

YESAA Triggered - YG LAND APPLICATION REPORT
Updated to 30 September 2011

GENERAL

Application Number	2010-2580
Name	IRJA ELIZABETH PETTERSSON
Application Type	Lot Enlargement
Date Review Completed	October 6, 2011
DO Application Number (YESAB)	2011-0133

LOCATION

NTS Map #	105D09	
Geographic Location Name	Army Beach Subdivision, Marsh Lake, adjoining Lot 4, Block J, Plan 23287 LTO	
Latitude and Longitude	134 °12 ' W 60° 33' N	
Watershed and Drainage Region		
Nearest Community(s)	Name: Carcross	Distance from project: km
	Name:	Distance from project: km
First Nation Traditional Territory(s)	Carcross First Nation; Kwanlin Dun First Nation & Ta'an Kwach'an Council	
Surrounding Land Status	Titled & Vacant Commissioners Land	

APPLICANT'S REASON FOR APPLICATION AND SIZE: Applicant has .5 acres, and is applying for an additional 0.2 hectares, more or less.

Applicant states: "I wish to acquire the use of applied area for a guest cabin and a run for my dog. The cabin will be 20'X30' in size and will be sitting on skids. The cabin will have the use of an Outhouse so no septic is necessary."

APPLICATION SKETCH DATED APRIL 12, 2011 (LANDS BRANCH) IS ATTACHED TO THIS REPORT

SUMMARY OF RESPONSES TO DISTRIBUTION:

Lands – Client Services:
Natural Resources Officer INSPECTION COMMENTS – Southern Lakes District (K-WD):
<i>Date Received: May 10, 2011</i>
Existing Improvements: None on the land applied for at this time.
Soil: The soils in this area have a consistence of sand with traces of silt. The area applied for is very dry and well drained.
Vegetation Cover: The vegetative cover consists of 100% pine, which cover approximately 50% of the area.
Terrain: The terrain in this area is rolling hill at the back end of the applied for area.
Water bodies: Marsh Lake is the closest water body which is located on the Easterly side of the Army Beach Road. The land applied for is on the Western side of the Army Beach road.
Exposure:
Erosion or possible permafrost: There is no danger of erosion or permafrost in the area. These soils are very

permeable and allow for well drained soils.

Access Roads: There is a residence on the property which has an all ready existing access. Therefor there would not be a need for another access to the applied section of land.

Suitable for Building foundation: N/A

Suitable for Septic: N/A

Distance to Water Supply: N/A

Subject to Flooding: This area is a few hundred meters from the Marsh Lake which decreases chances of flooding substantially.

Environmentally Sensitive Areas: None identified in this area that has been applied for at this time.

If roads in area, any maintained YTG:

Distance to nearest community:

Distance to Power:

Garbage Disposal:

General Comments: There was no concerns for extension of the applied for land at the time of inspection. The adjacent property has already ha and extension in the same location. This area is dry with small rolling topography, thus allowing for well drained soils in the area



Figure 1: Area being applied for (Rolling Topography).



Figure 2: Section of land applied for looking East towards residence.

Land Claims Implementation Secretariat: *No comment received by September 30, 2011*

Property Assessments: *Received by mail on June 28, 2011:*
No RETP concerns

Planning/Land Development: *No comment received by September 30, 2011*

Building Safety: *Received by email on August 12, 2011:*

Permits

Senior Building / Plumbing Inspector / Development Officer

Development, building, electrical and/or gas permits may be required from the Building Safety Branch prior to the placement or construction of any building or structure on the site. Please contact the Building Safety Branch at 867-667-5741 for more information.

Land Use: *No comment received by September 30, 2011:*

Environment: *No comment received by September 30, 2011:*

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<p>Tourism: <i>No comment received by September 30, 2011:</i></p>
<p>Heritage Resources: <i>Received by email on May 2, 2011:</i> No concerns.</p>
<p>Highways: <i>No comment received by September 30, 2011:</i></p>
<p>Forestry: <i>No comment received by September 30, 2011:</i></p>
<p>Agriculture: <i>No comment received by September 30, 2011</i></p>
<p>Department of Fisheries and Oceans: <i>No comment received by September 30, 2011:</i></p>
<p>Environmental Health: <i>No comment received by September 30, 2011</i></p>
<p>Municipalities (if any): <i>N/a</i></p>
<p>Carcross Tagish First Nations: <i>No comment received by September 30, 2011</i></p>
<p>Kwanlin Dun First Nations: <i>Received by email on May 11, 2011:</i> Based on the information contained in the package received May 11, 2011, KDFN has no concerns with application 2010-2580.</p>
<p>Ta'an Kwach'an Council: <i>No comment received by September 30, 2011</i></p>
<p>Marsh Lake Local Advisory Council: <i>Received by email on May 19, 2011:</i> We reviewed and discussed this application at our regular meeting on Tuesday May 17, 2011. We have no objection to it and have heard no objections from the public regarding it.</p>
<p>Yukon Electrical Company Ltd: <i>Received by email on May 20, 2011:</i> Yukon Electrical has no concerns with the above mentioned application.</p>
<p>Yukon Energy Corp: <i>Received by email on May 25, 2011:</i> Yukon Energy has no concerns or comments regarding the above land application.</p>
<p>Neighbours (only enter the Lot # & Name if they respond): <i>No comment received by September 30, 2011</i></p>
<p>Trappers (enter in Concession # & Name; if any): <i>No comment received by September 30, 2011</i></p>
<p>Big Game Outfitter (enter in Concession # & Name; if any): <i>No comment received by September 30, 2011</i></p>

DECISION:

Decision – Conditional Approval subject to:

- Subdivision Approval

Conditions from YESAB

- 1) Contractors shall have a spill kit on site for use in case of accidental release
- 2) Best management practices shall be employed while refueling in order to minimize the potential of spills or leaks occurring.

INTERIM DECISION LETTER SENT TO CLIENT:

October 13, 2011

FINAL DECISION LETTER SENT TO CLIENT: