

**Non YESAA - YG LAND APPLICATION REPORT**  
**Updated to 03, November 2009**

**GENERAL**

Application Number	2009-2221
Name	<b>Edzerza, Gerald &amp; Lillian</b>
Application Type	Rural Residential
Date Review Completed	

**LOCATION**

NTS Map #	105A/02	
Geographic Location Name	Near Km 972 Alaska Highway	
Latitude and Longitude	60°01' 128°36'	
Watershed and Drainage Region	Liard River	
Nearest Community(s)	Name: Watson Lake	Distance from project: 5 km Southeast of WL
	Name:	Distance from project: km
First Nation Traditional Territory(s)	Liard First Nation	
Surrounding Land Status		

**APPLICANT'S REASON FOR APPLICATION AND SIZE:** At one time this was called C-13 of LFN land Claim-not now. Have lived here for many decades – time to purchase the land. This is our family homestead – well, septic & power, access all existing. 4.9 hectares

**APPLICATION SKETCH DATED 2, SEPTEMBER 2009 (LANDS BRANCH) IS ATTACHED TO THIS REPORT**

**SUMMARY OF RESPONSES TO DISTRIBUTION:**

<b>CONSIDERATION FOR USE</b>		
<ul style="list-style-type: none"> <li>- used as valued component</li> <li>- information</li> <li>- basis for information request</li> <li>- potential project effect</li> <li>- expert opinion</li> <li>- policy or position</li> <li>- regulation</li> <li>- beyond scope of evaluation</li> <li>- beneficial effect/consideration complete mitigation</li> </ul>		
<b>CONTRIBUTOR</b>	<b>SUMMARY OF COMMENTS</b>	<b>CONSIDERATION FOR USE</b>
<b>Natural Resources Officer INSPECTION COMMENT S – Enter District(From NRO report – Do not enter name of</b>	<i>Date Received: September 24, 2009</i> <b>Existing Improvements:</b> 1. Main building (residence) 6.0 m x 15 m with 4.0m x 6.0 m mudroom. 2. Garage 4.8 m x 9.6 m with 4.2 m x 6.0 m additional storage. 3. Plywood storage shed 3.6 m x 3.6 m. 4. Storage shed 3.6 m x 4.2 m. 5. Camper storage 3.6 m x 6.0 m. 6. Outhouse. 7. Smokehouse 3.0 m x 3.0 m. 8. Work shed 3.6 m x 3.6 m. 9. Trailer storage 3.6 m x 6.0 m. 10. Woodshed 4.8 m x 6.0 m.  <b>Soil:</b> Mixture of gravel and sand.  <b>Vegetation Cover:</b> Mixed stand comprised of Lodgepole Pine, White Spruce, Poplar and Willow. All diameters and ages.	

<p><b>NRO)</b></p>	<p><b>Terrain:</b> Very slightly sloping to the southwest in direction of the Liard River</p> <p><b>Water bodies:</b> Distance from applied for parcel to Liard River Approx. 800 m. Small unnamed creek located aprx. 40 m northwest of applied for area.</p> <p><b>Exposure:</b> Southwest exposed (very slight slope)</p> <p><b>Erosion or possible permafrost:</b> No erosion or possible permafrost.</p> <p><b>Access Roads:</b> Access road to parcel existing.</p> <p><b>Suitable for Building foundation:</b> Buildings and improvements existing (please see attached pictures)</p> <p><b>Suitable for Septic:</b> Septic system existing.</p> <p><b>Distance to Water Supply:</b> Well existing.</p> <p><b>Subject to Flooding:</b> No.</p> <p><b>Environmentally Sensitive Areas:</b> No.</p> <p><b>If roads in area, any maintained YTG:</b> Yes, Alaska Highway</p> <p><b>Distance to nearest community:</b> 5 km to Watson Lake</p> <p><b>Distance to Power:</b> Existing.</p> <p><b>Garbage Disposal:</b> Watson Lake land fill site.</p> <p><b>General Comments:</b> Applied for parcel is occupied by the applicants since 1970. It is their family homestead almost 40 years now. Recommend change of north boundary to a straight line between the corners of the parcel.</p>	
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<p><b>Land Claims Implementation Secretariat :</b></p>	<p>Received by email on 09/28/2009:          had a chance to talk to Gerald Edzerza yesterday afternoon. He and his wife agreed on the change of the parcel size from 5.1 ha to 4.9 ha. For them it is more important to get rid of the additional survey point.          If you need more information please let me know.</p>	
<p><b>Property Assessments:</b></p>	<p>Received by mail on 11/02/2009:          No RETP concerns</p>	

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<b>Planning/L and Development /Building Safety:</b>	<i>Received by mail from Building Safety on 09/21/2009: This lot is zoned under the “Watson Lake Zoning Bylaw”. Please contact the Development Officer in Watson Lake to determine the zoning of this Lot and if the development on this Lot was carried out in compliance with the applicable zoning requirements. “Prior to the placement or construction of any building or structure on the site, development, building, plumbing electrical and/or gas permits will be required form the Building Safety Branch. Inquiries can be directed to 867-667-5741. We have a copy of a Permit #1734 to install a primate sewage disposal system, dated September 29, 1998. However, to date we have not received the final approval. Building Inspector, Southern Yukon Region.</i>	
<b>Land Use:</b>	<i>No comments received by 11/03/2009:</i>	
<b>Environment:</b>	<i>Received by email on 09/27/2009: This property has been occupied by the Edzerza’s for many years and is on Liard First Nation traditional territory. Septic, well, electricity already exist on the property. No further construction will occur. Environment has reviewed the proposed land application for valued wildlife and habitat components. We have no major concerns.</i>	
<b>Tourism:</b>	<i>No comments received by 11/03/2009:</i>	
<b>Heritage Resources :</b>	<i>Received by email on 09/18/2009: Heritage Resources Unit has reviewed Land Application 2009-2221. The area in question has been inspected in the 1980’s and no sites were located. Heritage Resources Unit has no concerns with the application.</i>	
<b>Highways:</b>	<i>No comments received by 11/03/2009:</i>	
<b>Forestry:</b>	<i>No comments received by 11/03/2009:</i>	
<b>Agriculture :</b>	<i>No comments received by 11/03/2009:</i>	
<b>Dept of Fisheries &amp; Oceans:</b>	<i>No comments received by 11/03/2009:</i>	
<b>Environmental Health:</b>	<i>No comments received by 11/03/2009:</i>	
<b>Municipal (enter name if any):</b>	<i>No comments received by 11/03/2009:</i>	
<b>First Nation (enter name):</b>	<i>No comments received by 11/03/2009:</i>	
<b>Renewable Resource Council (enter name if applicable) :</b>	<i>No comments received by 11/03/2009:</i>	
<b>Yukon Electrical Company</b>	<i>No comments received by 11/03/2009:</i>	

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<b>Ltd:</b>		
<b>Yukon Energy Corp:</b>	<i>Received by email on 09/28/2009: Yukon Energy Corporation has no concerns or comments regarding the above land application.</i>	
<b>Neighbours (only enter the Lot # &amp; Name if they respond):</b>	<i>No comments received by 11/03/2009:</i>	
<b>Trappers (enter in Concession # &amp; Name; if any):</b>	<i>No comments received by 11/03/2009:</i>	
<b>Big Game Outfitter (enter in Concession # &amp; Name; if any):</b>	<i>No comments received by 11/03/2009:</i>	

**DECISION:**

Conditional Approval

**INTERIM DECISION LETTER SENT TO CLIENT:**

November 4, 2009

**FINAL DECISION LETTER SENT TO CLIENT:**

December 3, 2009