

**Non YESAA - YG LAND APPLICATION REPORT
Updated to 1 September 2011**

GENERAL

Application Number	2010-2842
Name	ERIC DUBUC
Application Type	Lot Enlargement
Date Review Completed	October 25, 2011

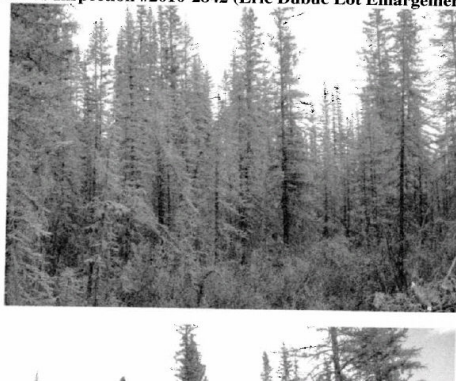
LOCATION

NTS Map #	116B02	
Geographic Location Name	near Henderson Corner, adjoining Lot 1024, Plan 2008-0103 LTO	
Latitude and Longitude	138° 57' W 64° 03' N	
Watershed and Drainage Region		
Nearest Community(s)	Name: Dawson City	Distance from project: km
	Name:	Distance from project: km
First Nation Traditional Territory(s)	Tr'on dek Hwech/in	
Surrounding Land Status	Titled Land and Vacant Commissioners' Land	

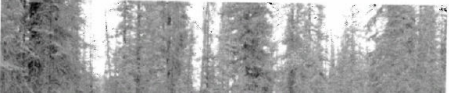
APPLICANT'S REASON FOR APPLICATION AND SIZE: Applicants existing Lot is 2.06 hectares. Applicant is applying for 1.93 hectares, more or less. "I wish to acquire this land strictly for the purpose of a privacy buffer to the existing parcel (lot 1024) near Henderson Corner on Klondike Highway. There will be no development done on this land extension, the purpose is to provide privacy to a suitable building site near the actual survey line of the parcel."

APPLICATION SKETCH DATED JANUARY 4, 2011 (LANDS BRANCH) IS ATTACHED TO THIS REPORT

CONSIDERATION FOR USE		
<ul style="list-style-type: none"> - used as valued component - information - basis for information request - potential project effect - expert opinion - policy or position - regulation - beyond scope of evaluation - beneficial effect/consideration complete mitigation 		
CONTRIBUTOR	SUMMARY OF COMMENTS	CONSIDERATION FOR USE
Natural Resources Officer INSPECTION COMMENTS – Klondike District	<p><i>Date Received: May 31, 2011</i></p> <p>Existing Improvements: None</p> <p>Soil: Area consists of poor drained soils, low lying wetland with some areas of higher ground. Some open area but mostly tree covered.</p> <p>Vegetation Cover: Overstory is 80% black spruce, 20% mixed wood trees. Understory consists of Labrador tea, mosses, low lying shrubs.</p> <p>Terrain: Flat level terrain in centre of the Klondike Valley.</p> <p>Water bodies: Klondike River is to the east of applied and parcel. Adjacent to the east boundary of parcel.</p>	Information

	<p>Exposure: Exposure is from all grounds, area is located in the centre of the Klondike Valley</p> <p>Erosion or possible permafrost: Erosion is not of concern and permafrost is unknown. Reason to believe permafrost exists in area.</p> <p>Access Roads: Klondike Highway to the west of parcel, and an access road from the highway to the north of parcel.</p> <p>Suitable for Building foundation: 40% of area is suitable for building foundation with work.</p> <p>Suitable for Septic: Unknown</p> <p>Distance to Water Supply: 35 meters</p> <p>Subject to Flooding: Yes, it is upstream of Rock River Area.</p> <p>Environmentally Sensitive Areas: None known. It is adjacent to Klondike River.</p> <p>If roads in area, any maintained YTG: Yes, Klondike Highway.</p> <p>Distance to nearest community: 1 Km</p> <p>Distance to Power: On location 1 Km</p> <p>Garbage Disposal: Quigley Dump in Callison</p> <p>General Comments: This land is suitable for the applied land parcel. It is ideal buffer zone for it is not suitable for development.</p> <p style="text-align: center;">Lands Inspection #2010-2842 (Eric Dubuc Lot Enlargement)</p> <div data-bbox="574 1234 1026 1612" data-label="Image"></div>	
--	--	--

Lands Inspection #2010-2842 (Eric Dubuc Lot Enlargement)



Date: May 25, 2011



Date: May 25, 2011

YG LAND APPLICATION REPORT – Not YESAA Triggered

Land Claims Implementation Secretariat:	<i>Received by (method) on Date: no comments received</i>	
Property Assessments:	<i>Received by (method) on Date: no comments received</i>	
Planning/Land Development Building Safety:	<p><i>Received by (method) on Date:</i></p> <p><i>Received by mail on August 2, 2011:</i> This Lot is un-zoned and therefore compliance to any zoning requirements is not applicable to this Lot. Should you want us to comment on the development on this Lot, please provide a copy of an u-to-date Building Location Certificate in order that we can determine if the development on this Lots is within the property lines.</p>	Information
Land Use:	<p><i>Received by email on July 28, 2011:</i> Land use has no specific concerns with this application; however, I do not see the need for this enlargement.</p>	Information
Environment:	<i>Received by (method) on Date: no comments received</i>	
Tourism:	<i>Received by (method) on Date: no comments received</i>	
Heritage Resources:	<p><i>Received by email on June 16, 2011:</i> There are no known archaeological sites in the area of the Land Application 2010-2842 (Dubuc) adjoining Lot 1024 near Henderson Corner. A field assessment is recommended and we will undertake an inspection of the application area during our 2011 field season. We will provide you with the assessment report as soon as the inspection has been carried out.</p> <p><i>Received by email on July 27, 2011:</i> Land Application 2010-2842 is applied for as an enlargement of an existing land parcel. No areas of archaeological potential were identified in the application areas. There are no further heritage resources concerns with Land Application 2010-2842.</p>	Information
Highways:	<i>Received by (method) on Date: no comments received</i>	
Forestry:	<i>Received by (method) on Date: no comments received</i>	
Agriculture:	<i>Received by (method) on Date: no comments received</i>	
Dept of Fisheries & Oceans:	<i>Received by (method) on Date: no comments received</i>	
Environmental Health:	<i>Received by (method) on Date: no comments received</i>	
Municipal:	N/A	
Tr'ondek Hwech'in Government:	<p><i>Received by email on September 1, 2011:</i> The applicant currently has 2.1 ha of titled land approximately 2km east of Henderson Corner. The applicant is applying for a further 2 ha of land which would adjoin his current title.</p> <p>The Klondike Valley District (KVD) Land Use Plan suggests that further development east of Henderson Corner should only be considered if there is no other land suitable west of Henderson</p>	Information

	<p>Corner and south of the Klondike River. This may or may not be the case, however a detailed evaluation of the wildlife resources in the area east of Henderson Corner was supposed to take place prior to the issuance of rural residential leases.</p> <p>With the upcoming development of the Dawson Land Use Plan, Tr'ondëk Hwëch'in strongly suggests that the contents of the KVD Land Use Plan be revisited.</p> <p>Development may conflict with moose habitat and long-standing moose hunting activity. This has long been a popular moose hunting area. The area is known to be of high quality habitat, purported to contain a high and stable snow shoe hare count. The establishment of a Lynx Refuge has been proposed.</p> <p>Tr'ondëk Hwëch'in Fish and Wildlife have recently apposed aggressive agriculture activities in this area due to profuse moose habitat and sensitive marsh lands which provide for wild migratory bird seasonal habitat.</p> <p>The stated reason for the lot extension is to provide privacy. TH is not sure if YG feels this is a suitable reason for the allocation of land over and above Mr. Dubuc's 2 ha. No development on the lot extension has been proposed. This does not preclude future development on the extension, nor does it preclude future subdivision of the existing lot and the proposed extension. In conversation with YG employees, this area may not be suitable for allocation due to it being a very wet location.</p> <p>Sincerely, Tr'ondek Hwech'in</p>	
<p>Dawson Renewable Resource Council:</p>	<p><i>Received by (method) on Date:</i></p>	

YG LAND APPLICATION REPORT – Not YESAA Triggered

Yukon Electrical Company Ltd:	<i>Received by (method) on Date: no comments received</i>	
Yukon Energy Corp:	<i>Received by email on September 7, 2011: Yukon Energy Corporation has no concerns or comments regarding the above land application.</i>	
Neighbours (only enter the Lot # & Name if they respond):	<i>Received by (method) on Date: no comments received</i>	
Trappers (enter in Concession # & Name; if any):	<i>Received by (method) on Date: no comments received</i>	
Big Game Outfitter (enter in Concession # & Name; if any):	<i>Received by (method) on Date: no comments received</i>	

DECISION: Denied

DECISION LETTER SENT TO CLIENT: November 1, 2011

FINAL DECISION LETTER SENT TO CLIENT: