

YESAA Triggered - YG LAND APPLICATION REPORT
Updated to 21, July 2011

GENERAL

Application Number	2010-1700
Name	BETTINA SIMON
Application Type	Rural Residential
Date Review Completed	July 21, 2011
DO Application Number (YESAB)	2010-0224

LOCATION

NTS Map #	105L/01		
Geographic Location Name	Near Km 466.2 Robert Campbell Highway		
Latitude and Longitude	62° 12' 134° 21'		
Watershed and Drainage Region	Little Salmon Lake		
Nearest Community(s)	Name:	Distance from project:	km
	Name:	Distance from project:	km
First Nation Traditional Territory(s)	Little Salmon Carmacks First Nation		
Surrounding Land Status			

APPLICANT'S REASON FOR APPLICATION AND SIZE: I wish to acquire this parcel of land to develop it as my rural residence. Year 1. Trail, site prep and survey. Year 2. Foundation. Year 3. House clad to weather. Year 4-5. Detailed finishing of residence

APPLICATION SKETCH DATED SEPTEMBER 1, 2010 (LANDS BRANCH) IS ATTACHED TO THIS REPORT

SUMMARY OF RESPONSES TO DISTRIBUTION:

(Note – DART comments should be included in the boxes below). (WHERE NO COMMENTS RECEIVED PLEASE NOTE “NO COMMENT RECEIVED BY MONTH, DAY, YEAR”) (Use Font Arial 10 when entering comments; when pasting from comments received)

Lands – Client Services:
Natural Resources Officer INSPECTION COMMENTS – Northern Tutchone:
<i>Date Received: October 18, 2010</i>
Existing Improvements: None Observed
Soil: No soil pits were dug. Please refer to soil classification maps. Bedrock was observed on site. Site appeared moist with heavy top soils accompanied by willow and alders.
Vegetation Cover: Heavy vegetative mat is abundant on site. Site comprises mostly of willow and alder, some spruce was also observed.
Terrain: The northern portion of the applied area gently roles south to reach a knole that is higher then the highway. Once on top of the knole (bedrock), the site descends quickly towards the lake. The upper (northern portion) of the application area is most level spot of the entire polygon however earth work would probably need to occur for building requirements to be met. Application is exposed from several quadrants but southern half is

predominantly facing south towards the lake.

Water bodies: None observed on site. Little Salmon Lake is observable from the applied for area at a distance of under <500 meters

Exposure:

Erosion or possible permafrost: Erosion, none anticipated at current stage of application. Mitigative measures will need to be implemented during construction phases to avoid erosion on site.

Access Roads: The client has cut an atv trail into the area and flagged the parcel. Although this location flagged by the client may be possible to access the parcel, earthwork will need to occur to properly attain access to the parcel from the highway towards the applied for land. In addition, please note there maybe some visibility concerns from a Highways and Public Works perspective in regards to meeting access visibility requirements while encroaching onto the highway from the access that is presently chosen.

Suitable for Building foundation: Area appears wet and sensitive in nature. Further testing will need to occur to determine if building foundation will be possible.

Suitable for Septic: Area appears wet and sensitive in nature. Further testing will need to occur to determine if a septic system will be possible.

Distance to Water Supply: None on site, water delivery, a well or pump out from little Salmon Lake appear to be the only options

Subject to Flooding: Not anticipated as application sits on top of a knole approx. couple hundred feet higher then Little Salmon Lake waterbody

Environmentally Sensitive Areas: None observed on site however a thick organic vegetation matt provailent throughout the site appears wet in nature and may pose some restrictive construction

If roads in area, any maintained YTG:

Distance to nearest community:

Distance to Power:

Garbage Disposal: Drury Creek has a dump less then 5 km's away, and phase 1 powerline exists just north of the Campbell Hwy that could be tied into, less then 500 m away

General Comments: With proper mitigation measures in place and some creative earthwork, site could be used for it's intended purpose on the northern portion. However there are concerns with access entry and possibly meeting HWYS visibility requirements. In addition, because the site plan does not identify the projected location of the house, one assumes that it would be placed on top of the knole to overlook the lake, and this is where bedrock maybe a concern for construction purposes etc. The northern bench could be preferable for a house location but the view to the lake would be limited and the area appears wet in nature and could pose some construction concerns.





