



Energy, Mines and Resources

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RURAL RESIDENTIAL

Land Application Policy

OBJECTIVE

To facilitate provision of land for rural residential purposes in outlying areas, where the site will be the principal residence. Land for recreation purposes will not be provided under this policy.

PURPOSE

This policy provides direction regarding the review of rural residential applications outside of municipal boundaries. The purpose of the policy is to:

- ✓ Allow people to acquire land where existing road access facilitates rational rural residential development;
- ✓ Ensure public interests are protected with respect to the management and disposition of public land;
- ✓ Meet development standards as defined in the *Subdivision Act and Regulations*, planning schemes (see Definitions), other regulatory authorities, and resource management plans and policies.

BACKGROUND

The policy specifies criteria under which individuals may apply for land for rural residential purposes. The Yukon government has a responsibility to facilitate orderly development in outlying areas.

This policy is intended to facilitate access to land for rural residential purposes outside municipal boundaries in conjunction with local area planning and planned subdivision development. Direction regarding development around communities is provided through local area plans and Area Development Regulations and pre-planning processes in keeping with integrated resource management objectives. Applications are not accepted in the greater Whitehorse area where either a local area plan or Area Development Regulations (zoning) are in place.

Rural residential applications that include home occupations or minor agricultural pursuits can be accepted under this policy.

To ensure consistency with the Yukon Government agriculture and commercial land policies, rural residential applications are considered outside of municipal boundaries in accordance with local area plans, area development regulations, and this policy. In areas without local area planning, such as around outlying communities, applications will be reviewed in accordance with this policy.

This policy continues the practice of limiting its application near waters with high recreational value. These waters are identified in Appendix B: Waters with High Recreation Value. Development occurring near these waters should occur in planned settlement nodes.

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DEFINITIONS

Residential

For the purpose of this policy, residential means serving as a principal residence. Residential does not mean recreational. A residential designation within a plan or zoning may allow for bed and breakfast, home occupation or minor agricultural pursuits. Other commercial uses are not normally permitted under a residential designation.

Bed and Breakfast

Bed and breakfast means an accessory use of a residence to provide temporary overnight accommodation and meals for tourists and visitors.

Home Occupation

Home occupation means any occupation, trade, profession, or craft carried out as a use incidental and subordinate to and compatible with the residential use, and carried out by the resident of the property.

Minor Agricultural Pursuits

Minor agricultural pursuits may include small-scale commercial or non-commercial agricultural operations which can be carried out on a small tract and are secondary to and compatible with the residential use. Typical uses include, but are not limited to nurseries, greenhouses, market gardens, beekeeping and keeping livestock for personal use.

Compatible

Compatible describes a building, structure, activity or use that visually blends with the neighbourhood, conforms to the intent of the policy, is in keeping with the surrounding environment, and minimizes nuisance between land users.

Clad to the Weather

Exterior walls protected with cladding, including flashing, trim, and other special-purpose accessory pieces required for the cladding system being used, to restrict the entry of rain and snow into the wall assembly.

Cumulative Effects

Changes of an environmental, social, or economic nature caused by the combination of past, existing, proposed, and reasonably foreseeable future development.

Grouping of Applications

If more than one application (of any type) exists in an area and have not yet received decisions, or if there are particular sensitivities in an area, applications may be grouped together in order to consider social, economic and environmental information and to ensure that consistent information is considered in each application.

Pre-planning Process

A process coordinated by the Lands Branch, Yukon Government to assess an area for its suitability for development, which may involve input from the departments of Environment, Highways and Public Works, and Community Services, and any other department with responsibilities or interests in the area. A pre-planning process may consider social, economic, and environmental information in areas experiencing heightened interest, such as where multiple applications are received; where multiple sensitivities are identified through a land application review; where planning is occurring or anticipated; or where consultation with other governments, such as First Nations, is advisable. A pre-planning process may result in Lands

Branch closing off an area to applications, or deferring or denying applications pending more comprehensive review.

