021; and
- Acquiring, upgrading, or replacing existing Village public works or firefighting equipment.

Additionally, on the joint capital projects list, those projects which have direct implications for the land base within the Village of Teslin (possibly on TTC settlement lands) include:

- Establishing a community care facility;
- Upgrading the Teslin bridge, which is likely to have direct implications for the current marina;
- Installing street lighting from the bridge to Fox Point Subdivision;
- Fixing the intersection of Nisutlin Road and the Alaska Highway, and provide better access to proposed commercial lots from the Old Alaska Highway (parallel to main highway);
- Developing a road connection between Sawmill Subdivision and Airport Subdivision;
- Developing industrial lots outside of the main village residential areas; and
- Undertaking community beautification, including the Town Square and Waterfront areas.

NOTE: This listing does not reflect the anticipated timing for any of these activities.

In addition to the identified capital projects, the Village of Teslin has identified the need to update the Official Community Plan and Zoning Bylaw, as is currently underway. Other planning tasks on the joint list include:

- Regional land use planning, including a local area corridor plan;
- Boundary expansion discussions; and
- Regional/district governance, as a potential new form of local governance within the Teslin region.

These activities are (or should be) intertwined with each other, and seen as part of a holistic discussion about the future of the Teslin community. Once the community's regional vision is clear, the appropriate form of governance for that region could emerge. Then the processes outlined in the *YK Municipal Act* would be activated for implementation.

Teslin Energy Plan

The Teslin Community Energy Plan (2018) identified a vision for an energy future that minimizes use of fossil fuels by exploring and building upon renewable energy opportunities that are locally available (wind, solar, and biomass), while fostering economic self-sufficiency.

The Energy Plan includes nine actions, which are underway at various stages of investigation and implementation:

Action from Teslin Energy Plan	Status	Observations
Undertake an Energy Awareness Day for the community of Teslin	Pending. However, on April 31, 2019 at the Community Steak Dinner, the Community Energy Plan was presented, and free energy gifts including LED light bulbs, water conservation showerheads, tire pressure gauges and conservation literature, etc. were provided to attendees.	Intention was to launch the Teslin Energy Plan, with an event that raised awareness about energy consumption, conservation, efficiency, and options for renewable energy sources. DDC is the lead. Not a VoT responsibility.
Investigate expansion of the current bus and shuttle fleet to serve the community	In progress.	<p>TTC has a fleet of two shuttle buses that offer scheduled trips to Whitehorse for elders and high school students. If space is available, other TTC citizens, staff and community members can also use the service.</p> <p>Expansion of the service could involve transportation for sporting or social events for community members. Constraints include the need for dedicated heated bus storage, and the cost of operations.</p> <p>Expansion could depend, in part, on VoT support.</p>
Explore the use of introducing electric vehicles and infrastructure in Teslin	Some investigation undertaken. Until electric vehicles have a longer travelling distance, there will not be an EV charger installed in Teslin.	<p>This action requires a 2-pronged approach: 1) exploration of the possibility of using golf carts or similar technology for local errands by govt staff use; and 2) the installation of an EV charger as a means of encouraging EV tourism in the Yukon.</p> <p>To move forward, it also requires: 1) the development of supportive policies within the VoT and TTC; 2) inclusion into the Asset Management Plan</p>
Encourage energy efficiency and conservation measures into government (TTC and VoT) buildings	Through the Small Communities Fund money has been accessed to complete energy audits on all/majority of TTC's government buildings. VoT has accessed some dollars from the same fund to complete Energy Audits of	<p>Energy audits (Type 1) are underway; Type 2 audits are also required. Based on audit results, building retrofits may be recommended to save money in O&M.</p> <p>Related more to asset management planning, than to the OCP.</p>

Action from Teslin Energy Plan	Status	Observations
	some of their government buildings.	
Expansion of the Teslin Biomass project	<p>Administrative arrangements are being discussed to implement the vision.</p> <p>YG and the Feds have existing buildings in Teslin that TTC's existing Biomass Energy Centres could provide heat to but this would require setting up a Utility.</p> <p>There are reasons why the TTC would not do this but the DDC may be interested in taking over TTC's biomass supply chain as an economic development/business opportunity and investigate the "Utility" option.</p>	<p>The Teslin Biomass Project has been envisioned to be implemented phases, with TTC government buildings in the first phase, and YG, RCMP, and VoT municipal buildings incorporated later in the planning process, after completion of the Energy Plan.</p> <p>VoT would find independent funding to build their own biomass infrastructure but "tap" into TTC's established wood fibre supply chain. One option is to tap into FCM's "Green Municipal Funds" for converting existing buildings over to biomass heat. This is anticipated to require a two-phased approach: 1) business case study or feasibility study, proving energy savings and cost reductions, followed by 2) infrastructure funding to undertake the conversion to biomass heat.</p>
Combined Heat and Power (CHP) to TTC Heritage Centre	<p>This \$1.1M project is underway to provide a CHP unit and energy centre to the Heritage Centre utilizing wood fibre chips from the Phase 1 TTC biomass project.</p> <p>TTC is also in the process of establishing a biomass energy centre to the 8 duplex (staff housing) project in the Sawmill Subdivision, relying on TTC's wood fibre chip supply chain.</p>	<p>This action is not a VoT responsibility with regard to the Heritage Centre, because the Centre is outside of VoT boundaries.</p> <p>However, the TTC-initiated biomass energy centre for the staff housing project in the Sawmill Subdivision is within the VoT boundaries. It is possible that utility zoning is required for the energy centre.</p>
Undertake an Integrated Resource Plan for Teslin	TTC has acquired \$100K for this work to be completed this fiscal year.	This plan would determine how Teslin proposes to meet future growth in energy demand through energy conservation and renewable energy generation (hydro, wind, solar) and where lands in the region offer the best sites for renewable energy development. It also considers a full

Action from Teslin Energy Plan	Status	Observations
		range of system investments, including transmission, distribution, and energy efficiency.
Operationalize the TTC Sawmill	This TTC task has been funded and will be completed this fiscal year.	Not a VoT responsibility. The Sawmill is on Settlement Lands outside of the present VOT boundary.
TTC Heritage Building becomes a micro-grid generator	This activity will be conducted as part of the CHP project discussed earlier in this chart.	Not a VoT responsibility. Outside of VoT boundaries.

Teslin Community Emergency Response Plan

Emergencies are defined as an unforeseen circumstance, or combination of circumstances, that result in a situation that calls for immediate action. In the Yukon, emergencies can involve hazards due to weather events such as blizzards or freezing rain storms, natural disasters such as flooding or wildfire, or other types of risks such as power outages or transportation accidents.

Community emergency response planning assumes that individuals are responsible to prepare and protect themselves, their families, and their property in case of emergency, for a period of 72 hours or more. Each household is encouraged to have an emergency response plan, which can include things like:

- How to meet or get in touch during or after a situation occurs;
- How to be prepared to meet various types of emergencies;
- Identifying those people in your neighbourhood who may need extra help;
- Being prepared to evacuate quickly, including any special health needs;
- Addressing the needs of your pets or other animals; and
- Having an emergency kit for your home and vehicle.

The Teslin Community Emergency Response Plan does not address the needs of individuals to prepare for emergencies. Rather, it provides the basis for a coordinated response by the various agencies and entities with such responsibility to an emergency. Additionally, the RCMP and various YTG departments have their own plans to carry out the responsibilities allocated to them in the Emergency Response Plan. The Teslin Tlingit Council’s plan has been incorporated into the Teslin Community Plan. The Village of Teslin also maintains several detailed emergency plans to deal with specific types of disaster (chemical spill, water issues, sewage issues), related to getting these various services back online as quickly as possible.

The Teslin Community Emergency Response Plan, in the interests of coordination and efficiency, identifies the roles of first responders, the Village of Teslin, the Teslin Tlingit Council, and other levels of government in an emergency. The various agencies and government entities have a responsibility to limit damage to life, property or the environment within their capabilities. Specifically:

- The Village of Teslin is responsible to co-lead the Emergency Management Organization (EMO), for both preparedness and response.
- The Village of Teslin is not responsible to respond to emergencies outside of municipal boundaries but may respond to fire emergencies up to 10 miles (16 km) from the village.

