

Standard Building Requirements and Permitted Uses of Subdivision Lots

Building Requirements and Permitted Uses support the development of safe and healthy housing consistent with a self-reliant, connected, and prosperous community of Dän Shāwthän.

The Standard and Specific Requirements are based on the following principles:

- Support for the development of an orderly and healthy community
- Provision of clear guidance to Citizens and CAFN administration regarding roles and responsibilities in the development and use of residential improvements in subdivisions
- A minimum of rules and restrictions consistent with an orderly and healthy community
- Alignment with the Village of Haines Junction Zoning Bylaws to facilitate possible future inclusion of CAFN subdivision lands in the municipality.

Standard Building Requirements

Standard Requirements apply to all lots except where superseded by Specific Requirements

Requirement	Description
Conservation	Lot Disposition holders shall conserve and treat the Lot and the land in a manner that protects its value and importance to Citizens and CAFN.
One Principal Building for Residential Use	There shall be no more than one Principal Building on a Lot, and that building shall be primarily for residential use. (i.e., only one house per Lot) A Principal Building defines the primary use of the Lot.
Single-Family	Principal Buildings shall be single-family dwellings unless otherwise approved by Council.
Accessory Buildings Allowed	Accessory Buildings such as garages, workshops, storage sheds, greenhouses, or guest cabins may also be constructed.
Occupation of Accessory Buildings	No Accessory Buildings may be occupied unless inspected and approved for Conditional Occupancy by a Yukon Building Inspector.
Temporary Living Quarters during Construction	Temporary living quarters, such as a recreational vehicle (RV), camper, or wall tent, may be utilized for temporary accommodation on a Lot during the construction of the Principal Building.
Regulatory Compliance	Improvements to a Lot must, at a minimum, conform to the current National Building Code (NBC) and National Fire Code (NFC), Yukon Environmental Health and Safety regulations, and any other construction, regulatory, or zoning requirements as required by CAFN or authorities delegated by CAFN.
Modular Homes	Modular Homes are allowed when installed on an NBC-approved foundation that meets all applicable regulations.
Mobile Homes	Council may approve specific lot allocations for Mobile Homes. For clarity, this includes tiny homes constructed on a chassis.

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Mobile Home Foundations	Where approved, Mobile Homes must have NBC-compliant foundations, skirting and meet all other applicable regulations. For clarity, this requirement includes tiny homes installed on a chassis.
Time Limit	Conditional Occupancy of a Principal Building under a TLA must be obtained in less than 5 years from the Certificate of Temporary Lot Allocation date. Council may cancel a TLA where this Requirement has not been met.
Size of Principal Building	No Principal Building unit shall have a living area less than 70 square meters (753 square feet) unless excepted by Council.
Height of Buildings	The height of any Principal Building in a Designated Subdivision shall not exceed 10 meters (32 ft, 10 in). The height of any Accessory building shall not exceed 5 meters (16 ft, 5 in) unless otherwise permitted by Council. Building height shall be measured from the average elevation of the building grade to the highest point of the roof.
Setbacks for Principal Buildings (Houses)	On the primary street side (front) and the side opposite the primary street (back), not less than 4.6 m (15 feet) from the Principal Building to the lot line. On the sides of a lot, not less than 2.5 meters (8 ft 2 in) from the Principal Building to the lot line.
Setbacks for Accessory Buildings	On the primary street side (front) not less than 4.6 meters (15 feet). On the side opposite the main street (back) 1 meter (3 ft 3 in). On the sides of the Lot, not less than 1 meter (3 ft 3 in).
Siting of Accessory Buildings	Accessory Building shall not be closer to the Principal Building than 2.5 meters.
Surface Drainage, Establishing Access	Adequate storm drainage shall be maintained when establishing driveway access to the Lot by using adequately sized culverts.
Costs of Access	An allocation holder will pay the costs of lot development, including the creation of driveway access to the Lot.
Surface Drainage, Lot Grading	Grading of the Lot will not compromise the surface drainage of adjacent or nearby lots.
Minimum Parking	The development of each Lot shall include a minimum of 2 spaces for off-street parking to accommodate a passenger vehicle or light truck.
Street Parking	Cars, trucks, and trailers parked on the street must be operable and licensed.
Inoperable Cars and Trucks	Not more than one inoperable, dismantled, or wrecked car or truck may be kept on a lot.
Property Taxes and Insurance	Property taxes for all allocations and leases will be paid by the holder of the lot disposition unless otherwise subsidized or waived by Council. Also, the allocation holder agrees to provide construction and homeowners insurance for the completed dwelling.

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Connections to Services	When completed, the Principal Building (the House) must be connected to electrical service. In addition, Principal Buildings must be connected to municipal water and sewer services where available.
Ongoing Fees and Expenses	The homeowner will pay all costs of establishing and maintaining access to fees for electric, water, sewer, communications, waste disposal, and other services.
Modification of Requirements	Council may modify or add to Building Requirements at any time prior to final approval of an Allocation.
Specific Requirements	Specific Requirements unique to each Lot may be added according to the characteristics of each Lot, including adherence to a lot grading plan where applicable. Also, some lots may be designated for specific types of Principal Buildings (e.g., Mobile Homes or Tiny Homes)

Permitted Uses of Lots

Requirement	Description
Principal Use	Lots allocated to Citizens in Designated Subdivisions shall be primarily for residential use unless authorized by Council.
Accessory Uses (compatible with the Principal Use)	Home Occupations, Residential Offices, Accessory Buildings/Structures, In-law Suites, Bed & Breakfasts
Discretionary Uses (require Council approval)	Family Day Homes, Child Care Centres
No Offensive Uses	No use that may be noxious or offensive to any adjoining use shall be permitted.

Monitoring and Enforcement

During a TLA, PSD shall monitor and enforce these Requirements. Once the Building Requirements in a TLA for constructing a Principal Building to Conditional Occupancy are fulfilled, Heritage, Lands, and Resources (HLR) shall monitor and enforce the ongoing Building Requirements applicable to TLAs and any future Allocations or Leases.

Failure to adhere to these Building Requirements during the tenure of a TLA, as determined by PSD or HLR, will constitute a breach of the Allocation and be grounds for cancellation. PSD or HLR shall recommend to Council any actions resulting from a breach of the Standard or Specific Building Requirements.



Specific Requirements and Permitted Uses of Lots in Marshall Creek Subdivision

Lot Draw 2022, Available Lots: 74, 75, 76, 77, 78, 91, 92, 93, 98, 103, 104

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Specific Building Requirements

Specific Requirements add to or supersede the Standard Requirements

****Specific Requirements, all lots in the 2022 Draw: None****

All Standard Building Requirements apply to the development of the Draw 2022 lots. See *Standard Building Requirements and Permitted Uses*.

Interested in applying to Council for a variance to the Standard Building Requirements? Contact Property Services.