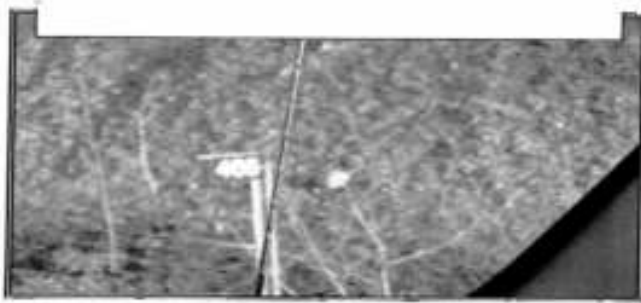
ATV trail put in by client



Picture denotes typical vegetative covers.









Land Claims Implementation Secretariat:

Received by (method) on Date: No comments received June 29/11

Property Assessments:

Received by (method) on Date: No comments received June 29/11

Planning/Land Development/Building Safety:

Received by Dart on Nov. 1/10: No local area plan or area development regulations in this area

Parcel should be setback a minimum of 30 m from centreline of Robert Campbell Highway to provide for 60 meter wide road right-of-way.

Subdivision approval will be required.

Land use Planner:

The applicant has not demonstrated a need for a 3 ha parcel so I would suggest that the parcel size be reduced to approximately 2 ha

- The parcel should be located contiguous with the Highway ROW or 30 m from the centerline as suggested by A/Subdivision Land Use Planner. This would eliminate slivers of Yukon land which ultimately increase the development footprint of the parcel.
- The disposition of this parcel may add to rural sprawl along Yukon Highways, however this parcel is located fairly close to other parcels and uses.

Received by DART on Nov. 1/10: During exceptional fire environment conditions fire suppression action will be dedicated to the highest priorities; subject to available resources, prevailing fire environment conditions, and the need to retain such resources for the overall protection of Yukon communities.

If a fire occurs near the area, depending on other priorities at the time, please be aware that there may be limited resources and equipment dispatched to the site.

If any burning of slash or other woody debris is required between May 1st and September 30th, a burn permit is required.

Recommended guidelines for fire services access driveways:

- Driveways more than 45 meters in length should be a minimum of 3.7 meters in width and provide 4.1 meters vertical clearance over the full width. Fire officials may specify additional width and clearance.
- Turnouts shall be spaced so that drivers can see from one turnout to the next. Turnout requirement is waived where the fire services access width is 6.1 meters or more. Driveways more than 90 meters in length should be provided with turnouts at locations approved by fire officials.
- Driveway gradients should not exceed 10 %. Exceptions to this may be negotiated with fire officials.
- Driveway turns should not restrict the access of the largest emergency vehicle likely to be operated on the driveway. Fire officials will specify local emergency response agency requirements.
- All gates should be at least 9 meters from the public right-of-way and should not open outward. Gate openings should provide a clear opening at least .6 meters wider than the traveled way.
- Fire services personnel should be able to unlock any gate restricting fire service access.
- Driveways should have an all-weather surface capable of supporting any fire apparatus likely to be operated on the fire service access.
- Dead-end driveways more than 91 meters in length shall be provided with a turnaround at the terminus having no less than 15 meters outside diameter of traveled way. Fire officials may authorize a hammerhead T” turnaround to provide three point turnaround ability. Dead-end roads should have signs warning of their no-through-traffic status.

Recommended guidelines for signs for road, driveways, and buildings:

- Signs should be clearly visible and legible from the road and use a consistent system that provides for sequenced or patterned numbering and non-duplicated naming.
- Signs should be built of non-combustible materials and mounted 2 meters above the surface of the road.
- Signs with information such as “dead-end” or “bridge out” will be placed as designated by fire officials. Signs will be placed identifying firefighting water source and type of location.
- Letters, numbers, and symbols used on all signs should be at least 10 centimetres high with a 12-millimeter stroke, contrast with the background color of the sign, and be reflective.