- The Yukon Government, through a lead agency, is responsible to co-ordinate a response to emergencies outside municipal boundaries and national parks in Yukon.

The Plan also notes the need for intergovernmental cooperation, given that there are overlapping jurisdictions, and encourages collaborative planning and cooperation, to enhance positive results in the event of an emergency.

Key features of the Community Emergency Response Plan include:

- The Teslin EMO is co-chaired by the Village of Teslin Mayor and the TTC Chief;
- The EMO is organized into groupings based on preparedness and emergency response; the focus of the Plan is on emergency response, including:
 - Emergency alerting system; and
 - Emergency operations: assembly, communications, equipment, staffing, information tracking and reporting;
- Each position in the EMO has a specific job description.

The potential emergencies that may require implementation of the plan include forest fire, flood, earthquake, severe weather, tour bus accident, aircraft crash, pandemic, hazardous material spill, and civil unrest. Some common requirements for addressing such emergencies include: evacuation, establishment of a reception centre, multi-agency communications, provision of information to the public and the media, rationing of supplies, alternate water and power sources, organization of volunteers, and damage repair.

The plan's effectiveness relies on community readiness through training as many members of the community as possible, through exercising the plan on an annual basis, and keeping the plan up to date.

Additionally, the plan's effectiveness relies on the preparedness of community members for both quick evacuation and, in the case of long periods without power, ability to meet basic needs (food, heat, water) for periods of 72 hours or more.

It appears that the Teslin Community Emergency Response Plan is based on an unstated assumption that individuals will undertake their own preparedness. This raises the question as to the extent that community members are prepared to withstand certain types of emergencies, as individuals or families.

TTC Settlement Lands Planning

TTC is moving forward with planning for the development of TTC settlement lands. These plans, which include significant development of roads, residential, industrial, commercial lots, and new community facilities, including a new TTC administration building and a new school, have implications for the future shape of Teslin as a community, as well as for the Village of Teslin as a local government entity. See Figure 3 for a global overview of these development plans.

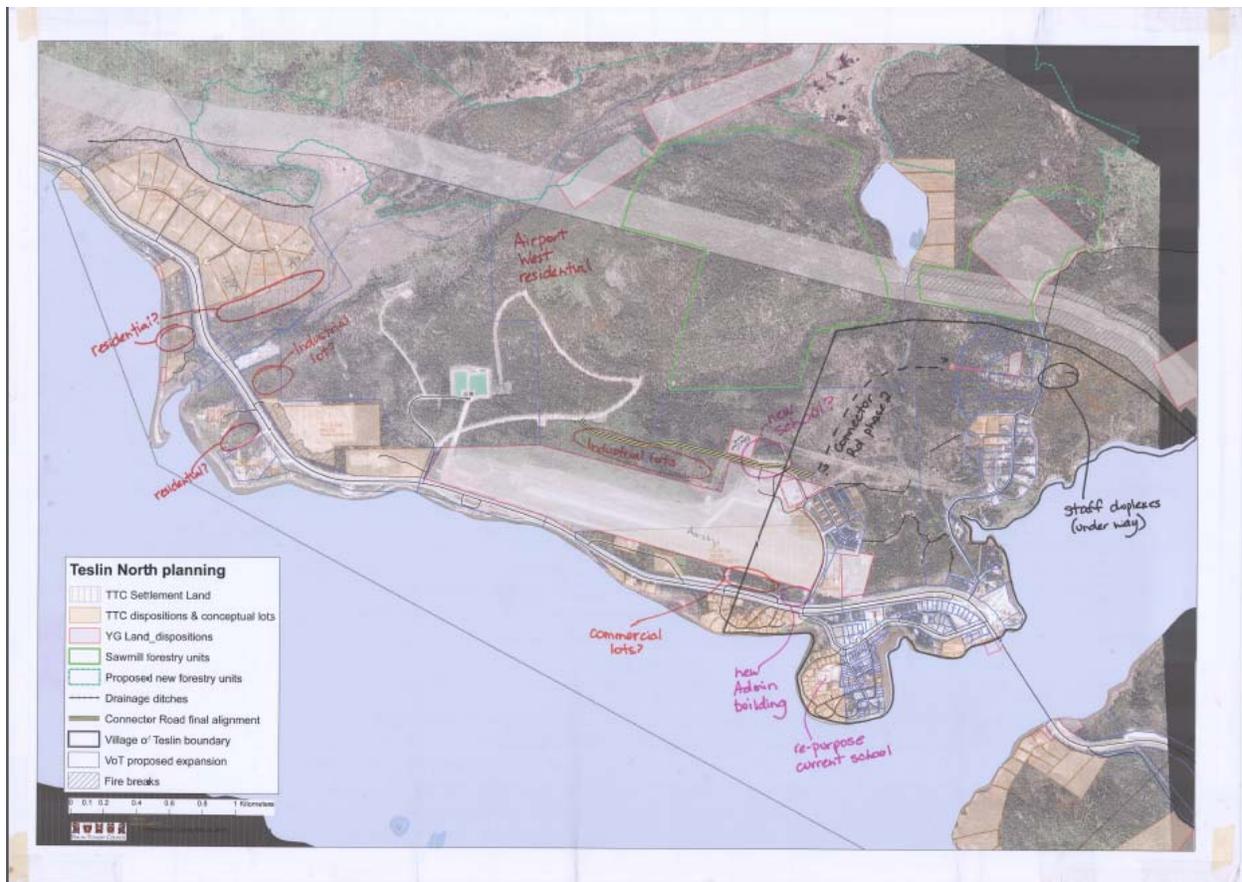


Figure 3 TTC Concept Plans (photo of working document shared as part of OCP review meetings April 2019)

TTC Settlement Lands are not located in a block of parcels adjacent to each other. Rather, these lands are scattered parcels throughout the region. The rationale for the allocation of settlement lands irrelevant to this analysis, although the final results appear to go against community development principles. It is difficult to see how, despite the best intentions of all parties involved, the future Village of Teslin will be a walkable community, and will be structured in such a way as to encourage community cohesion through geographic proximity.

What is clear, however, is that TTC intends to develop them for the benefit of the Teslin Tlingit people (as a first priority) to support the betterment of the Teslin Tlingit Council citizenry. Part of this betterment includes the collection of property tax revenue from the Settlement Lands to assist with funding the cost of governance. It is also relevant that a very small proportion of the total TTC Settlement Lands are located within the boundaries of the Village of Teslin, with most outside of the current boundaries. That being said, approximately 21% of the lands within the Village boundaries are Settlement Lands, which is a significant proportion of the total municipal area.

For those lands within the Village of Teslin boundaries, certain types of implications appear to be clear:

- VoT’s jurisdiction over TTC Settlement Lands has been minimized or extinguished;
- Servicing of Settlement Lands by the VoT continues, based on existing arrangements;
- As Settlement Lands are further developed, new arrangements are likely needed;

- The OCP and the updated Zoning Bylaw will need to address Settlement Lands within the Village boundaries directly. Other municipalities in the Yukon have comparable situations, including the City of Whitehorse and the Town of Dawson City. These jurisdictions can provide models for how to proceed.

The implications for the Village of Teslin for those lands outside of the Village boundaries, i.e. lands slated for development within the Teslin Region, are currently unknown, but questions abound:

- How will the community vision, values, sustainability principles, goals and objectives be fulfilled by these plans?
- What are the TTC's hopes and expectations regarding the provision of services by VoT to developments outside of Village of Teslin boundaries? What is the capacity of VoT to respond to these?
 - Water delivery service
 - Sewage disposal service
 - Recreation services
 - Waste management services
 - Fire and other protective services
- What are the implications for the children and families of the Village by moving the school outside of the Village Core, across the highway? Will all children need to be bussed to school?

It seems clear that to maintain the significant amount of collaboration and planning successfully enjoyed by the TTC and VoT to date, new discussions will be required in light of the TTC's plans for developments both within and outside of the Village Boundaries. It also seems clear that there is a new urgency to boundary expansion discussions as a possible form of resolution of some of the questions currently being pondered, although it may be more appropriate to say that the urgency is to discuss the future of Teslin as a community, with a variety of governance options available:

- Village boundary expansion;
- Regional governance possibilities;
- Maintenance of current Village boundaries, with extended servicing agreements.

OCP review/analysis

With a view to updating and making changes or improvements for the 2019 OCP, the OCP has been reviewed in terms of its compliance with the Yukon *Municipal Act*, implementation (since 2009), and content/organization.

Teslin OCP Compliance with Yukon *Municipal Act*

Section 279 (1) of the Yukon *Municipal Act* specifies those elements that an official community plan must address. Section 279 (2) of the Act states that an "official community plan may address any other matter the council considers necessary."⁷ As the two following tables show, the Village of Teslin OCP meets the *Municipal Act* requirements for mandatory elements of the OCP, and addresses a variety of additional topics.

⁷ http://www.gov.yk.ca/legislation/acts/municipal_c.pdf

YK Municipal Act Requirements	Relevant OCP Goals and Policies	Observations	Conclusion
(a) the future development and use of land in the municipality	Section 5.5.2: Growth Management Section 5.5.3: Land Use, with specific sections on Housing, Village Residential, Country Residential, Commercial, Industrial, Community Facilities, Parks & Open Space, and Future Development Areas	There are approximately 88 residentially designated lots available for future development. Other lands, designated for commercial or industrial purposes, are not fully developed. Some of these lands are designated as TTC settlement lands	This requirement is met. However, the evidence points to the need for boundary expansion for the Village to be able to meet future demand.
(b) the provision of municipal services	Section 5.5.10: Municipal Services & Infrastructure	Section 6.5, Capital Projects, also addresses upgrades to infrastructure to better provide municipal services	This requirement is met. The Community Development Plan also addresses some capital investments into village infrastructure.
(c) environmental matters in the municipality	Section 5.5.4: Climate Change & Energy; Section 5.5.5 Environmentally Sensitive Land & Lakeshore Protection	Section 5.5.3.5, Parks & Open Space, also addresses the need for environmental reserve areas	This requirement is met.
(d) the development of public utility and public transportation systems	Section 5.5.10 has policy related to Municipal Services & Infrastructure; Section 5.5.11 has policy related to Transportation	Public utility and public transportation systems are generally defined as businesses which provide public utility services or public transportation services as a monopoly. TTC has a fleet of two shuttle buses that offer scheduled trips to Whitehorse for elders and high school students. If space is available, other TTC citizens, staff and community members can also use the service.	VoT addresses the underlying service requirements that could be addressed through public utilities in a larger community. VoT is too small to support a stand-alone public transportation system. This need is met, in part, by the TTC. The Teslin Energy Plan calls for an investigation of options for expanding TTC shuttle services.

YK Municipal Act Requirements	Relevant OCP Goals and Policies	Observations	Conclusion
(e) provisions for the regular review of the official community plan and zoning bylaw with each review to be held within a reasonable period of time	Section 6.7: Plan Review & Amendment	Specifies that the VoT will undertake a comprehensive plan review at a minimum of every 10 years. Provides opportunity for other OCP amendments in response to development applications.	VoT has consistently reviewed its OCP on a 10 year cycle, with OCPs adopted in 1999, 2009, and in 2019, working on a review and update. This requirement is met.

Other items which are addressed by the Teslin OCP, as per the *Municipal Act*, Section 279 (2), include:

Other OCP Topic Areas	OCP Section	Observations
Sustainability	5.5.1.1	
Heritage Protection	Section 5.5.6	Focus on heritage value of historic buildings; cultural elements of the natural and built environment including historic sites and trails; viewsapes; and archaeological resources
Civic Design & Beautification	Section 5.5.7	
Social Development	Section 5.5.8	
Economic Development	Section 5.5.9	
Recreation	Section 5.5.12	
Joint Community Planning	Section 6.2	Part of implementation; Related to joint planning with TTC; Teslin Community Development Plan is an expression of the success of this initiative.
Boundary Expansion	Section 6.3	A number of proposals were under consideration in 2009; limited progress has been made; TTC is planning for development of Settlement Lands outside of Village boundaries which may have implications for servicing provided by the Village, as well as for Village aspirations, such as compact Village form.
Capital Projects	Section 6.5	
Plan Monitoring	Section 6.6	

Teslin OCP Implementation Since 2009

The 2009 Teslin OCP included an implementation schedule, identifying 67 action items that were linked to OCP policies, and that were prioritized as high, medium, or low, and assigned a

timeframe for completion. The Village of Teslin has accomplished, or is in the process of accomplishing, 59 (88%) of these action items, some of which are part of ongoing work for the Village.

Those items on the implementation schedule which did not get implemented were found to be either irrelevant due to limits on municipal authority or changes in village priorities, or require significant resources or partnerships to be able to implement, and therefore have not yet been started in light of other priorities.

See table for greater detail, and Appendix B for full information.

Actions Accomplished or In Process				
Action type		Priority level		
		High	Medium	Low
Advocacy	14	5/5	5/6	1/3
Management	42	15/16	17/21	5/5
Management & Advocacy	11	1/2	5/5	3/4
Total actions	67	21/23 (91%)	27/32 (84%)	9/12 (75%)

In reviewing these action items, from the perspective of 10 years out, it seems clear that a category of action was missing, namely capital improvements. Some capital improvement items were incorporated into the management and management & advocacy categories. However, to integrate items from the Community Development Plan, which is primarily focused on capital improvements, it is intended that the 2019 OCP will include a “capital” category in the action plan.

Current Action Plan Categories	Proposed Action Plan Categories	Key changes
Advocacy	Advocacy	No change
Management	Operations & Programming	Recognizing the distinctions between Village mandated service operations and programs such as recreation
Management & Advocacy	Capital	Recognizing that grants or other means of acquiring funds for capital investments require partnerships, collaboration, and advocacy
	Other	New -- Which would include working in partnership with other levels of government, community-based organizations and other agencies, and other means of achieving Village goals in a complex context.

Implementation of Recreation Plan and Village Square Plan

Two key elements from the 2009 OCP that have not been fully implemented include the:

- Village Recreation Plan; and
- Village Square Plan.

Because these two plans were developed together, and because the heart of the village is somewhere near the RecPlex, there is significant overlap in their content. Any land use elements of the Recreation Plan that would be located within the Village Square area were integrated into the Village Square Plan so that the two plans would be consistent with each other.

The Village Recreation Plan, in addition to enhancing quality of life for Teslin residents, was seen as one of the foundation stones for community economic development through enhanced sport and recreation tourism. The Village Square Concept Plan was designed to enhance the centre of the Teslin Village by creating:

- A generous, central green area for casual gatherings and community events;
- Improved links between existing facilities;
- Better organized parking areas;
- New indoor space for community programs and activities;
- Enhanced outdoor recreation activity areas; and
- Better walking areas and links to trails.

Some of the action items have been identified as part of the Community Development Plan, but others have not. See Appendix C for details.

It is possible that some of these ideas have been surpassed by changes in recreation patterns. However, the concept plan for the heart of the Village addresses a number of issues that continue to be of concern today in Teslin. A key question is whether these plans are still relevant to the Village of Teslin today, and if so, how might they be implemented?

Document format and content analysis

While the 2009 OCP received significant praise, at the time of its adoption, as a comprehensive and forward-looking document, there are improvements that could be made in terms of its usability. Much of the verbiage of the 2009 OCP is background information, and doesn't need to be adopted into bylaw. It could more appropriately go into an accompanying volume of information that is not adopted by bylaw. It is also written in a very dry, not user-friendly format. It could be made more attractive through the use of more visual elements, including images of the murals, photos, and sidebars explanatory notes where appropriate. It is important to note that any such improvements would need to be made in a way that still makes it possible to edit, for such times as when OCP amendments occur, using basic software.

To address some of these problems, the proposed 2019 OCP layout will:

- Add a Visual Executive Summary that is anticipated to include the process used to develop the OCP, and the key action items that emerge from the OCP process;
- Add a "How to Use the OCP" section;
- Add images and sidebars, as appropriate, to the OCP; and
- Place those aspects of the OCP which are background information into a second volume, which is not adopted by bylaw, focusing the OCP on actual policy and implementation measures.

