

Non YESAA - YG LAND APPLICATION REPORT
Updated to 28 September 2011

GENERAL

Application Number	2011-0261
Name	GAIL ARMOUR
Application Type	Lot Enlargement
Date Review Completed	June 16, 2011 and September 13, 2011

LOCATION

NTS Map #	105D11	
Geographic Location Name	Portion of Lot 1, Arkell Subdivision, Plan 92-114 LTO	
Latitude and Longitude	60° 42' N 135° 06' W	
Watershed and Drainage Region		
Nearest Community(s)	Name: Whitehorse	Distance from project: km
	Name:	Distance from project: km
First Nation Traditional Territory(s)	Kwanlin Dun First Nation & Ta'an Kwach'an Council	
Surrounding Land Status	Titled LAnd	

APPLICANT'S REASON FOR APPLICATION AND SIZE: Applicants existing lot size is .057 hectares, and is applying for an additional .034 hectares, more or less. The applicants states "For more privacy, land value and space. I would like to get a Lot Enlargement to landscape and add value to my existing yard #3 Ptarmigan, keeping it natural and not turning up vegetation to much."

APPLICATION SKETCH DATED APRIL 15, 2011 (LANDS BRANCH) IS ATTACHED TO THIS REPORT

SUMMARY OF RESPONSES TO DISTRIBUTION:

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 – Southern Lakes District (Whitehorse)	<p><i>Date Received: May 13, 2011</i></p> <p>Existing Improvements: Some underbrush and small trees have been removed, brush piles remain on site. Sod has been layed in small area approx 2m x 2m, and a small gravel pad approx 2m x 2m has been established for the base of a small trampoline.</p> <p>Soil: Loamy sand with some granular mix.</p> <p>Vegetation Cover: Previously undisturbed pine forest.</p>	Information

	<p>Terrain: Proposed parcel is generally flat with a slight slope <5% towards applicant's existing property. Area outside of proposed parcel is similar on north side and very steeply sloped on west and south sides to roadway.</p> <p>Water bodies: N/A</p> <p>Exposure:</p> <p>Erosion or possible permafrost: Possible erosion potential during rainfall events on steep slopes towards roadway outside the boundary of proposed parcel.</p> <p>Access Roads: No new access proposed. Access will be via applicant's existing property.</p> <p>Suitable for Building foundation: N/A</p> <p>Suitable for Septic: N/A</p> <p>Distance to Water Supply: N/A</p> <p>Subject to Flooding: N/A</p> <p>Environmentally Sensitive Areas: N/a</p> <p>If roads in area, any maintained YTG:</p> <p>Distance to nearest community:</p> <p>Distance to Power:</p> <p>Garbage Disposal: Fire hydrant is approximately 5M from south west corner of proposed parcel.</p> <p>General Comments: The application is for a proposed expansion to existing property. The parcel of land under application is likely not of a size sufficient to support a residential development. Applicant owns property adjacent to the parcel identified in the application. The land under application is likely not suited for any other development or use. The land is suitable for the purposes identified in the application. No concerns with proposed use as identified in application.</p>	
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TRON
Energy, Mines and Resources



Area of land identified in application.




Walking/biking trail adjacent to area identified in application.



Photo showing proximity of fire hydrant to area of land identified in application.

Permit Number: 2011-0261
Page: 1 of 2
Inspection Date: 5/13/2011

YG LAND APPLICATION REPORT – Not YESAA Triggered

	 <p>Photo showing gravel and sod on area of land requested identified in application.</p>	
Land Claims Implementation Secretariat:	<i>Received by (method) on Date:</i>	
Property Assessments:	<i>Received by mail on May 11, 2011:</i> No RETP concerns. Inside City Limits & Lot Enlargement.	Information
Planning/Land Development /Building Safety:	<i>Received by (method) on Date:</i>	
Land Use:	<i>Received by (method) on Date:</i>	
Environment:	<i>Received by email on May 31, 2011:</i> Environment has reviewed the application and has no significant concerns with this proposed lot enlargement.	Information
Tourism:	<i>Received by (method) on Date:</i>	
Heritage Resources:	<i>Received by email on May 11, 2011:</i> Heritage Resources Unit has reviewed application 2011-0261. The application area has low potential for the presence of heritage resources such as archaeological and historic sites. No further heritage management work required	Information
Highways:	<i>Received by (method) on Date:</i>	
Forestry:	<i>Received by (method) on Date:</i>	
Agriculture:	<i>Received by (method) on Date:</i>	
Dept of Fisheries & Oceans:	<i>Received by (method) on Date:</i>	
Environmental Health:	<i>Received by (method) on Date:</i>	
City of Whitehorse:	<i>Received by (method) on Date:</i>	
Kwanlin Dun First Nation:	<i>Received by email on June 2, 2011:</i> KDFN has no concerns with information as presented in the land application 2011-0261 package received May 11, 2011.	Information
Ta'an Kwachn Council:	<i>Received by (method) on Date:</i>	
Renewable Resource Council:	N/A	

YG LAND APPLICATION REPORT – Not YESAA Triggered

Yukon Electrical Company Ltd:	<i>Received by email on May 19, 2011:</i> For this application we have no easement concerns. There is an existing empty conduit going into the property about 1 meter. It may be of benefit to let the property owners know.	Information
Yukon Energy Corp:	<i>Received by email on June 13, 2011:</i> Yukon Energy Corporation has no concerns or comments regarding the above land application.	Information
Neighbours: Lot 5 Ptarmigan Place, Bill Dallas:	<i>Received by email on May 12, 2011:</i> I am writing you in response to the application from Gail Armour, your file# 2800-45-105D11/110261. I strongly support the application; I am a resident of Ptarmigan Place, a neighbor of Ms. Armour and am very familiar with the lot in question. Lot 1 is never going to be developed as a single building lot due to the topography and severe slopes on both the Ptarmigan Place and Heron Drive sides of the lot, a third of the lot width is a severe slope that is constantly crumbling down onto Heron Drive. Ms. Armour is a professional Landscaper and Gardiner who I know will take the crumbling over grown lot and develop it to the standard of her existing property which helps clean up the appearance of the neighborhood benefiting all the homeowners on Ptarmigan Place.	Information
Trappers:	N/A	
Big Game Outfitter:	N/A	

DECISION: Approved

- Subdivision Approval from City of Whitehorse
- Minimum 1.5 metre setback from centreline of trail,
- Lot 1 remainder to be transferred to the City of Whitehorse for maintenance of road infrastructure.

INTERIM DECISION LETTER SENT TO CLIENT: September 28, 2011

FINAL DECISION LETTER SENT TO CLIENT: