

**Non YESAA - YG LAND APPLICATION REPORT**  
**Updated to 26 September 2011**

**GENERAL**

Application Number	2011-1142
Name	<b>ROBERT AND CLARA SHARP</b>
Application Type	Irrigation Pipeline
Date Review Completed	October 31, 2011

**LOCATION**

NTS Map #	105D10	
Geographic Location Name	In Cowley Subdivision, adjoining Lot 1083, Plan 93-152 LTO	
Latitude and Longitude	134° 51'W 60 °31'N	
Watershed and Drainage Region		
Nearest Community(s)	Name: Whitehorse	Distance from project: km
	Name:	Distance from project: km
First Nation Traditional Territory(s)	Carcross Tagish First Nation; Kwanlin Dun First Nation & Ta'an Kwachan Council	
Surrounding Land Status	Titled and First Nation Land	

**APPLICANT'S REASON FOR APPLICATION AND SIZE:** Applicant is applying for 0.1 hectares, more or less. Applicant "wish to put irrigation pipe along trail less than 1.5 m wide to access water to irrigate field. Access by Quad only. 8'X12' plywood pad for pump."

**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
<b>Natural Resources Officer</b> <b>INSPECTION COMMENTS – Southern Lakes District (WD)</b>	<i>Date Received: August 16, 2011</i> <b>Existing Improvements:</b> None  <b>Soil:</b> Ranges from moderately well drained sandy clay loam to poorly drained organic soil at the northern most extent of the application area.  <b>Vegetation Cover:</b> 90% Mature spruce overstory mixed with 10% mature aspen.  <b>Terrain:</b> North Aspect sloping gently ranging form flat to 5%  <b>Water bodies:</b> Unnamed water body is approximately 50 meters north of the application within a bog  <b>Exposure:</b>  <b>Erosion or possible permafrost:</b> None	information

	<p><b>Access Roads:</b> Access is through the existing titled lot</p> <p><b>Suitable for Building foundation:</b></p> <p><b>Suitable for Septic:</b></p> <p><b>Distance to Water Supply:</b> Unnamed lake</p> <p><b>Subject to Flooding:</b></p> <p><b>Environmentally Sensitive Areas:</b> The area is adjacent to and within a wetland.</p> <p><b>If roads in area, any maintained YTG:</b></p> <p><b>Distance to nearest community:</b></p> <p><b>Distance to Power:</b></p> <p><b>Garbage Disposal:</b></p> <p><b>General Comments:</b> All vegetation clearing had been prior to the inspection. There was no permit given for the clearing however there is no land use trigger for a clearing of 1.5 meters using a chainsaw. The harvesting of timber does require a timber permit under the forest resources act, there were 9 decks of salvageable timber, approximately 3 cords, identified within the application area, should the applicant wish to utilize the timber a timber permit will be required. If the applicant does not wish to utilize the timber the applicant should contact the forest resources branch to discuss salvage of the timber.</p> <p>As proposed there were no concerns with the application to install and maintain a pipeline for irrigation purposes.</p>	
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Viewing North into the application area, as can be seen the corridor has already been cleared.



Irrigation corridor viewing north from mid-point of application, decked timber is evident.






Deced timber within the application area.



Viewing north from the end of the application area.

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Inspection Date: 7/27/2011

	  <p>Brush should be disposed of.</p>  <p>Viewing South into the application area from the end of the proposed parcel.</p> <p style="text-align: right;">Permit Number: 2011-1142 Page: 3 of 3 Inspection Date: 7/27/2011</p>	
<p><b>Land Claims Implementation Secretariat:</b></p>	<p><i>No comment received by September 26, 2011</i></p>	
<p><b>Property Assessments:</b></p>	<p><i>Received by mail on July 21, 2011:</i> No RETP Concerns.</p>	
<p><b>Planning/Land Development /Building Safety:</b></p>	<p><i>No comment received by September 26, 2011:</i></p>	
<p><b>Land Use:</b></p>	<p><i>Received by email on July 28, 2011:</i> Land Use has no specific concern with the application as is written. If pipeline access greater than 1.5 m they will need a LUP. Are these bona-fide Agriculture clients with a need to irrigate? The reason being that the line goes to the Cowley Creek wetland. Does that zone have the water availability for this type of activity.</p>	
<p><b>Environment:</b></p>	<p><i>No comment received by September 26, 2011</i></p>	
<p><b>Tourism:</b></p>	<p><i>No comment received by September 26, 2011</i></p>	