Current OCP layout	Proposed OCP layout	Key changes
Cover page	Cover page	Updated
Acknowledgements	Acknowledgements	Updated
	Visual Executive Summary	New – more user friendly
	How to Use the OCP	New – More user friendly
Action Plan/Implementation Schedule	Action Plan/Implementation Schedule	Updated
Table of Contents	Table of Contents	
Section 1: Introduction	Section 1: Introduction	Updating of Intro content Specific focus on TTC Settlement Lands; updating language, because no longer have jurisdiction
Section 2: Community Profile		Updating; move to Appendix
Section 3: Planning Issues		Remove
Section 4: Existing land use and future development needs		Update; move to Appendix
Section 5: Goals, Objectives, Policies	Section 2: Goals, Objectives, Policies	Detailed review & update Identify gaps Add new policy as needed
Section 6: Implementation/ Administration	Section 3: Implementation/ Administration	Needs updating
Section 7: Maps	Section 4: Maps	Delete zoning map from OCP Update land use maps Add servicing map, as info is available
Section 8: Appendices	Section 5: Appendices 1. Community Profile 2. Planning Issues	To make the bylaw more web-friendly, may keep Appendices as a separate document, separate from the bylaw, more as background information for the OCP Add new, as indicated above Delete: <ul style="list-style-type: none"> • ZB modifications • Universal design

Conclusions and Next Steps in Drafting the OCP

The analyses presented in this report indicate the following implication for the 2019 Teslin OCP, including the need to:

- 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;
- Prioritize boundary expansion discussions, given limited residential lands remaining within current VoT boundaries;
- Ensure consistency between the Teslin OCP and the Teslin Community Development Plan, with particular focus on capital plans, including:
 - Integrating high level capital objectives into the OCP,
 - Ensuring that all projects are identified on the OCP future land use map, and
 - Better integrating the various elements of the Village Square and Village Recreation plans into the Community Development Plan;
- Commit to more use of biomass as an energy source for Village buildings;
- Develop supportive policies for electric vehicle usage;
- Jointly investigate options for expanding public transportation options, such as the current TTC shuttle services;
- Undertake an Integrated Resource Plan for Teslin;
- Link the OCP to the Teslin Community Emergency Response Plan;
- Establish a section in the OCP to address TTC Settlement Lands; and
- Undertake a comprehensive, regional housing needs assessment, in collaboration with the TTC and the Yukon Government.

Once the OCP has been drafted, such that the general direction is well understood, a draft implementation plan and Zoning Bylaw update will also be developed to provide a means for implementing the OCP. The proposed implementation plan will build on the 2009 plan, but will work with four different types of municipal action: advocacy, operations & programming, capital investment, and other. The drafting of the OCP itself will follow the proposed layout in the previous section of this document.

In the interim, there are a number of policy discussion papers which need to be drafted for Council's consideration:

1. Affordable housing, including an analysis of servicing as a limiting factor
2. Community spaces, with particular focus on development priorities
3. Food security, agriculture, and domestic animals within Village boundaries, with a particular focus on avoiding negative wildlife interactions; and
4. The future of Teslin, with particular focus on the changes required due to changes in jurisdiction over TTC Settlement Lands.

Appendices

- A. Population and housing study
- B. Implementation Schedule Analysis
- C. Village Recreation Plan and Village Square Plan Implementation Analysis
- D. 2009 Delisted Land Parcels

Appendix A: Village of Teslin Population & Housing Study

POPULATION & HOUSING

The 2016 Canadian census and the 2017 annual and later monthly statistical reviews from the Yukon Bureau of Statistics (YBS) provide the most current statistical data for the Village of Teslin. However, because of differing research methodologies and geographies used by the two agencies in their data collection and analysis, the datasets paint different demographic pictures of Teslin. Both pictures carry important implications for the future development of the village.

2016 CANADIAN CENSUS

There are two Census Subdivisions (CSDs), Teslin (VL) and Teslin Post 13 (SG), which when combined most closely approximate the village area defined by the Village of Teslin's municipal boundary (Figure 1). There are several problems associated with the alignment of the CSDs with the municipal boundary that impact the accuracy of the census count as an estimator of the village population:

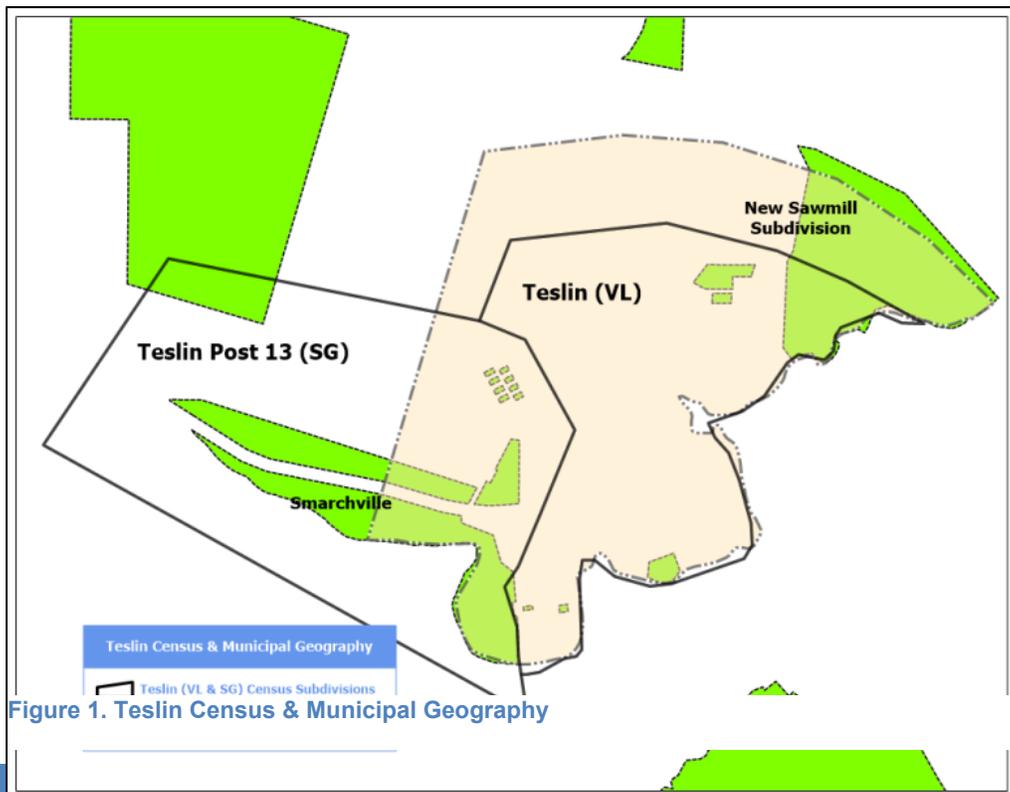


Figure 1. Teslin Census & Municipal Geography

- People living in the locally known area of “Smarchville,” which is located outside the village boundary, are included in the village population estimate, thus leading to an over count, and
- For the 2021 census and beyond, people resident in the new Sawmill Subdivision area will be counted as part of the Yukon Unorganized (NO) CSD which will undercount the village population.

The 2016 census reported a total population of 263 persons for the two Teslin CSDs. Figure 2 shows the combined CSD counts by census year for the past 20 years. There has been a notable decline in the village population, dropping 26.9% from 360 in 1986 to 263 in 2016. Over the past 20 years the village population estimate has averaged 279 ± 22 persons (7%).

