

Yukon Environmental & Socioeconomic Assessment Act Decision Document

This document meets the Yukon government's requirements as a Decision Body as set out in the *Yukon Environmental & Socioeconomic Assessment Act*

Decision Document Issued By:

YG Decision Body:	EMR - LANDS - CLIENT SERVICES
Federal Decision Body(ies):	<i>[where applicable]</i> N/A
First Nation Decision Body(ies):	<i>[where applicable]</i> N/A

Project

Project Name :	Rural Residential	YESAA File Number 2006-0295
Proponent Name:	Eric Dubuc	
<p>Project Proposal: The principal activity of this project is the clearing of land, and associated activities, for residential purposes. The proponent has applied for title to 2.1 hectares, approximately 2 km east of Henderson Corner subdivision.</p> <p>Activities include:</p> <ul style="list-style-type: none"> - Using heavy machinery to prepare access and site for the construction of a house - Clearing of land for road, powerline and telecommunications - Clearing/digging area for a sewage holding tank - Use of sewage holding tank with pump-outs <p>Accessory activities associated with this project include:</p> <ul style="list-style-type: none"> - Installation of utilities (above ground power line and phone line) - Drilling a well 		

Other Decision Bodies

Other Decision Body Consultation:	<i>[list decision bodies consulted where applicable]</i> N/A
Consolidated Decision Document:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <i>[list decision bodies consolidated with where applicable]</i>

Non-Self Governing First Nations

Non-self governing First Nation Consultation:	<i>[list First Nation consulted where applicable]</i> N/A
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Decision

Pursuant to ss. 75, 76 and 80, the Yukon government has considered the YESAA Assessment and:	
<input type="checkbox"/>	a) Accepts the following recommendation(s) <ul style="list-style-type: none"> • <i>[List Terms and Conditions and responsible YG department where applicable]</i>
<input type="checkbox"/>	b) Rejects the following recommendation(s) for the following reason(s): <ul style="list-style-type: none"> • <i>[List specific reasons]</i>
<input checked="" type="checkbox"/>	c) Varies the following recommendation(s) as follows for the reason(s) specified: <p>It is recommended that the project be allowed to proceed, subject to specified terms and conditions, as the Designated Office has determined that the project will have significant adverse environmental or socio-economic effects in or outside Yukon that can be mitigated by those terms and conditions;</p> <p>THE FOLLOWING TERMS AND CONDITIONS REMAIN UNCHANGED FROM THE EVALUATION REPORT:</p> <p>2. The building and area surrounding the building should meet the standards as set out in the FireSmart Manual.</p> <p>3. Prior to construction, the proponent shall acquire the necessary building, electrical, plumbing and development permits.</p> <p>4. The proponent shall adhere to the Territorial Environment Act and O.I.C. 2002/171 - Contaminated Sites Regulation.</p> <p>6. The proponent shall adhere to the Territorial Lands Act O.I.C. 2003/51 and regulations or ensure that contractor uses best management practices to ensure proper development.</p> <p>7. The proponent shall adhere to the Public Health and Safety Act (OIC 1999/82), Sewage Disposal Systems Regulations.</p> <p>8. The proponent shall adhere to the Territorial Lands Act O.I.C. 2003/51 and regulations.</p> <p>9. The proponent or contractor shall use development Best Management Practices specific to erosion control while constructing access road.</p> <p>THE FOLLOWING TERMS AND CONDITIONS ARE CHANGED WITH REASONS PROVIDED:</p> <p>1. Proponent shall develop access route wide enough to accommodate emergency</p>

	<p>vehicles.</p> <p><i>Changed to</i> It is recommended that the proponent develop an access route wide enough to accommodate emergency vehicles.</p> <p><i>Reason</i> - Government will not determine private land development in this fashion.</p> <p>10. The proposed parcel boundary shall maintain a 60m setback from the Klondike River ordinary high water mark (OHWM).</p> <p><i>Changed to:</i></p> <p>10. The proposed parcel boundary shall maintain a minimum 30.48 metre set back from the Klondike River ordinary high water mark (OHWM).</p> <p><i>Reason</i> : A 30.48 metre setback from the ordinary high water mark of rivers is a recognized minimum standard for the preservation of environmental values in riparian zones.</p> <p>THE FOLLOWING TERMS AND CONDITIONS ARE DELETED WITH REASONS PROVIDED</p> <p>5. The proponent shall have a Spill Contingency Plan in place or ensure that the contractor has a Spill Contingency Plan in place to provide for response to and cleanup of any spills of fuel or other hazardous materials.</p> <p><i>Reason</i> Spill Contingency Plans as referenced in item 5 are typically required where larger amounts of fuel use or fuel storage are contemplated.</p>
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Dates

Project Recommendation Issued: December 6, 2006	Decision Document Issued: December 29, 2006
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Recommendation Received From:

		Location:
Designated Office	<input checked="" type="checkbox"/>	Dawson
Executive Committee	<input type="checkbox"/>	
Panel	<input type="checkbox"/>	a) Panel of the YESAB
	<input type="checkbox"/>	b) CEEA Panel
	<input type="checkbox"/>	c) Joint Panel (YESAB and other assessment body)

Authorization

By signing below, the Yukon government has exercised its authority as per YESAA s. 75 or s. 76 to issue a decision document on this project.

Name: Eric Petersen Position: A/Manager, Lands & Client Services

Signature: _____ Date: December 29, 2006
Original signed by Eric Petersen

Copies Forwarded to (as required by YESAA):

- Other Decision Bodies [list] _____
- Project Proponent [name] _____
- DAP Branch, Executive Council Office _____
- YESAB Designated Office [location] _____
- YESAB Executive Committee [when applicable] _____
- Minister Environment (Canada) [when applicable] _____
- Yukon Surface Rights Board [when applicable] _____
- Yukon Water Board [when applicable] _____
- Land Use Planning Commission: [when applicable] _____
- Independent Regulatory Agency [when applicable] _____
- Other Body/Person as Required [List] _____