

**YESAA Triggered - YG LAND APPLICATION REPORT  
Updated to (3, January 2012)**

**GENERAL**

Application Number	2011-1081
Name	<b>Bettina Simon</b>
Application Type	Rural Residential
Date Review Completed	December 20/11
DO Application Number (YESAB)	2011-0215

**LOCATION**

NTS Map #	105L/1	
Geographic Location Name	Near Km 470 Robert Campbell Highway, East of Little Salmon Subdivision	
Latitude and Longitude	62° 12' N, 134° 25' W	
Watershed and Drainage Region		
Nearest Community(s)	Name: Faro	Distance from project: 65km
	Name:	Distance from project: km
First Nation Traditional Territory(s)	Little Salmon/Carmacks; Kaska Dena Council; Ross River Dena Council	
Surrounding Land Status		

**APPLICANT’S REASON FOR APPLICATION AND SIZE (INCLUDE SIZE OF ORIGINAL PARCEL AS WELL AS ENLARGEMENT AREA, IF IT IS A LOT ENLARGEMENT APPLICATION):** 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 AUGUST 11, 2011 (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)

<b>Lands – Client Services:</b>
<b>Natural Resources Officer INSPECTION COMMENTS – Enter District (From NRO report – Do not enter name of NRO):</b>
<i>Date Received: Sept. 9/11</i> <b>Existing Improvements:</b> None observed
<b>Soil:</b> Soil pit was not dug. Please refer to soil classification maps
<b>Vegetation Cover:</b> Vary little merchantable timber was observed. Approx. 80% aspen, 15% spruce, 5% pine. Understorey mostly lab tea.
<b>Terrain:</b> Northern third of applied for area is generally level however the remaining 2/3 or area is sloping towards Little Salmon Lake at least a good 30'. Concerns with space availability for structures, septic, etc. Terrain appears stable however the drop in elevation is significant for this type of application, nevertheless, not

impossible to address.

**Water bodies:** None observed on site

**Exposure:**

**Erosion or possible permafrost:** Erosion may be a concern during construction phase do to severe sloping toward lake. Permafrost is not anticipated.

**Access Roads:** A work within the ROW permit will be required for access to the application. The application is fairly level to the Campbell hwy, no concerns anticipated as far as driveway construction. However, depending on where the access is implemented, there may be some HWY's visibility concerns and whether or not it meets distance thresholds.

**Suitable for Building foundation:** Depending on building location, foundation could be challenging do to elevation drop.

**Suitable for Septic:** Again, depending on building location septic system could be challenging do to lack of level terrain.