Planning Scheme

A regional plan; sub-regional plan; district plan; community plan; local area plan; or land use policies and regulations made under the *Area Development Act*, the *Highways Act*, the *Lands Act* or the *Territorial Lands (Yukon) Act*. Also includes Special Management Area plans created to fulfill obligations under First Nation Final Agreements; Habitat Protection Areas under the *Wildlife Act*; and Parks under the *Parks Act*.

Municipalities

There are eight municipalities incorporated under the *Municipal Act* in the Yukon:

Village of Carmacks	Village of Mayo
City of Dawson	Village of Teslin
Town of Faro	Town of Watson Lake
Village of Haines Junction	City of Whitehorse

Unincorporated Communities

Unincorporated communities are communities that are not incorporated under the *Municipal Act* but that have basic community facilities (e.g. post office, school and police).

Unincorporated communities include the following:

Beaver Creek	Upper Liard
Burwash	Pelly Crossing
Carcross	Old Crow
Destruction Bay	Ross River

Development Areas

Under the *Area Development Act*, regulations may be made for the orderly development of a specified area. Regulations are in place for the following areas:

Bear Creek	Klondike Valley
Carcross	Mayo Road
Dempster Highway	M'Clintock Place
Deep Creek	Mendenhall
Destruction Bay	Mount Lorne
Golden Horn	Pine Lake
Grizzly Valley	Ross River
Hotsprings Road	West Dawson
Ibex Valley	Whitehorse Periphery
Jackfish Bay	

Local Advisory Areas

Under the *Municipal Act*, local advisory areas may be established. Hamlets, previously established, are considered as local advisory areas under the act. Area development regulations may be developed for local advisory areas. They include the following:

Hamlet of Ibex Valley	South Klondike Local Advisory Area
Hamlet of Mount Lorne	Tagish Local Advisory Area
Marsh Lake Local Advisory Area	

Note: Where there is a difference between definitions in this policy and definitions within an applicable Act or regulation, the definition in the Act or regulation prevails.

PRINCIPLES

Land dispositions must comply with existing and proposed planning schemes (see Definitions).

Land dispositions are only authorized in an amount reasonably necessary to satisfy the purpose for which the land is needed. Land parcels will normally be 2 to 3.99 hectares (4.94 to 9.8 acres) unless otherwise required by existing zoning.

Land applications in rural areas will be directed to nodes to provide for the rational delivery of services and to minimize the impact on other resource users and the environment. In areas with planned development, this would include areas designated for further development.

Land required to facilitate public recreation and multiple use of land and natural resources will normally be retained for public use rather than alienated for private use.

POLICY PARAMETERS**A. Form of Tenure**

1. Tenure is provided under a five (5) year agreement for sale.
2. The following conditions apply:
 - ✓ An agreement for sale is entered into on basis of field staking and map description.
 - ✓ Legal survey by a Canada Lands Surveyor is to be registered within 1 year of entering into the agreement for sale. Subdivision approval is required prior to survey.
 - ✓ A residence clad to the weather is to be constructed within five years.
 - ✓ The minimum building requirement is a residence of 55.73 square metres or 600 square feet, built to the requirements of the *Building Standards Act and Regulations*.
 - ✓ Development is to meet the requirements of existing planning schemes.
 - ✓ Title is provided when all terms and conditions of the agreement for sale have been met, the survey is registered, and the full purchase price paid.

B. Cost of Land

- ✓ Land will be sold at market value.
- ✓ All development costs are the responsibility of the applicant, including survey costs.

C. Area of Tenure

- ✓ In areas without an existing or proposed planning scheme, land parcels will normally be 2 to 3.99 hectares (4.94 to 9.8 acres). Maximum parcel size of 3.99 does not enable subdivision into 2 hectare parcels, which acknowledges the minimum 2-hectare lot size within the *Subdivision Regulations*.

- ✓ In areas with a planning scheme, the minimum lot size in the planning scheme will guide the lot size. Land parcels of 4 to 6 hectares may be provided where required to meet minimum lot sizes in zoning regulations or planning schemes.