It is recommended that the new house be built using Fire Smart standards and the area around the home be treated under these standards as well. The FireSmart office offers a free FireSmart assessment for rural properties; we would be pleased to offer an assessment on this property once the house is complete.

Land Use:

Received by email on September 20, 2010: Land Use has no specific concerns with this app. A Land Use Permit will likely be needed along with a work within the right of way from HWY for access construction

Environment:

Received by DART on October 29/10:

Valued Ecosystem components and potential for effects:

Environment Yukon continues to be concerned about the number of spot land applications being approved in environmentally sensitive areas prior to new rural development and land use planning.

While each application on its own may not seem to have a significant environmental impact, cumulatively, their footprint is significant, particularly when they can become the first of a potential development node.

In addition to the direct footprint established by new rural/residential development, according to section 13(1) of the Wildlife Act, “A person shall not hunt or trap wildlife within one kilometre of a building which is a residence, whether or not the occupants are present in the building at the time, unless the person has the permission of the occupants to do so.” Residential development continues to exclude harvesting opportunities for residential hunters.

The project lies within an area known locally as a good moose calving area, as well as staging areas for a number of species of waterfowl. Further development in this area can have a significant effect on these species. It was noted as an area of concern in the Little Salmon/Carmacks Fish & Wildlife Community-Based Management Plan. The plan recommends all or some of this area to be considered as a Habitat Protection Area. Before any further development happens, this recommendation must be looked at by all parties that were involved in the development of this plan.

<p>This proposed rural residential parcel is also within trapper concession #166 and the trapper should be contacted as they may raise concerns.</p> <ol style="list-style-type: none"> 1. We would recommend that the applicant seek property in an already developed location that produces less potential for environmental and socio economic impact.
<p>Tourism: <i>Received by (method) on Date: No comments received June 29/11</i></p>
<p>Heritage Resources: <i>Received by email on September 10, 2010:</i> Application 2010-1700 has been reviewed. The project area has low potential for the presence of heritage resources. An assessment is not required. Heritage Resource Unit has no concerns with the application</p> <p><i>Received by email Feb. 14, 2011:</i> The application are is considered to have low potential for the presence of heritage resources because it is not located in close proximity to a substantial water body and previous site inventories in adjacent lands have failed to locate archaeological or historic sites. No heritage resources will be impacted by the project. Heritage Resources Unit has no concerns with the project. No further heritage resource management work is required for application 2010-1700.</p>
<p>Highways: <i>Received by (method) on Date: No comments received June 29/11</i></p>
<p>Forestry: <i>Received by (method) on Date: No comments received June 29/11</i></p>
<p>Agriculture: <i>Received by (method) on Date: No comments received June 29/11</i></p>
<p>Department of Fisheries and Oceans: <i>Received by (method) on Date: No comments received June 29/11</i></p>
<p>Environmental Health: <i>Received by DART on Nov. 2/10:</i> Proponent states that he will be building a home and installing a septic tank system for sewage disposal. This activity may have socio-economic effects which affect human health, specifically, cumulative effects with regards to sewage disposal.</p> <p>-Non-Discretionary Requirements-</p> <ol style="list-style-type: none"> 1) Sewage disposal systems must be installed and used in accordance with the Sewage disposal systems regulation. <p>-Permits and Authorizations-</p> <ol style="list-style-type: none"> 2) Under the Sewage Disposal Systems regulation: 3) Permit to install a Sewage Disposal System, and 4) Authorization to use a Sewage Disposal System. <p>-Omissions by Proponent-</p> <p>None.</p> <p>-Special Considerations-</p> <p>None.</p>
<p>Municipalities (if any): <i>Received by (method) on Date: No comments received June 29/11</i></p>
<p>First Nations Little Salmon/Carmacks: <i>Received by DART on Nov.2/10:</i></p> <ol style="list-style-type: none"> 1. As you know, LSCFN Chief and council previously asked YESAB not to encourage further land application in this area. The high number of applications for residential, cottage lots and agricultural dispositions is a great worry as this area has experienced a lot of development already. 2. The regional Biologist suggested that this Little Salmon Lake and Lower Magundy River area requires a cumulative effects study before any more land is disposed of. 3. The Little Salmon Carmacks Community Based Fish and Wildlife Management Plan has identified this