**Distance to Water Supply:** Well or water delivery. Little Salmon lake is approx 200 m south

**Subject to Flooding:** Not anticipated

**Environmentally Sensitive Areas:** None observed

**If roads in area, any maintained YTG:**

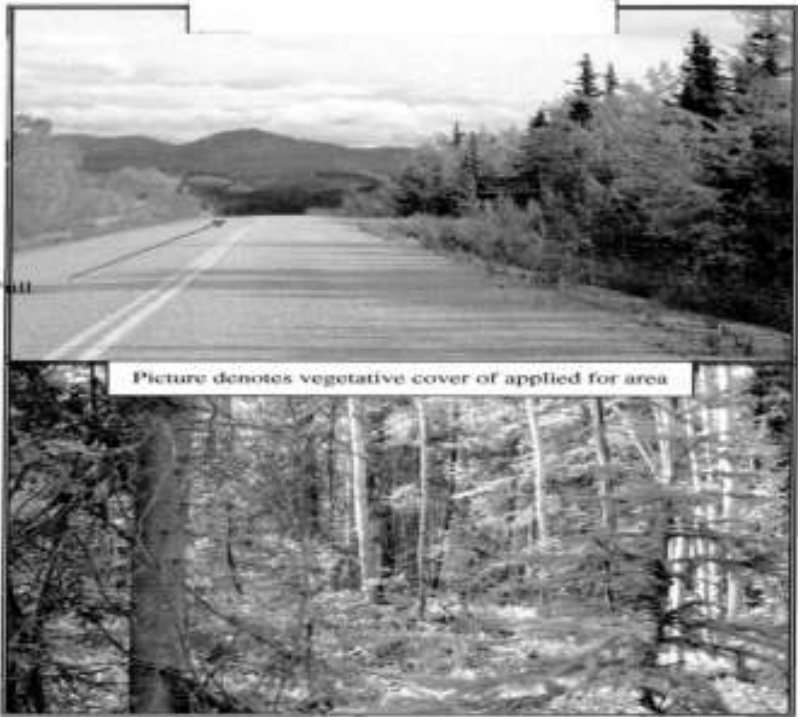
**Distance to nearest community:**

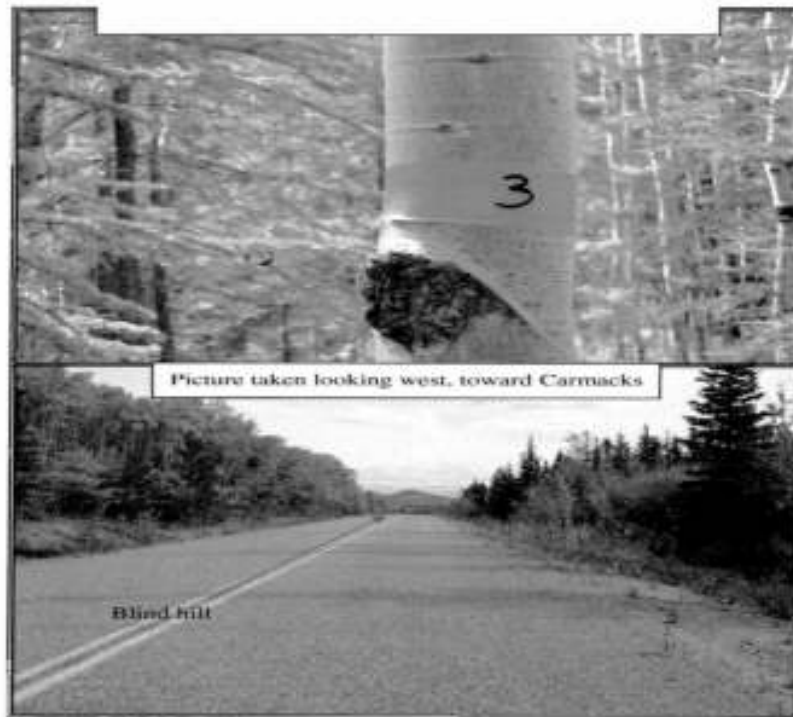
**Distance to Power:** electrical approx. 200 m with proper transformers

**Garbage Disposal:** Drury Creek land fill

**General Comments:** Top third of land applied for is typically suitable for intended purpose. Remaining 2/3 of application is on fairly steep terrain. There may be some concerns with space availability in regards to building and septic locations. Based on where building is proposed, future development may be of concern do to steep southern portions on applied for area.







**Land Claims Implementation Secretariat:**

*Received by (method) on Date:*

**Property Assessments:**

*Received by email on August 30/11: No retp. Concerns*

**Planning/Land Development/Building Safety:**

*Received by DART on October 25/11:*

**Senior Building / Plumbing Inspector / Development Officer**

Development, building, plumbing, 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:**

*Received by email on Sept 21, 2011: Land use has no concerns with this application.*

*Received by DART on Oct. 25/11:*

Applicant may require a land use permit for access construction if the lot does not abut the road.

**Environment:**

*Received by (method) on Date:*

<b>Tourism:</b> <i>Received by (method) on Date:</i>
<b>Heritage Resources:</b> <i>Received by email Sept 1/11:</i> There are no further historic sites or archaeological resources concerns with this application. <i>Received by DART on Nov. 10/11:</i> The project area has been inventoried for heritage resources such as archaeological, historic and paleontological sites and none were discovered. For this reason Heritage Resources Unit, Government of Yukon, has no concerns with the project.
<b>Highways:</b> <i>Received by (method) on Date:</i>
<b>Forestry:</b> <i>Received by (method) on Date:</i>
<b>Agriculture:</b> <i>Received by (method) on Date:</i>
<b>Department of Fisheries and Oceans:</b> <i>Received by (method) on Date:</i>
<b>Environmental Health:</b> <i>Received by DART on Oct. 27/11:</i> Proponent states that they plan to establish a residence. This activity may have socio-economic effects which affect human health, specifically, cumulative effects with regards to sewage disposal.  - Non-Discretionary Requirements -  1) Sewage disposal system must be installed and used in accordance with the <i>Sewage Disposal Systems Regulation</i> .  - Permits and Authorizations -  1) Under the <i>Sewage Disposal Systems Regulation</i> : 1) Permit to Install a Sewage Disposal System; and 2) Authorization to Use a Sewage Disposal System.  - Omissions by Proponent -  None.  - Special Considerations -  None.
<b>Municipalities (if any):</b> <i>Received by (method) on Date:</i>
<b>First Nations (enter name):</b> <i>Received by (method) on Date:</i>
<b>Renewable Resource Council (enter name if any):</b> <i>Received by (method) on Date:</i>

<b>Yukon Electrical Company Ltd:</b> <i>Received by (method) on Date:</i>
<b>Yukon Energy Corp:</b> <i>Received by email on Sept 19/11:</i> Yukon Energy Corporation has no concerns or comments regarding the above land application.
<b>Neighbours (only enter the Lot # &amp; Name if they respond):</b> <i>Received by (method) on Date:</i>
<b>Trappers (enter in Concession # &amp; Name; if any):</b> <i>Received by (method) on Date:</i>
<b>Big Game Outfitter (enter in Concession # &amp; Name; if any):</b> <i>Received by (method) on Date:</i>

**DECISION:**

**Denial as the area is unsuitable for Residential development due to the steepness of the terrain and the existing settlement pattern, which is of a recreational nature.**

**INTERIM DECISION LETTER SENT TO CLIENT:**

***(No IDL where application denied)***

**FINAL DECISION LETTER SENT TO CLIENT:**