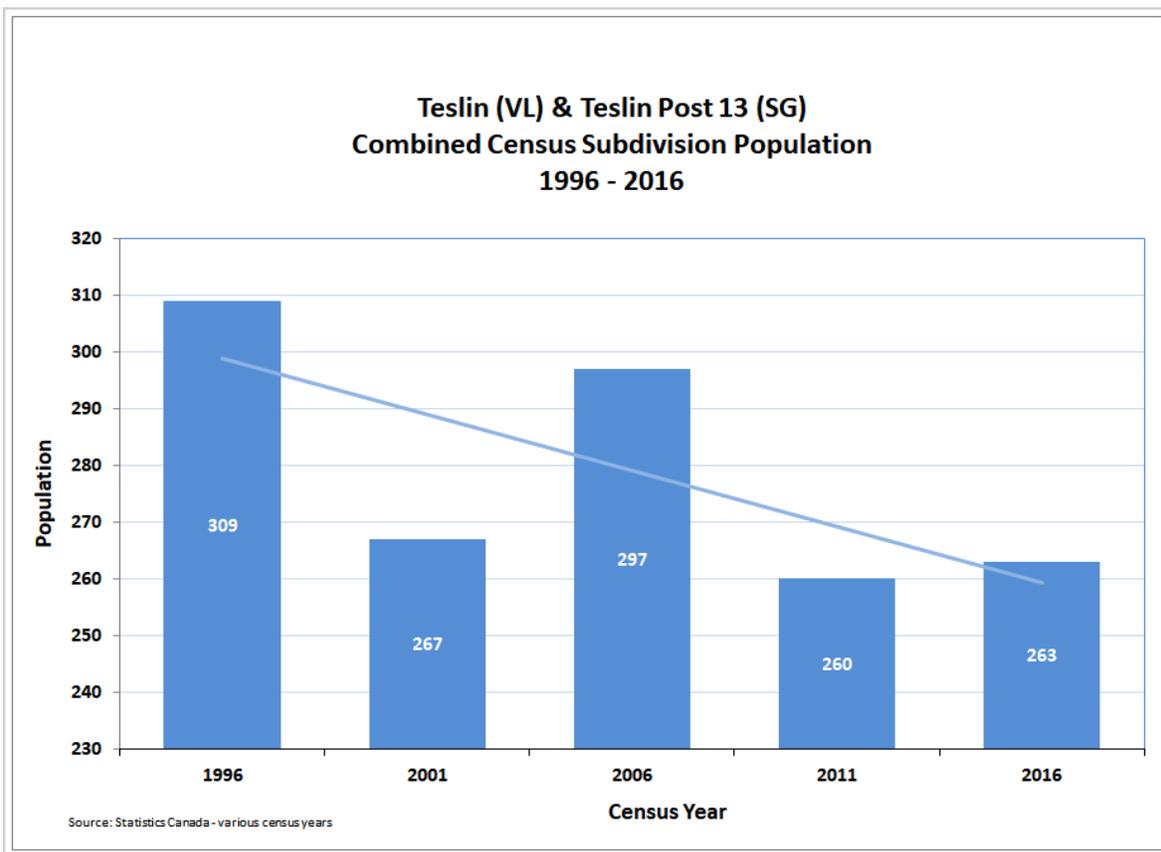


Figure 2. Teslin population based on combined census data

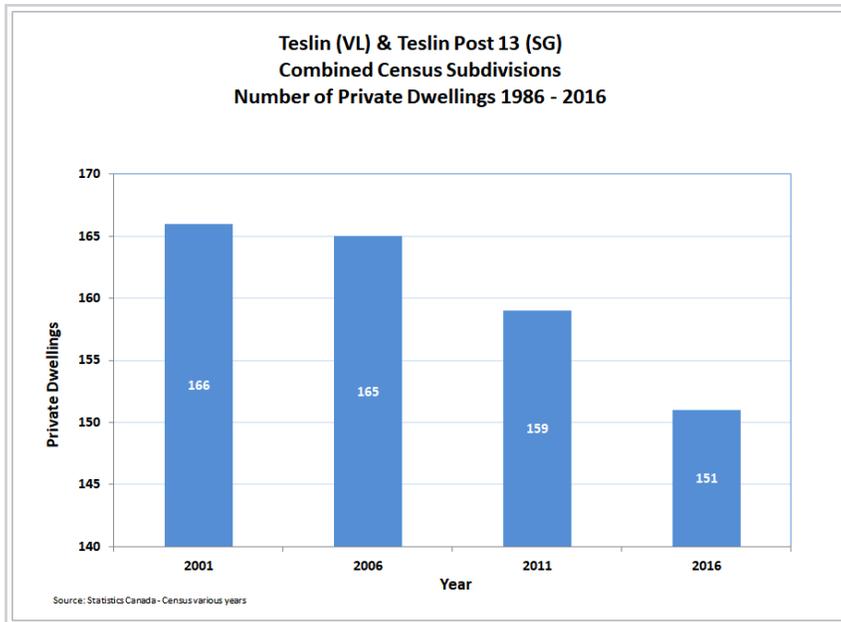


Figure 3. Teslin Private Dwellings based on combined census data

The 2016 census further reported there was a total of 151 private dwellings in Teslin of which 123 (81.5%) were occupied. Over the past 15 years, the census has recorded a decline in private dwellings dropping -9.0% from 166 in 2001 to 151 in 2016 (Figure3).

Data from the 25% sample in the 2016 census indicates that the majority (92.0%) of private dwellings in Teslin were built prior to 2001. The 10 dwellings built between 2001 and 2016 are located in the Teslin Post 13 (SG) CSD.

Because of the small numbers involved in this sample, the counts are rounded to nearest 5 dwellings which likely distorts the real number of dwellings associated with each age category.

Age of Private Dwellings (25% Sample Data 2016)			
Age	Teslin VL	Teslin SG	Total
1960 & Older	10	10	20
1961 to 1980	15	15	30
1981 to 1990	15	15	30
1991 to 2000	10	25	35
2001 & Newer	0	10	10
	50	75	125

Within the Village of Teslin, we can obtain an average number of people in each private dwelling unit by dividing the total population by the number of private dwelling units. In this case, for a Census Population of 263 people, living in 151 private dwelling units, the average number of

people in each dwelling unit = 1.74 persons/household. A more realistic figure, based on 123 occupied private dwelling units, shows the average number of people in each dwelling unit as 2.13 persons/household.

Because data regarding the number of homes in the Teslin region is not available, it is not possible to calculate a similar figure for the population of the Teslin region.

2017 YUKON STATISTICAL REVIEW

The geographic area defined by the YBS as “Teslin” is a reach along the Alaska Highway that stretches from Johnsons Crossing to Swift River. This area reflects the Village of Teslin’s maximal service area that includes the settled areas outside the village boundary where some municipal services are provided by the village on a contract fee-for-service basis.

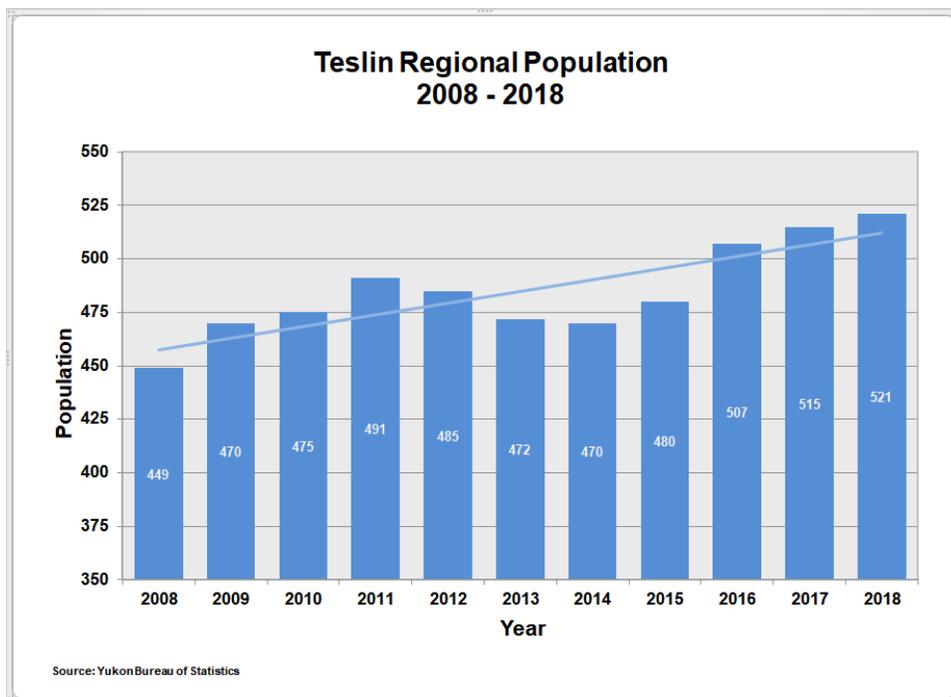


Figure 4 Teslin Regional Population

The YBS data (Figure 4) show a marked increase (16.0%) in the regional population since the preparation of the last OCP in 2009. The average over the 10 year period has been 485 ± 22 people (4.5%).

The YBS also reported the expected population growth for communities other than the main population centres in the Yukon. The projection for the smaller Yukon communities is based on actual growth rate of 12.3% for a 3 year reference period, 2009-2011. This rate of population

growth yields an expected population of 585 for the Teslin region by 2021.¹ Going forward from 2018 through 2040, the projected YBS average annual growth rate for the territory is 1.3%, with the likelihood of continued population growth for the Teslin region.²

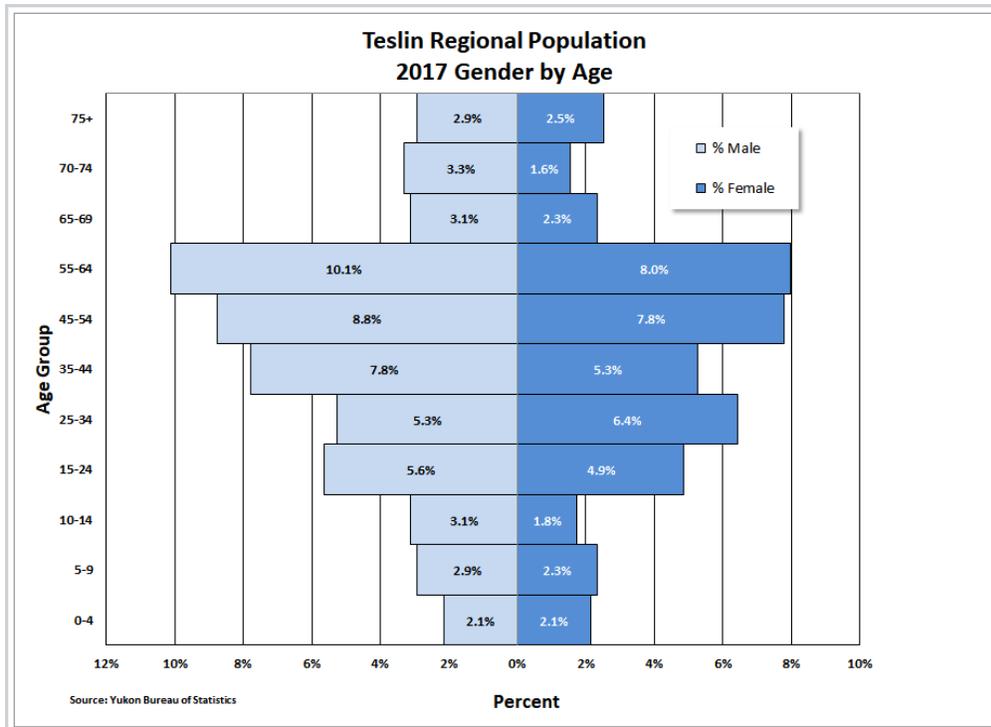


Figure 5 Teslin Regional Population by Gender and Age

At the end of 2017 YBS reported 283 male (55.1%) and 231 (44.9%) females in the Teslin region. Figure 5 shows that there are two abrupt changes that occur in the Teslin age structure. One occurs at about age 15 between the child and youth categories and the other more notable shift at about age 65.

The overall demographic picture painted by available population statistical data is one of a declining village population, but an increasing regional population. Working age people dominate the regional population. The last three years though, since 2017, have seen dramatic changes in the village which should alter this picture significantly. Namely the new Sawmill Subdivision which offers a potential 41 new residential lots is now (2019) in development. A total build out of this

¹ <http://www.eco.gov.yk.ca/stats/pdf/Projections2011.pdf>

² <http://www.eco.gov.yk.ca/stats/pdf/Projections2018.pdf>; YBS discontinued providing population growth projections for the smaller Yukon communities following their 2011 report.

subdivision could easily add 100 people to the village population and thus meet the YSB 2021 projection of 585 people living in the Teslin region.

COMMUNITY WELL-BEING

As a general measure of community socio-economic health, Statistics Canada calculates a Community Well-Being (CWB) index³ based on the quinquennial⁴ Census of Population CSD data going back to 1981. The index is a composite score for each CSD community derived from measures of education attainment, labour force activity, income *per capita*, and housing. The index scores range from 0 to 100.

In 2016 Teslin (VL), as a non-Indigenous community, scored 82 on the index. In comparison, the overall non-Indigenous community score for the Yukon Territory was 81 and for Canada it was 77. The Teslin Post 13 (SG) score was 70, compared to a Yukon Territory First Nations communities' score of 71, and a Canada wide score of 58.⁵

The high CWB index scores for the two CSDs that make up the Village of Teslin lend support for the conclusion and the often noted observation made in public participation planning workshops that Teslin is strong and vibrant community.

³ <https://www.sac-isc.gc.ca/eng/1100100016579/1557319653695>

⁴ Quinquennial means every five (5) years.

⁵ <https://www.sac-isc.gc.ca/SAC-ISC/CWB/index-map-en.html>

Rating key:
 A = Accomplished -- * and/but continues
 B = Replaced to accomplish same goal
 C = In progress
 D = Irrelevant today
 E = Not yet implemented

Class key:
 AH = Advocacy, High
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 AL = Advocacy, Low
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Class key:
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Appendix C: Village of Teslin OCP Implementation Schedule Analysis

Total #	Action	Policy & Action Reference	Type of Action Management/ Advocacy	Time Frame	Priority (High, Medium, Low)	Rating	Counting by type	Counting by class
1	Encourage improvements to the Alaska Highway.	5.5.11.10 to 5.5.11.14	Advocacy	36 months	High	A*	1	AH-1
2	Ensure the primary water supply is fully in compliance with federal and territorial drinking water quality regulations.	5.5.10.11	Management	6 months	High	A*	1	MH-1
3	Develop a secondary water supply, to provide redundancy and ensure uninterrupted water for residents.	5.5.10.12	Management	12 months	High	A*	2	MH-2
4	Pursue detailed planning to upgrade the RecPlex and provide opportunities for the development of a youth centre and seniors centre, or some combination.	5.5.12.1 5.5.12.9	Management	12 months	High	C	3	MH-3
5	Pursue a low-flush toilet rebate initiative.	5.5.10.13	Management	12 months	High	A	4	MH-4
6	Stop the disposal of dangerous household chemicals into the wastewater treatment system.	5.5.10.14	Advocacy	12 months	High	B	2	AH-2
7	Increase the waste diversion programs, invest in additional waste-diversion infrastructure, and undertake public education to increase waste diversion, to extend the life of the landfill and promote the sustainability of the Village of Teslin.	5.5.10.15	Advocacy	12 months	High	A*	3	AH-3
8	Commission a landfill study to plan for future waste management initiatives.	5.5.10.16	Management	12 months	High	C	5	MH-5
9	Improve the energy efficiency of public and private buildings, with a particular emphasis on lighting within municipal buildings, and waste heat recovery and re-use from indoor facilities.	5.5.4.10	Management & Advocacy	24 months	High	A	1	CH-1