area as important habitat experiencing a high number of applications for residential, agricultural, and cottage lot developments and mentions the impact on fish and wildlife populations, and further mentions the need to map important wildlife habitats to manage land applications. This has not been done yet, so clearly there is a conflict with the local area planning process.

4. Another issue is how we, or anyone else, can conduct a proper heritage assessment now that it is winter.
5. The proposed highway access is near the top of a hill and on a curve, this is a dangerous access point.
6. The local trapper, Agnes Charlie, is a LSCFN citizen, she and her husband still actively trap, hunt and gather berries and medicine. Every time one of these land applications is granted she permanently loses an area bigger than the land disposition itself as she does not want to trap their pets (she caught one dog three miles from its home). Also, she and her husband cannot shoot within a mile of a dwelling.
7. I am enclosing two maps showing how Agnes' cabin has been hemmed in by cottage lots as the lot configuration is quite remarkable. Note that the road in to her cabin comes from the East, she now must traverse the lots granted behind her parcel. One can also understand why people on the lots behind her cut down the trees on Agnes' parcel which are between their lots and the lake. This is another definite indication that planning is required, as despite thousands of miles of wilderness available, the government still concentrates lots in one area with no respect to the family which lived on this spot before the road arrived.
8. Even if it is not all full time year-around occupation, the local increase in population has an effect on the surrounding wildlife. Human activities scare off some game and yet also attract others. As the folks get familiar with the area they also notice where the game is and some start hunting the animals: a good example is the increased hunting pressure on the sheep and blue grouse on the hills nearby Drury Creek.
9. Increase in human population inevitably lead to more conflicts with wildlife, as a result bear and wolf populations suffer in particular. LSCFN Traditional Knowledge is that the lower Magundy River has a high concentration of grizzly bears in the late summer and fall due to the salmon runs. Bears foraging near the river will easily smell human activity on this application as bears can smell scents within about ten miles under steady light breeze conditions.
10. Mary Maje from the Lands Dept. at the Ross River Dena Council told us that they have the same concerns for this area as it is within their Traditional Territory as well. We do not think that Yukon should be giving away land within Ross River Dena Territory while a suit for aboriginal title to this land is underway.

The Little Salmon Carmacks First Nation respectfully asks YESAB to reject this application and direct the applicant to re-apply somewhere else.

Renewable Resource Council Carmacks Renewable Resources Council:

Received by DART on : The Carmacks Renewable Resources Council (CRRC) has reviewed the above land Application for rural residential title of a 3 Hectare parcel of land. We would like to advise you that our community-based Fish and Wildlife Management Plan for the Little Salmon Carmacks First Nation Traditional Territory identified the need to map important wildlife habitats to help manage development applications in a coordinated manner. In absence of habitat mapping, the CRRC believes important fish & wildlife values may be significantly impacted by random site selections.

This application is located within 1 km of the mouth of the Magundy River. These are important wetlands for waterfowl nesting and breeding as well as fish habitat. There is a known mineral lick within the vicinity of this application. Located in the thick willow lower bench. We are concerned this important moose habitat will be impacted.

Another concern is that this area is not an unoccupied use of application lands. The area is frequently used by a local trapper and has been used for trapping purposes for many, many years. The Carmacks Renewable Resource Council is required to provide for the maintenance and enhancement of the Yukon's wild fur industry and we believe this application is for development in an area that will negatively impact the trapper's efforts and income.

