



Marsh Lake

2016 **Local Area Plan**
Summary



About the Plan

The purpose of the Marsh Lake Local Area Plan is to guide how public, private, and First Nations Settlement Lands in the area are developed, managed, and protected. The need for local area planning is recognized in the First Nations Self-Government Agreements.

What has happened so far?

- The Government of Yukon (YG) and Kwanlin Dün First Nation (KDFN) Government worked together to carry out a public planning process for the Marsh Lake area.
- A draft local area plan was completed in 2016 but was never adopted. The plan area is within Carcross/Tagish First Nation (C/TFN) Traditional Territory but C/TFN was not involved in the planning process.
- Part of the plan area is within Ta'an Kwäch'än Council (TKC) Traditional Territory; they did not work on the 2016 Plan but have had the opportunity to contribute. TKC continues to be involved in the process.
- In 2020, YG, KDFN, and C/TFN signed an agreement to work together to update the 2016 draft plan and develop a final plan to be adopted by the three governments.



What is happening now?

The 2016 Draft Plan is now being updated. Work will involve updating demographic information and forest management policies, identifying land uses for C/TFN lands, and including information from KDFN's current land use plans.

The next step is to gather input from C/TFN and KDFN families. In spring 2022, each First Nation will host meetings and events to gather feedback on the Draft Plan. Broader public engagement will be held in fall 2022 on the updated Draft Plan. In early 2023, the Plan will be finalized and approved by all three governments.

This **2016 Draft Plan Summary** was written to help give First Nation citizens an idea of what the Plan is about so you can tell us what you like and what you think is missing. If you are not a First Nation citizen, you will have the opportunity to provide input later this year.



Vision

The Marsh Lake plan area is a rural community with clean water and healthy fish and wildlife populations. People enjoy the local environment, have a chance to work locally, and have access to basic local services. First Nation citizens have renewed their cultural ties to the area, while all residents are connected to the community and have a vibrant presence on the land.

The Plan includes maps that show the land use in each area, and policies that explain what will be allowed under each of the different land uses.

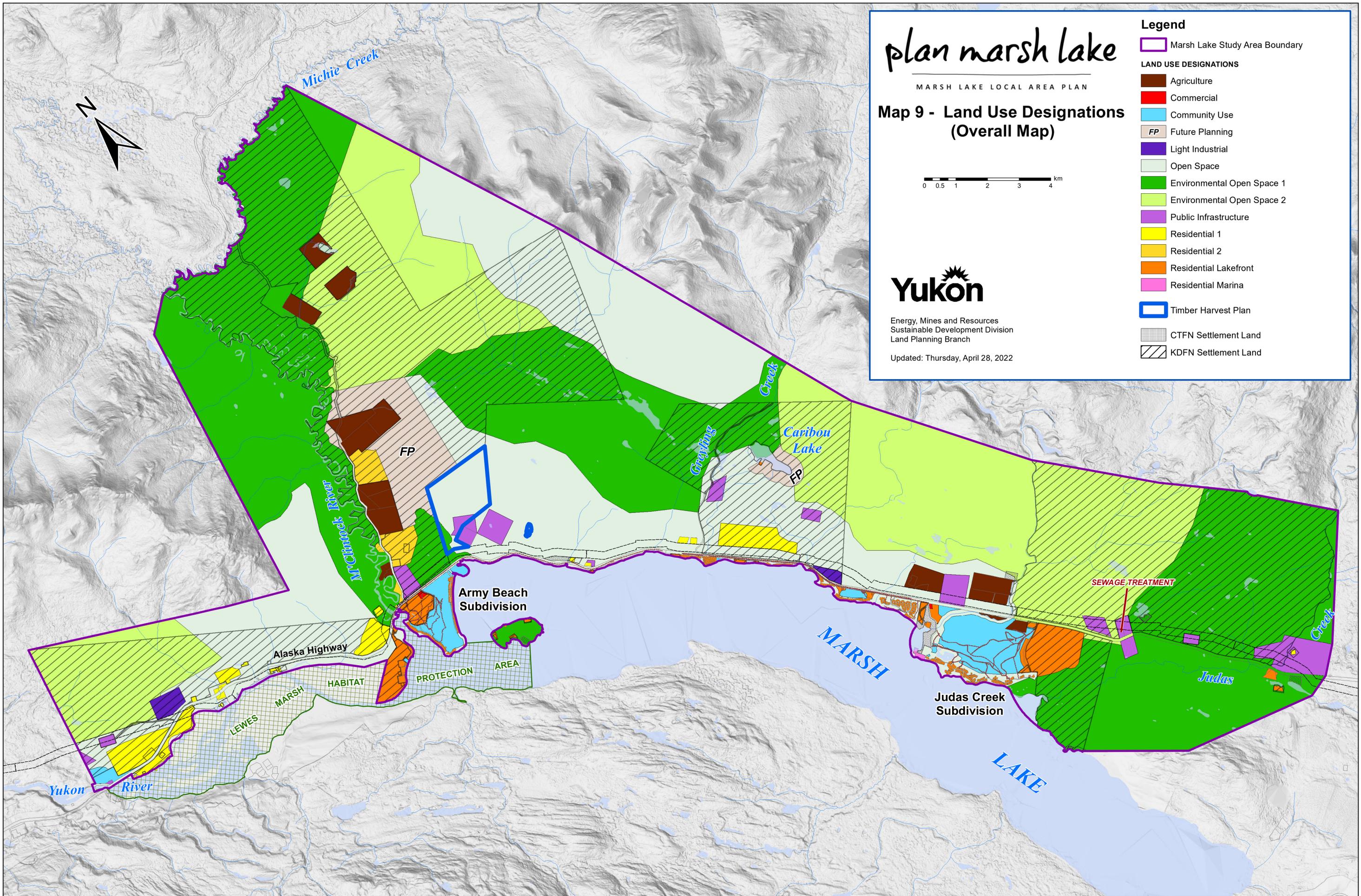
What is a land use designation?

