

Non YESAA - YG LAND APPLICATION REPORT
Updated to 26, July 2011

GENERAL

Application Number	2011-0461
Name	GARY MCLAUGHLIN
Application Type	Lot Enlargement
Date Review Completed	

LOCATION

NTS Map #	105F/16	
Geographic Location Name	Ross River	
Latitude and Longitude	61° 59' 132° 27'	
Watershed and Drainage Region	Ross River	
Nearest Community(s)	Name:	Distance from project: km
	Name:	Distance from project: km
First Nation Traditional Territory(s)	Ross River Dena Council and Liard First Nation	
Surrounding Land Status		

APPLICANT'S REASON FOR APPLICATION AND SIZE: I wish to acquire Lot 196 as it is vacant and adjacent to my titled lot and residence. The lot would be used to store firewood. Also, a greenspace, including a garden, would be established.

APPLICATION SKETCH DATED MAY 6, 2011 (LANDS BRANCH) IS ATTACHED TO THIS REPORT


CONSIDERATION FOR USE

- 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 – Ross River NRO report	<i>Date Received: 07/04/2011</i> Existing Improvements: No, there are no existing improvement on the applied for area. Soil: Gravelly sand with some silt and trace clay Vegetation Cover: Mainly grasses along with 2 spruce trees. Terrain: Site topography is generally flat with a slope <5% and west facing aspect Water bodies: There are no water bodies within or adjacent to the application area. Exposure:	

	<p>Erosion or possible permafrost: There are no concerns with regards to erosion within the application area and no indications of permafrost were noted during the inspection.</p> <p>Access Roads: Access to lot 196 will be via Pyrite Street</p> <p>Suitable for Building foundation: No building are proposed however the application area appears suitable for building foundations.</p> <p>Suitable for Septic:</p> <p>Distance to Water Supply:</p> <p>Subject to Flooding:</p> <p>Environmentally Sensitive Areas:</p> <p>If roads in area, any maintained YTG:</p> <p>Distance to nearest community:</p> <p>Distance to Power:</p> <p>Garbage Disposal:</p> <p>General Comments: none</p>	
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<p>Land Claims Implementation Secretariat:</p>	<p><i>No comments were received by 0726/2011:</i></p>	
<p>Property Assessments:</p>	<p><i>Received by mail on 06/24/2011: No RETP concerns.</i></p>	
<p>Planning/Land Development/Building Safety:</p>	<p><i>Received from Land Use Planner by email on 06/15/2011: This application is zoned R1-Residential in the Ross River Development Area Regulations. Will be subject to subdivision approval to consolidate with lot 195.</i> <i>***Received from Building Safety by mail on 06/14/2011: This Lot is zoned "R1" Residential Zone, under the "Ross River Development Area Regulations C.O. 1978/139". Should you want us to comment on the development on this lot, please provide a copy of an up-to-date Building Location Certificate in order that we can determine if the development on this Lot complies with the applicable zoning requirements: in regards to permitted uses, required set-backs and permitted projections from any buildings to the property lines.</i></p>	
<p>Land Use:</p>	<p><i>Received by email on 06/10/2011: Land use has no concerns with this application. However, this appears to be more of an agreement for sale than lot enlargement.</i></p>	
<p>Environment:</p>	<p><i>Received by email on 06/27/2011: Environment has no known significant concerns with Land Application 2011-0461. Lot Enlargement in Ross River for Gary</i></p>	

YG LAND APPLICATION REPORT – Not YESAA Triggered

	<i>McLaughlin. Contact me if you should have any questions.</i>	
Tourism:	<i>No comments were received by 0726/2011::</i>	
Heritage Resources:	<i>Received by email on 06/14/2011: Heritage Resources Unit has reviewed application 2011-0461. We have no concerns with the application.</i>	
Highways:	<i>No comments were received by 0726/2011:</i>	
Forestry:	<i>No comments were received by 0726/2011:</i>	
Agriculture:	<i>No comments were received by 0726/2011:</i>	
Dept of Fisheries & Oceans:	<i>No comments were received by 0726/2011:</i>	
Environmental Health:	<i>No comments were received by 0726/2011:</i>	
Municipal (enter name if any):	<i>No comments were received by 0726/2011:</i>	
Ross River Dena Council and Liard First Nation:	<i>No comments were received by 0726/2011:</i>	
Renewable Resource Council (enter name if applicable):	<i>No comments were received by 0726/2011:</i>	

Yukon Electrical Company Ltd:	<i>Received by email on 06/29/2011: If this land application is granted the consolidated lot should have an easement to the Yukon Electrical Company Limited that is 6 m wide abutting the property line shared with lots 81 and 82. The existing 14,400v power line parallels this property line and is located about 2m from the property line on lot 196.</i>	
Yukon Energy Corp:	<i>Received by email on 07/19/2011: Yukon Energy Corporation has no concerns or comments regarding the above land application</i>	
Neighbours (only enter the Lot # & Name if they respond):	<i>No comments were received by 0726/2011:</i>	
Trappers (enter in Concession # & Name; if any):	<i>No comments were received by 0726/2011:</i>	
Big Game Outfitter (enter in Concession # & Name; if any):	<i>No comments were received by 0726/2011:</i>	

DECISION:

Approval subject to:

1. Subdivision Approval; and
2. A power-line easement

INTERIM DECISION LETTER SENT TO CLIENT:

August 1, 2011

FINAL DECISION LETTER SENT TO CLIENT:

August 26, 2011