We recommend fish & wildlife habitat mapping be completed prior to any further developments in this area. The CRRC is committed to providing a recommendation to Yukon Government Dept. of community Services to initiate a local area planning process immediately. Further, we are committed to providing well-documented information to this planning process.

Ross River Dena Council:

Received by DART Nov. 2/10: On behalf of Ross River Dena Council, we are writing to you to oppose the above land application for the following reasons:

Project #2010-0224-Rural Residential land application is currently where Ross River Dena Council has un-surrendered aboriginal rights, titles and interests in and to our Traditional Territory.

To that end, Bill C-2 has failed the citizens of the Ross River Dena Council as set out in Section 5(2) of the Yukon Environmental and Socio-economic Assessment Board, as follows:

Sub-sections read:

- d) to protect and promote the well-being of Yukon Indian persons and their societies and Yukon residents generally, as well as the interests of other Canadians;
- f) to recognize and to the extent practicable, enhance the traditional economy of Yukon Indian persons and their special relationship with the wilderness environment;
- g) to guarantee opportunities for the participation of Yukon Indian persons-and to make use of their knowledge and experience- in the assessment process;

In the definitions section of the Act, "Yukon Indian persons," is defined to mean "a person enrolled under the Final Agreement. Accordingly, it is very clear that Bill C-2 has been structured to protect and promote the interests of only those Yukon Indian people who have managed to achieve a Final Agreement.

This particular land application will impact the Ross River Dena Council Aboriginal harvesting rights, protection of our wilderness, boreal forest, wetlands, creatures of the land, water and air.

The content of our elder's testimony may not be known to others about this land that has been selected. This area is a family use area which has been passed down from generation to generation. For example, it is like someone is applying for your parent's place of residence even they are alive and well. This holds a special relationship between the families, flora and fauna. These we call Kaska connections. Therefore the duty to consult is herby triggered.

To further to accommodate the Ross River Dena Council, the following phases must apply:

1. Formal to informal participation in the decision-making process and provision of written reasons to show that Aboriginal concerns are considered and to reveal the impact that had on this decision, showing the un-surrendered Aboriginal rights and interests, (i.e.) Section 35 of the Canada Constitution, 1982 which provides constitutional protection to the aboriginal and treaty rights of Aboriginal peoples in Canada.
2. Various possibilities will emerge for the content of the duty to consult in this particular land application apart from notices (letters, online, YOR, phone disclosures) may not be considered as duty to consult for the Ross River Dena Council. We seek to develop solutions, using Dena procedures, like interpretation (English to Kaska Dena Language, and Kaska Dena Language to English) of the content for better understanding whose family use area to which the land will be lost forever in time. The Decision Bodies will be required to pay for the service. Face-to-Face meetings will be a requirement between Family Area Users, proponent, decision bodies and Ross River Dena Council in Ross River to address the land question, for which the decision bodies will secure the funding for. Ross River Dena Council has the right to choose through procedures determined by ourselves in devising Dena measures that may affect us. Decision Bodies shall obtain informed consent of the Dena concerned prior to adopting and implementing such measures.
3. The infringement and expropriation of the Ross River Dena Council un-surrendered land must be addressed by the decision bodies, as Ross River Dena Council has the right to protect its un-surrendered land, people and interests.
4. The decision bodies shall provide to Ross River Dena Council effective mechanisms for just and fair redress for such activities, for example, expropriation of the Dena lands and take appropriate measures shall be taken to mitigate adverse environmental, economic, social, cultural or spiritual impact on projects such as #2010-0224.
5. The provision of traditional knowledge will play a key role.
6. In honour of the Crown, in this particular circumstances opens further questions of the scope of the duty in these circumstances as it can range from fairly minimal notice requirements to a thorough duty to consult. The Ross River Dena Council call on the Government to engage us in a meaningful discussions, and in appropriate circumstances accommodating our interests on project #2010-0224 in the community of Ross River.
7. This area has potential medicinal properties.
8. Heritage objects and associated materials recovered may not be sold or exchanged for financial gain, and shall be returned to the Ross River Dena Council.
9. The land that is being selected is home to moose. Trumpreter Swans variety of ducks, Cranes and these wetlands lessens the effects of flood and droughts by storing and moderating the flow of water.

Hunting practices are carried out here by the Kaska Dena.

In closing, the Ross River Dena Council feel that the project will cause or is likely to cause significant public concern for the family area users and it's members living in Ross River.

Received by email on April 26, 2011: Thank you for your letter of April 15th, 2011. The LSCFN has commented on this project in YESAB. Should Yukon Lands, Client Services, decide to vary the YESAB recommendation of "not to proceed", then the LSCFN requests a meeting with you before the decision is finalized.

Ross River Dena Council:

Received by YESAB Feb. 22, 2011: On behalf of the Ross River Dena Council, I am providing a submission to the Teslin Designated office on project 2010-0224-Bettina Simon-Km 446 on the Robert Campbell Highway. In review of Heritage Assessment of the Yukon Tourism and Culture which carried out an assessment of project #2010-1700-Km 466-Robert Campbell Highway which relied on data base within their department is not acceptable to Ross River Dena Council, having prior knowledge that our own ancestor's intelligence first hand begun to expand out of social necessity, where hilly terrain were only used for gravesites and graveyards. It is known throughout Kaska Territory that this type of location is not suitable to build a house, hunting practices, fishing and gathering place. Having stated this, the Ross River Dena Council will require consultations from both Governments on the differences of heritage resources and how assessments are being carried out. As well, we do not have access to the Heritage Resource database. We would like to acquire the database. Our interests rise from the land intended for Kaska use.

In light of the current season, heritage assessment will require 'ground truth' the area in question, and this cannot be done until the snow has melted. The current condition at this place has a lot of snow cover. Our ancestors used all of the lands and graves were often used for burial purposes, and these burial grounds were on hilly terrain and this place is on a hilly terrain. The graves will need buffer zone of 30m all around the sites. Our gravesites are very sacred places and severe consequences will follow if gravesites are dug up. This is integral to our distinct culture of the Ross River Dena Council. In a sense that is distinguishes or characterizes our traditional culture and lay at the core of Kaska's identity. This is a 'defining feature' of the Ross River Dena Council. We must emphasize practices, traditions, and customs that are vital to the life, culture and identity to the Kaska people.

The Ross River Dena Council did not participate in any heritage assessment or research with the Heritage Resources – Assessment report – Yukon – Tourism and Culture on project 2010-0224.

Ross River Dena Council did not give consent to anyone to carry out any studies or assessment on km 466 – Robert Campbell highway.

Section 58 1 (c) recommend to those decision bodies that the project not be allowed to proceed and not be subject to a review, if it determines that the project will have significant adverse environmental or socio-economic effects in our outside Yukon that cannot be mitigated; or Section 58 1 (D) require a review of the project, if, after taking into account any mitigative measures included in the project proposal, it cannot determine whether the project will have significant adverse environmental or socio-economic effects.

There are Kaska Dena live in this area, and the selected site has no 'bedrock' located this area. This area contains moss cover, wetlands and moose pastures.

Should the Heritage Resources – Assessors recognize the inherit rights of the Kaska people and begin to build initiatives such as a 'protected areas strategy' set aside undeveloped areas and set limits to development in certain other important ecological or cultural area, such as project 2010-0224, and that the Governments pay for this service.

I would like to take this time to point out that Little Salmon Lake is a salmon bearing lake and spawning grounds. Any developments will destroy this habitat.

The Ross River Dena Council recommends that this project not be permitted to proceed because of the impacts and a growing concern that the YG is minimizing our heritage resources by not acknowledging the Kaska way of life.

Yukon Electrical Company Ltd:

Received by (method) on Date: No comments received June 29/11

Yukon Energy Corp:

Received by email on 10/07/2010: Yukon Energy Corporation has no concerns of comments regarding the above land application.