A land use designation defines an area of land based on what can be built on it and what the land can be used for. The policies for each land use designation explain what the goal of the designation is and the details of what land in each area can be used for.

Land Use Designations and Policies

The most important part of a Local Area Plan are land use designations and the policies that go with them.

Land Use Designation	Overview
Environmental Open Space 1 Environmental Open Space 2 Open Space Community Use	<ul style="list-style-type: none">• Protects areas that are important to wildlife and the Marsh Lake area’s rural lifestyle.• Provides opportunities for people to stay active, enjoy local trails, and be connected to their environment• No new development is allowed.
Residential	<ul style="list-style-type: none">• Shows existing neighbourhoods and identifies potential new areas for future residential development.• Can accommodate the expected population growth of 25% over the next 20 years.
Agriculture	<ul style="list-style-type: none">• Recognizes existing agricultural areas and operations and ensures that they are allowed to continue.• Identifies areas with good soil for agriculture and designates some areas for agriculture-related tourism and dog kennels.
Commercial and Light Industrial	<ul style="list-style-type: none">• Located along the Alaska Highway or at existing commercial areas.• Intended to increase self-reliance in the Marsh Lake area by providing some local services.
Public Infrastructure and Alaska Highway Pipeline Easement	<ul style="list-style-type: none">• This use applies to things like the water fill station, septic pit, transfer station, gravel pit, and other similar land uses.
Future Planning	<ul style="list-style-type: none">• Areas with this designation are only found on KDFN Settlement Lands and have potential for agricultural or residential use.



plan marsh lake

MARSH LAKE LOCAL AREA PLAN

Map 9 - Land Use Designations (Overall Map)



Energy, Mines and Resources
Sustainable Development Division
Land Planning Branch

Updated: Thursday, April 28, 2022

- Legend**
- Marsh Lake Study Area Boundary
 - LAND USE DESIGNATIONS**
 - Agriculture
 - Commercial
 - Community Use
 - Future Planning
 - Light Industrial
 - Open Space
 - Environmental Open Space 1
 - Environmental Open Space 2
 - Public Infrastructure
 - Residential 1
 - Residential 2
 - Residential Lakefront
 - Residential Marina
 - Timber Harvest Plan
 - CTFN Settlement Land
 - KDFN Settlement Land

How does the Plan protect environmental values like caribou, salmon, wetlands, and old-growth forests?

Marsh Lake is a largely natural area that is important to fish, wildlife, and their habitat.

Shoreline and wetland habitat, like the Lewes Marsh Habitat Protection Area, are especially important to migratory birds.

- The land designations of Open Space and Environmental Open Space 1 and 2 make up 88% of the Plan area and help to maintain fish, wildlife, and natural habitats.
- Includes policies in the Residential designation to reduce the negative effects of developments, by conserving wildlife corridors, and preserving vegetation.
- Maintains the water quality by requiring that new development be at least 100 metres from the shores of streams and creeks.
- Discourages motorized activity beside streams, creeks and lakes.



How does the Plan consider climate change?

Climate change means that the Marsh Lake area can expect warmer temperatures, more frequent and severe flooding and forest fires, increased winds, a greater amount of snow and rain, and increased kinds and number of invasive plants and animals.

- Encourages FireSmart and other fire prevention activities, especially around residential areas.
- Includes policies for flood prevention and flood-proofing and identifies new areas for development that are mainly on high ground where flooding is less likely.
- Uses the Open Space and Environmental Open Space 1 and 2 land use designations to preserve native species and limit invasive species in a changing climate.
- Does not promote cleared subdivisions and open tracts of land. Forests are to be maintained to keep the wilderness character of the area and to minimize the impact of strong winds.
- Includes policies that encourage neighborhoods and buildings to be designed for the local climate and flood risk.

How does the Plan protect First Nation history and traditional use of the area?

The people who lived in the Marsh Lake area were the Tagish Kwan. The Tagish Kwan people are now members of three different First Nations: Kwanlin Dün First Nation, Carcross/Tagish First Nation, and Ta'an Kwäch'än Council.

- Uses Traditional Knowledge to help decide land use designations and considers cultural importance of areas during development planning.
- Provides the opportunity for KDFN to develop culture camps, a campground, General Assembly area, or healing centers, which would bring KDFN citizens back to the area.
- Identifies Settlement Land for residential use by First Nation citizens and future generations. Traditional use cabins and camps can be established anywhere on Settlement Lands.
- Ensures that rights for subsistence harvest are considered in decision making.

How does the Plan support the rural Marsh Lake lifestyle?

Many residents in Marsh Lake have chosen to get away from the lights, noise, pace, and urban/suburban lifestyle of Whitehorse. Marsh Lake currently offers peace, quiet, and solitude.

- Provides new residential opportunities in a way that maintains the rural feel of the area.
- Recommends a mix of lot sizes, including some large lots to maintain the rural nature of the community and opportunities for solitude.
- Includes provisions for neighbourhood design to address issues of noise, light, and traffic.



How does the Plan manage growth?

Marsh Lake has seen a lot of growth over the last decades. The pressure to grow has made it important to have a Local Area Plan in place to make sure growth happens in a way that reflects the values of the community.

- Encourages the development close to existing built-up areas before developing undisturbed areas.
- Puts an end to spot land applications for residential lots.
- Provides opportunities for new residential lots will be provided through planned neighbourhood development.
- Identifies areas for short term growth and considers the long term, future needs of the community as well as the interests of future generations.

How does the Plan support recreation and trail use?

Marsh Lake has great recreational opportunities and trails for both motorized and non-motorized activities.

Responsible recreation and use of trails is important to maintaining the rural lifestyle that brings people to Marsh Lake.

- Acknowledges the important role recreational activities play for Marsh Lake residents and visitors.
- Uses the Community Use designation to support natural habitat while recognizing and maintaining established trails, parks, and community amenities.
- Recommends that the community considers creating a trail plan.
- Contains policies to maintain and support new opportunities for recreation infrastructure and facilities such as warming huts.

How does the Plan promote the production of local goods and services?

Marsh Lake has an established network of local producers of goods and services. This network has the potential to contribute to the self-sufficiency of the community.

- Encourages those practicing agriculture to keep exploring opportunities for local sale of their products and encourages residents to support their local farmers.
- Includes forest management policies for sustainable forestry practices (e.g. include personal fuel wood harvesting, FireSmart, and small-scale commercial forestry).
- Promotes home-based businesses and commercial uses and development that maintain the unique rural lifestyle.
- Provides the opportunity for light industrial services while respecting the nature of the rural residential areas.

Contact the planners to provide feedback, share ideas or ask questions.

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