

**NON-YESAA Triggered - YG LAND APPLICATION REPORT  
Updated to 13, October 2009**

**GENERAL**

Application Number	2009-1680
Name	<b>KOLTUN; RON &amp; SUE</b>
Application Type	Lot Enlargement
Date Review Completed	July 27, 2009

**LOCATION**

NTS Map #	105D08	
Geographic Location Name	In Scout Bay Subdivision adjoining Lot 735 47840 LTO, 61203 CLSR	
Latitude and Longitude	60° 29' N, 134° 17' W	
Watershed and Drainage Region	Marsh Lake	
Nearest Community(s)	Name: Marsh Lake	Distance from project: km
	Name:	Distance from project: km
First Nation Traditional Territory(s)	Kwanlin Dun First Nation and Carcross/Tagish First Nation	
Surrounding Land Status	Public Road, Private Land, Kwanlin Dun Settlement Land	

**APPLICANT'S REASON FOR APPLICATION AND SIZE:**

Original parcel size is 0.37 acre; Lot Enlargement for parking and storage is 0.14 hectares

**APPLICATION SKETCH DATED JULY 6, 2009 (LANDS BRANCH) IS ATTACHED TO THIS REPORT**

**SUMMARY OF RESPONSES TO DISTRIBUTION:**

<b>Lands – Client Services: Southern Lakes District</b>
Land appears suitable for the intended purpose.
<b>Natural Resources Officer INSPECTION COMMENTS – Whitehorse/Southern Lakes District</b>
<i>Date of Inspection: September 21, 2009</i>
<b>Existing Improvements:</b> Power pole and line in SE corner
<b>Soil:</b>
<b>Vegetation Cover:</b> Mature and immature white spruce, come black spruce. Various shrubs and herbs, moss.
<b>Terrain:</b> Sloping to lake shore, flat areas.
<b>Water bodies:</b> Near Marsh Lake
<b>Exposure:</b> Nil
<b>Erosion or possible permafrost:</b> Possible lake shore erosion, no permafrost noted.
<b>Access Roads:</b> Near Alaska Highway

<p><b>Suitable for Building foundation:</b> Yes</p> <p><b>Suitable for Septic:</b> Unknown</p> <p><b>Distance to Water Supply:</b> 200m ±</p> <p><b>Subject to Flooding:</b> Possible flooding</p> <p><b>Environmentally Sensitive Areas:</b> None noted</p> <p><b>If roads in area, any maintained YTG:</b> Alaska Highway</p> <p><b>Distance to nearest community:</b> 50 km (Whitehorse)</p> <p><b>Distance to Power:</b> Adjacent</p> <p><b>Garbage Disposal:</b> Marsh Lake Dump</p> <p><b>General Comments:</b> Buffer north east corner of application area from highway. Soils could be seasonally wet. There were no other concerns.</p>
<p><b>Land Claims Implementation Secretariat:</b> <i>No comments received by October 13, 2009:</i></p>
<p><b>Property Assessments:</b> <i>No comments received by October 13, 2009:</i></p>
<p><b>Planning/Land Development/Building Safety:</b> <i>Received by e-mail on September 16, 2009:</i> There is no local area plan or area development regulations. Access is by an existing unsurveyed access road. Same issues as the adjacent lot enlargement application (Fry). Subject to subdivision approval.</p>
<p><b>Land Use:</b> <i>Received by email on October 2, 2009:</i> Land Use has no concerns with this app</p>
<p><b>Environment:</b> <i>No comments received by October 13, 2009:</i></p>
<p><b>Tourism:</b> <i>No comments received by October 13, 2009:</i></p>
<p><b>Heritage Resources:</b> <i>No comments received by October 13, 2009:</i></p>
<p><b>Highways:</b> <i>No comments received by October 13, 2009:</i></p>
<p><b>Forestry:</b> <i>No comments received by October 13, 2009:</i></p>
<p><b>Agriculture:</b> <i>No comments received by October 13, 2009:</i></p>
<p><b>Department of Fisheries and Oceans:</b> <i>No comments received by October 13, 2009:</i></p>

<b>Environmental Health:</b> <i>No comments received by October 13, 2009:</i>
<b>Municipalities (if any):</b> <i>No comments received by October 13, 2009:</i>
<b>First Nations:</b> <i>No comments received by October 13, 2009:</i>
<b>Renewable Resource Council:</b> <i>No comments received by October 13, 2009:</i>
<b>Yukon Electrical Company Ltd:</b> <i>Received by e-mail on September 8, 2009:</i>  The South-East corner of the proposed lot enlargement will be close to the existing primary powerline. An easement of 6.2m each side of the centerline will be required in order to protect the existing powerline. If the lot enlargement extends to within 6.2m of the existing powerline, I would appreciate it if you would ensure that this is a condition of the lot enlargement.
<b>Yukon Energy Corp:</b> <i>Received by e-mail on September 24, 2009:</i>  Yukon Energy Corporation has no concerns with this land application, if the lot enlargement excludes the transmission line license area, as per survey plan 71661 CLSR (License 105D09-00040) and as shown on the sketch attached to the Application Form for Yukon Lands and Subdivision Approval. If the lot enlargement overlaps the license area, we would request an easement from the land owners for the area of overlapping land interest.
<b>Neighbours:</b> <i>No comments received by October 13, 2009:</i>
<b>Trappers:</b> <i>No comments received by October 13, 2009:</i>
<b>Big Game Outfitter:</b> <i>No comments received by October 13, 2009:</i>

**DECISION:**

Decision – Conditional Approval

Subject to:

- Clearing activities shall not occur from May 15<sup>th</sup> – July 15<sup>th</sup> in any year, to avoid violating the provisions of the federal Migratory Bird Regulations. If an overlap of land clearing activities and this nesting period can not be avoided, then advice should be obtained from the Canadian Wildlife Service in order to avoid violating federal regulations.
- Effective temporary and permanent erosion and sediment control measures shall be implemented on disturbed area during and after construction.
- Power line easement 6.2 metres either side of existing powerline as required by Yukon Electrical Company Limited.
- South boundary of enlargement will be centerline of the existing access road to between lot 735 & 736
- Subdivision approval

*YG LAND APPLICATION REPORT – YESAA Triggered*

Note: Authority to Survey letter for enlargement to Lot 736 will require that north boundary of that enlargement will be centerline of existing access to lots 735 & 736

**INTERIM DECISION LETTER SENT TO CLIENT:**      **October 22, 2009**

**FINAL DECISION LETTER SENT TO CLIENT:**      **November 10, 2009**