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Total #	Action	Policy & Action Reference	Type of Action Management/ Advocacy	Time Frame	Priority (High, Medium, Low)	Rating	Counting by type	Counting by class
10	Develop policy that mandates the installation of water conservation fixtures and encourages the installation of energy efficient appliances, lighting, and heating devices for all new construction.	5.5.4.13	Management & Advocacy	12 months	High	D	2	CD-1
11	Make modifications to Zoning Bylaw and Zoning Map.	6.1 8.1	Management	12 months	High	A	6	MH-6
12	Work closely with the Teslin Tlingit Council to undertake joint planning at the staff and governance level.	5.5.2.4 5.5.2.8	Management	12 months	High	A	7	MH-7
13	Establish a joint planning mechanism at the staff level with the Teslin Tlingit Council.	6.2	Management	12 months	High	A	8	MH-8
14	Revise village boundaries.	5.5.2.9 6.3	Advocacy	36 months	High	C	4	AH-4
15	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.	5.5.12.7	Management	36 months	High	C	9	MH-9
16	Develop a priority list for road upgrades within the Village, and pursue funding to implement the road improvements. (See Section 4.6.2)	5.5.11.8	Management	12 months	High	A	10	MH-10
17	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.	5.5.3.1.3.3	Management	12 months	High	C	11	MH-11
18	Acquire and subdivide lands within the Municipal boundaries currently zoned as industrial, or in other ways ensure that this land is available for industrial uses.	5.5.3.3.5	Advocacy	12 months	High	A*	5	AH-5

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Total #	Action	Policy & Action Reference	Type of Action Management/ Advocacy	Time Frame	Priority (High, Medium, Low)	Rating	Counting by type	Counting by class
19	Pursue intersection improvements at both ends of Nisutlin Drive, with priority to addressing the parking and safety issues at the Nisutlin Drive/Airport Road/Alaska Highway intersection.	5.5.11.9	Management	12 months	High	C	12	MH-12
20	Consider the Village Square concept plan, and pursue further detailed planning to implement its design ideas.	5.5.3.4.5	Management	12 months	High	E	13	MD-1
21	Monitor OCP implementation & report to community.	6.6	Management	Annual	High	C	14	MH-13
22	Explore the potential for developing renewable energy resources in the area, including the potential for a biomass-based district heating system or the geo-thermal energy potential of Teslin Lake.	5.5.4.8	Management	12 months	High	C	15	MH-14
23	Manage vegetation within municipal boundaries to create firebreaks and to reduce the amount of fuel loading on the ground surface.	5.5.3.1.3.5	Management	Annual	High	A*	16	MH-15
24	Sustainability: Create a triple-bottom line analysis for projects, to assist with project-related decision-making.	5.5.1.2	Management	36 months	Medium	A*	17	MM-1
25	Develop a lighting policy and street lighting bylaw for the Village of Teslin that emphasizes protection of dark sky and energy conservation.	5.5.1.3	Management	24 months	Medium	B	18	MM-2
26	Take appropriate measures to flood-proof the village water well and sewage lift stations near Teslin Lake.	5.5.10.10	Management	24 months	Medium	A	19	MM-3
27	Pursue the formation of a Trans Canada Trail committee, under the leadership of the Recreation Manager or the Teslin Recreation Society.	5.5.12.12	Management & Advocacy	24 months	Medium	B	3	CM-1

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Total #	Action	Policy & Action Reference	Type of Action Management/ Advocacy	Time Frame	Priority (High, Medium, Low)	Rating	Counting by type	Counting by class
28	Consider the recommendations of the Village Recreation Plan, and decide on an implementation plan for upgrading recreation facilities and programming.	5.5.12.13	Management	12 months	Medium	A*	20	MM-4
29	Investigate the feasibility of developing an alternate off-road transportation system for quads and snow machines.	5.5.11.15	Management & Advocacy	24 months	Medium	B	4	CM-2
30	Investigate the feasibility of improving the marina through construction of a fish-cleaning table near to the water, lengthening the boat ramp, and cleaning up the marina/dock area in the lake (bikes, tires, concrete, etc.).	5.5.11.16 5.5.12.8	Management	12 months	Medium	B	21	MM-5
31	Develop an implementation plan to undertake drainage upgrades for identified areas within the Village, as feasible.	5.5.10.17	Management	12 months	Medium	A	22	MM-6
32	Raise awareness amongst the residents of Teslin about climate change impacts, and the need to mitigate greenhouse gas emissions, and adapt as a community.	5.5.4.11	Advocacy	24 months	Medium	A	6	AM-1
33	Develop a climate change adaptation plan for the community.	5.5.4.12	Management	36 months	Medium	C	23	MM-7
34	Investigate the feasibility of adopting the Northern Building Code for Teslin, to apply to all new construction.	5.5.4.14	Management	12 months	Medium	D	24	MD-2
35	Pursue a program to retrofit existing toilets through the installation of low-flush or dual-flush toilets in Teslin homes as a water and energy conservation measure.	5.5.4.16	Management & Advocacy	12 months	Medium	A	5	CM-3

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Total #	Action	Policy & Action Reference	Type of Action Management/ Advocacy	Time Frame	Priority (High, Medium, Low)	Rating	Counting by type	Counting by class
36	Support the Teslin Tlingit Council's efforts to complete the Teslin Regional Land Use Plan.	5.5.2.4 5.5.2.7 5.5.9.17	Advocacy	12 months	Medium	C	7	AM-2
37	Identify and document environmentally sensitive lands within the current and proposed municipal boundaries, with the view of creating a new "Environmental Reserve" zoning designation.	5.5.5.12	Management	12 months	Medium	C	25	MM-8
38	Develop one or more gateways into Teslin Village	5.5.2.5 5.5.2.6	Management	24 months	Medium	E	26	MD-3
39	Examine the feasibility of using public facilities such as the arena and community centre to support local business economic development initiatives.	5.5.9.11	Management	12 months	Medium	A	27	MM-9
40	Examine the feasibility of establishing a "buy local" policy for goods and services.	5.5.9.12	Management	12 months	Medium	A	28	MM-10
41	Develop a Teslin-based tourism strategy, including community readiness components.	5.5.9.13	Management	24 months	Medium	A	29	MM-11
42	Investigate the feasibility of developing a community economic development agency.	5.5.9.14	Management	24 months	Medium	A	30	MM-12
43	Encourage the Teslin Chamber of Commerce to update and enhance the kiosk at the community overlook to promote local businesses, community services (including churches), and recreational opportunities.	5.5.9.16	Advocacy	12 months	Medium	C	8	AM-3
44	Develop a comprehensive Fire Smart program related to Country Residential housing development .	5.5.3.1.3.4	Advocacy	24 months	Medium	C	9	AM-4
45	Relocate its public works yard to the Airport Industrial site, to provide for enhanced recreational	5.5.3.3.6	Management	48 months	Medium	C	31	MM-13

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Total #	Action	Policy & Action Reference	Type of Action Management/ Advocacy	Time Frame	Priority (High, Medium, Low)	Rating	Counting by type	Counting by class
	opportunities in the village centre.							
46	Designate a greenbelt area between the Airport Industrial site and the Airport residential subdivision, and ensure that it is planted with trees to screen the industrial uses.	5.5.3.3.7	Management	12 months	Medium	D	32	MD-4
47	Create a Climate Change Mitigation Plan for municipal operations.	5.5.4.9	Management	24 months	Medium	C	33	MM-14
48	Enact a Landscaping and Screening Bylaw.	5.5.7.6	Management	24 months	Medium	E	34	MD-5
49	Develop a procedure to ensure that heritage assessments are developed in advance of the issuance of demolition permits related to structures.	5.5.6.8	Management	12 months	Medium	C	35	MM-15
50	Pursue the development of a community gateway 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.	5.5.3.2.9	Management	24 months	Medium	B	36	MM-16
51	Undertake the necessary background studies preparatory to creating an Environmental Reserve zone and develop policy for the designation as Environmental Reserve lands.	5.5.3.5.7 5.5.3.5.8	Advocacy	24 months	Medium	E	10	AD-1
52	Hold annual "Most Improved Yard" contests for residential and commercial properties.	5.5.7.7	Management	24 months	Medium	C	37	MM-17
53	Encourage the formation of youth or other community work parties on a regular basis to clean up litter and other trash within the Village.	5.5.7.8	Management & Advocacy	24 months	Medium	A*	6	CM-4
54	Develop a procedure to include park space allocation within the subdivision process.	5.5.3.5.9	Advocacy	24 months	Medium	A	11	AM-5