YG LAND APPLICATION REPORT – Not YESAA Triggered

<b>Heritage Resources:</b>	<i>Received by email on July 25, 2011:</i> There are no heritage resource concerns for Land Application 2011-1142 (Sharp) for the construction of an irrigation pipeline in the Cowley Subdivision.	
<b>Highways:</b>	<i>No comment received by September 26, 2011:</i>	
<b>Forestry:</b>	<i>No comment received by September 26, 2011</i>	
<b>Agriculture:</b>	<i>No comment received by September 26, 2011:</i>	
<b>Dept of Fisheries &amp; Oceans:</b>	<i>No comment received by September 26, 2011</i>	
<b>Environmental Health:</b>	<i>No comment received by September 26, 2011</i>	
<b>Municipal (enter name if any):</b>	N/A	
<b>Kwanlin Dun First Nation</b>	<i>No comment received by September 26, 2011</i>	
<b>Ta'an Kwach'an Council:</b>	<i>No comment received by September 26, 2011</i>	
<b>Carcross Tagish First Nation:</b>	<i>Received by fax on August. 19, 2011:</i> The CTFN Land use team met on August 11 <sup>th</sup> , 2011 and had no concerns with the above project.	
<b>Hamlet of Mount Lorne:</b>	<i>No comment received by September 26, 2011</i>	
<b>Yukon Electrical Company Ltd:</b>	<i>No comment received by September 26, 2011</i>	
<b>Yukon Energy Corp:</b>	<i>Received by email on August 11, 2011:</i> Yukon Energy Corporation has no concerns or comments regarding this land application.	
<b>Neighbours: Lot 1119 Berryman</b>	<p><i>Received by email on July 22, 2011:</i> I'm writing in response to a letter I received from the Land Management Branch. It's in response to Bob and Clara Sharp's application for a strip of land to run a pipeline for irrigation for their land. My wife (Shannon Meekins) and I have no problem with the application except for one possible issue. There is a trail that we use multiple times daily that crosses this land. If we could have some kind of assurance that once they own this land that we would still be able to cross this section or any other part of the land if we want to go down to the wetland then everything should be fine.</p> <p>Land Management responded by email on July 25, 2011: The Sharp's have applied for a Licence of Occupation which does not give exclusive rights. They can not block any trails and the public can still use the. We will enter your comments on the Summary Report, and will also send you a copy of the Interim Decision Letter, once a decision is made.</p> <p><i>Received by email on July 25, 2011:</i> That sounds perfect. Then we don't have any problem at all with their application. Thanks for making that clear for us! John.</p> <p><i>Received by email on July 28, 2011:</i> Thanks for informing us about the said application.</p>	
<b>Lot 1043 Zehnder &amp; Hausermann</b>	<i>Basically, there are no concerns from our side. However, what we are worrying about, the property is pretty much south of us. With</i>	

	<p>the south wind that we usually have in the Carcross valley, the noise of the pump will be carried right over the creek into our area. It seems, this pump will run fairly permanently in the summer months and it would be very much appreciated, if the Sharps had to kind of wrap the pump or build a shelter around it in order to protect the surroundings from the noise.</p> <p>There is already a pump right across our property. It does not run permanently however, the source of noise is very annoying</p> <p>Thank you very much for taking this into consideration.</p>	
<p><b>Trappers (enter in Concession # &amp; Name; if any):</b></p>	<p>N/A</p>	
<p><b>Big Game Outfitter:</b></p>	<p>N/A:</p>	

**DECISION:** Conditional Approval of Licence of Occupation for water line and pump, 140 Metres

- Subject to:
- Noise control – engine & muffler and baffles around engine
  - Yearly inspection at the end of July
  - Trail crossing protection
  - Flow meter, and annual report on Water use made to Land Management Branch and Client Services & Inspections Branch, such report to indicate volume of water used each day & total annual use.
  - Tied to applicants Titled Lot 1083, Quad 105 D/10
  - Applicant to grant access through his titled parcel for purpose of inspection of licence.
  - A Timber Permit is required to utilize the timber or salvage measures should be discussed with Forestry.

**INTERIM DECISION LETTER SENT TO CLIENT:** November 9, 2011

**FINAL DECISION LETTER SENT TO CLIENT:**