Neighbours (only enter the Lot # & Name if they respond):

Received by fax on Oct 29, 2010: Hartwig Schaupp

I know the area between Little Salmon Lake and Faro very well, since I have been living in Faro since 1985. The density of properties between Faro and Little Salmon Lake is quite low, at approximately 10 properties along the 60Km of road. The applied for property is also situated very close to the highway and the distance to the next properties is quite far. In my opinion the influence on wildlife and habitat area would be low to non-existing. I don't think the area between Faro and Little Salmon Lake is populated to densely to have a big impact on wildlife, their movement and the environment. I thank you for the opportunity to comment on this application.

Trappers (Agnes Charlie):

Received by fax on 10/15/2010: Thank you for the opportunity to comment on this land application. The area around Little Salmon Lake and the Magundy River has had far too much residential, cottage lot and agricultural development already. I have already caught one pet dog in a trap. I strongly object to any more developments in this area. No more development. My trapline cabin is literally hemmed in by cottage lots now, all the way around. It is unbelievable. One person cut down the trees on my lot which were blocking his view of the lake and also cut a trail across my property to the lake. The cottagers are complaining about my access trail to my cabin, which by the way, was here before the highway was built. I am scared that they will prevent me from using my cabin now. The cottagers even use my outhouse. Yet my family has always lived here.

It is not just me who thinks that the development around here is excessive, this area (lower Magundy River and Little Salmon Lake) has been explicitly mentioned in the Little Salmon/Carmacks Community Based Fish and Wildlife management Plan as being an area of important habitat that is experiencing a high number of applications for residential, agricultural, and cottage lot developments. The plan states that there are concerns with regards to development and an issue of extended impact on fish and wildlife populations, their movements, and access to important habitats and that there is need to map important wildlife habitats to help manage land applications. The regional biologist has stated that there has been enough recent development in the area that there needs to be a formal evaluation of the cumulative impacts in the area before further development proceeds. I agree with him. In addition, the Chief and Council of the Little Salmon Carmacks First nation already asked YESAB to recommend that applications by the proponents to expand or acquire more land in this area must not be encouraged due to the fact that a larger land selection will have significant negative impacts. I do not understand why the land management Branch is allowing more applications here when they know this already.

Received by fax April 29, 2011: Thank you for your letter dated April 15, 2011 on this land application above. The Ross River Dena Council is not in support of any land disposition on Project #2010-0224. The Ross River Dena Council do not give its consent for the above project to proceed, should the project proceed, then the Ross River Dena Council will require a face to face meeting in Ross River with your department.

Big Game Outfitter (enter in Concession # & Name; if any):

Received by (method) on Date: NA

Response from Applicant:

Received by Fax October 21, 2010: I think my application has nothing to do with the problems from Agnes Charlie with her neighbors and the cottagers on the Little Salmon Lake. My proposed property is about 1.5 km away from Agnes Charlie cabin and property and will have no impact on her way of life. I try to reduce the impact on fish, wildlife, fauna and flora to a minimum. Also the movement and access to important habitats are not in danger. It's enough space between my proposed property and the cottage lots (1.5KM) to the right and the agricultural property (8.0KM) to the left. I live 9 years in the Yukon, the reason is!!! I love the wildlife, fauna, flora, nature and with my rural Residential application, I try to full fill the dream of my life, to live in and with the nature

Received by DART on Nov. 24/10: to reduce the environmental impact of my application to the minimum, I suggest to reduce the lot size in my application from 3 to 2 hectares (30% reduction). I intend to build the log house on the knole. As the knole is make of bedrock I don't expect any difficulties with the cabin foundation. At the same time the permafrost underground will be protected. The access to the property can be moved 50 meters to the left, to take into account the comments from public works. During the construction work of the cabin and the access road, fire smart rules will be strictly observed.

DECISION:

Denied July 21, 2011

INTERIM DECISION LETTER SENT TO CLIENT:

(No IDL where application denied)

FINAL DECISION LETTER SENT TO CLIENT:

July 26, 2011