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Total #	Action	Policy & Action Reference	Type of Action Management/ Advocacy	Time Frame	Priority (High, Medium, Low)	Rating	Counting by type	Counting by class
55	Consider modifying existing bylaws to ensure that derelict vehicles are not permitted on private property (residential, commercial, or industrial).	5.5.7.9	Management & Advocacy	24 months	Medium	B/C	7	CM-5
56	Encourage the Teslin School to create a bouldering wall, as an additional recreational facility for the community.	5.5.12.10	Advocacy	12 months	Low	A	12	AL-1
57	Adapt or redesign the skate park to make it more user-friendly for younger skateboarders, and incorporate the potential for use by BMX-type bikes.	5.5.12.11	Management & Advocacy	24 months	Low	A	8	CL-1
58	Investigate the feasibility of entering into bulk purchase agreements for new developments for water and energy efficient fixtures such as low-flow toilets, etc.	5.5.4.15	Management	24 months	Low	A/C	38	ML-1
59	Develop a procedure for its approvals on those lands designated as DC by the Teslin Tlingit Council.	5.5.7.10	Advocacy	36 months	Low	D	13	AD-2
60	Ensure that all new multi-family homes and apartments are built to have a basic level of access throughout, and that a percentage of all suites are fully accessible, through universal design or other standard.	5.5.8.10	Advocacy	36 months	Low	D	14	AD-3
61	Audit Municipal facilities using the Measuring Up Built Environment Self-Assessment Guide (or other tool), and upgrade as necessary, to ensure that all municipal facilities meet basic access criteria.	5.5.8.11	Management	36 months	Low	A	39	ML-2

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Total #	Action	Policy & Action Reference	Type of Action Management/ Advocacy	Time Frame	Priority (High, Medium, Low)	Rating	Counting by type	Counting by class
62	Identify and document the heritage value of historic buildings, cultural landscapes (landforms and their settings), and views (cultural and environmental features).	5.5.6.4	Management & Advocacy	48 months	Low	C	9	CL-2
63	Enhance the Village website to promote local businesses.	5.5.9.15	Management	12 months	Low	A	40	ML-3
64	Create an inventory of energy and emissions, preliminary to setting targets for greenhouse gas emissions reductions.	5.5.4.7	Management	24 months	Low	A	41	ML-4
65	Develop a heritage protection policy and bylaw, including a process for nominating particular sites for municipal designation.	5.5.6.5 5.5.6.6	Management & Advocacy	24 months	Low	C	10	CL-3
66	Establish an aerodrome approach overlay for the zoning map.	5.5.3.5.6	Management	24 months	Low	A	42	ML-5
67	Investigate the potential for enhancing cultural heritage protection in the built environment by developing a larger strategy that incorporates civic design objectives.	5.5.6.7	Management & Advocacy	24 months	Low	E	11	CD-2

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Analysis Summary

A = 31 A+B=38 action items accomplished fully, some of which are ongoing (57%)
B = 7 C = 21 action items in progress (31%)
C = 21 D = 11 action items that were not implemented due to irrelevance, due to limits on
municipal authority or changes in village priorities (16%)
D = 11 A+B+C = 57 accomplished, ongoing, or in progress (88%)

High priority items = 23, of which 21 are accomplished, ongoing, or in progress (91%)
... 2 are considered irrelevant today
Medium priority items = 32, of which 27 are accomplished, ongoing, or in progress
(84%) ... 5 are considered irrelevant today
Low priority items = 12, of which 9 are accomplished, ongoing, or in progress (75%) ...
3 are considered irrelevant today

Actions Accomplished or In Process				
Action type		Priority level		
		High (N=23)	Medium (N=32)	Low (N=12)
Total actions	67	21 (91%)	27 (84%)	9 (75%)
Advocacy	14	5/5	5/6	1/3
Management	42	15/16	17/21	5/5
Management & Advocacy	11	1/2	5/5	3/4

Appendix D: Village Square and Village Recreation Plan Implementation Analysis

Village Recreation Plan		
Action Item	Included in CDP	Observations
Neighbourhood parks, to ensure that every neighbourhood had easy access for families with children	Friendship Park improvements are identified as a VoT project	
Field sports, including: improvements to the baseball diamond and installation of an archery field		
Marina improvements: lengthening of the boat ramp, and installing a fish cleaning station	Breakwater at Marina/ secure dock is identified as a CDP project, on the VoT list	
Beach and Community Day Use Park: acquisition of property near the Village Centre to create a community beach and day use park area		An appropriate property is for sale at the time of writing.
Recplex improvements: construction of a seniors/youth centre, and community gathering place in the parking lot	Municipal Centre Upgrades identified on the VoT list, as are Recreation Building Upgrades (Curling Rink, RecPlex, Arena)	
Youth Outdoor Recreation Facilities, including a BMX bike park	Recreation equipment is identified on the VoT list	
A bouldering wall at the school		
Shoreline walking path to connect to Fox Point and the Heritage Centre, as well as under the bridge to connect to the Yukon Motel	Trail development is identified in the CDP on the VoT list	
The Trans Canada Trail routing through the Village		This item requires a safe pedestrian method for crossing the Teslin Bridge. Bridge upgrades are in the planning stages at the time of writing.

Village Square Plan		
Action Item	Included in CDP	Observations
Parking and Vehicle Access: a. Pull through driveway at the RecPlex entry, with 6 handicapped parking spaces; b. Designating a bus parking area; c. Limiting parking at the Town Hall to 27 spaces	Community Beautification, including Town Square/Waterfront is identified as a CDP project on the joint VoT/TTC/DDC list	
RecPlex Addition on the south side to accommodate a seniors centre, youth centre, offices and fitness facility, constructed with lots of glass to capitalize on the view of the Three Aces and benefit from passive solar orientation	An Elders Complex is identified as a CDP project, on the TTC list Municipal Centre Upgrades identified on the VoT list, as are Recreation Building Upgrades (Curling Rink, RecPlex, Arena)	
Atrium within the RecPlex, between the hockey arena and community centre, to be used as a meeting room, or library, or other possible uses	Municipal Centre Upgrades identified on the VoT list, as are Recreation Building Upgrades (Curling Rink, RecPlex, Arena)	
Creation of a Village Green (a gathering and small event area) in the existing parking lot		
Enhanced trails system through additions to existing boardwalk, and creation of a destination viewing dock at the lakeshore	Trail development is identified in the CDP on the VoT list	
Creation of a new building to house essential village services: bank, library, post office, and possible coffee shop		
New Skate and Bike Park, larger than the one in place in 2009		
New BMX Bike Park with dirt track and jumps		

Public art opportunities within the updated Village Square		
Repurposing the municipal works yard as open space or other community space. 2009 suggestions included Tlingit clan circle, skate park	Clan houses are identified as a project in the CDP, on the TTC list	

Appendix E: Schedule of 2009 Delisted Land Parcels

PIN	DESIGNATOR	PLAN NO	Area HA
8000216	LOT 1 BLOCK 25 TESLIN	63655 CLSR YT	0.585
8000203	LOT 2 BLOCK 24 TESLIN	63655 CLSR YT	0.401
8000217	LOT 2 BLOCK 25 TESLIN	63655 CLSR YT	0.622
8000204	LOT 3 BLOCK 24 TESLIN	63655 CLSR YT	0.401
8000218	LOT 3 BLOCK 25 TESLIN	63655 CLSR YT	0.641
8000205	LOT 4 BLOCK 24 TESLIN	63655 CLSR YT	0.401
8000206	LOT 5 BLOCK 24 TESLIN	63655 CLSR YT	0.398
8000207	LOT 6 BLOCK 24 TESLIN	63655 CLSR YT	0.323
8000196	LOT 5 BLOCK 22 TESLIN	63655 CLSR YT	0.244
8000195	LOT 4 BLOCK 22 TESLIN	63655 CLSR YT	0.204
8000194	LOT 3 BLOCK 22 TESLIN	63655 CLSR YT	0.204
8000193	LOT 2 BLOCK 22 TESLIN	63655 CLSR YT	0.196
8000031	LOT 1 BLOCK 9 TESLIN	41709 CLSR YT	0.046
8000032	LOT 2 BLOCK 9 TESLIN	41709 CLSR YT	0.053
8000033	LOT 3 BLOCK 9 TESLIN	41709 CLSR YT	0.059
8000034	LOT 4 BLOCK 9 TESLIN	41709 CLSR YT	0.066