D. Site Criteria

1. Applications may be considered if they:

- ✓ Are suitable for their intended purpose, including having regard to the evaluation criteria outlined in Section 8, *Subdivision Regulations* (See Appendix C).
- ✓ Comply with existing or proposed planning schemes.
 - a) Local area plans (where they exist) are the primary screen for the review of applications.
 - b) Applications will not be considered in areas designated either in a local area plan or zoning regulation for Future Development (FD).
- ✓ Are accessible by land directly off a highway maintained on a year-round basis (within 1 kilometre, including un-serviced connector roads). Highways receiving year round maintenance are listed in Schedule 1 Maintained Highways, *Highways Regulations* (See Appendix A); or
- ✓ Are accessible by land directly off a secondary road intersecting with a maintained highway (within 1 kilometre of intersection) where nodal development may be appropriate or already existing.
- ✓ Are located in areas identified for rural residential purposes through preliminary screening processes (*see definitions*).
- ✓ Are not located in areas identified in Section 7 below.

2. Applications located directly off the Haines Road and Alaska and Klondike Highways are considered on a case-by-case basis but are normally directed to existing nodes,

3. Applications requiring a new highway access road will be subject to approval of an access permit by the Department of Highways & Public Works. These applications will also be considered according to the provisions of the *Yukon Environmental and Socio-Economic Act (YESAA)* and regulations to determine whether an environmental assessment will be required.

4. Land management factors, such as the ability to extend the road to service additional rural residential lots, and to facilitate nodal development, will be considered in the review of applications.

5. The interests of adjacent land owners will be considered in the review of any application that restricts the enlargement capability of adjacent lots.

6. As a general rule, road, lake or river frontage shall not be more than 25% of the overall parcel boundary.

7. Applications will not be considered if they:

- ✓ Are located within the boundaries of municipalities.
- ✓ Are located within areas in the greater Whitehorse area that have either a local area plan or Area Development regulations, which includes the following:

Deep Creek	Hamlet of Mount Lorne
Golden Horn	Hotsprings Road
Grizzly Valley Development Area	Jackfish Bay Development Area
Hamlet of Ibex Valley	Mayo Road Development Area
Interim Whitehorse Periphery Development Area	
- ✓ Are located within the boundaries of the Marsh Lake Local Advisory Area. This provision may change based on future planning and zoning activities.
- ✓ Propose to access from a highway that is not maintained on a year-round basis *i.e.* highways listed as not receiving year round maintenance in Schedule 1 of the *Highways Regulations* (See Appendix A: Maintained Highways).
- ✓ Are located in remote areas not accessible by maintained highways, such as river corridors and remote lakes.
- ✓ Are located within 305 metres (approximately 1000 feet) of a lake or river designated as Conservation Waters or Special Management Waters under the current *Fishing Regulations Summary* or on lakes or rivers recognized as having high recreational value (See Appendix B: Waters with High Recreational Value).
- ✓ Are located in areas identified as exclusion zones, (e.g. key habitat *areas*) through preliminary screening processes.
- ✓ Encroach on highway rights-of-way or other public infrastructure corridors.
- ✓ Are on lands unsuitable for rural residential purposes, e.g. on slopes exceeding 15% or in sub-alpine/alpine areas.

E. Resource Management Criteria

1. Parcels will normally be set back a minimum of 60 metres from the ordinary high water mark (OHWM) of lakes and rivers and a minimum of 10 metres from creeks.
 - ✓ The setback may be increased where a greater setback is required due to environmental, cultural or scenic values, or to facilitate other land uses or management considerations.
 - ✓ The setback may be decreased to as little as 30.48 metres where the additional reserve is not required to address the interests of existing or potential public recreation or other resource users, and is not required for environmental protection purposes.
2. Unique or representative landscape features, environmentally sensitive areas, shorelines, public trails, and archaeological sites are normally retained for public use rather than alienated for private use.

3. Sites needed to accommodate public access and use of land or water resources are normally retained for public use rather than alienated for private use.
4. Applications under this policy will comply with existing and proposed planning schemes and resource management plans e.g. forestry or wildlife, where applicable.
5. Applications are reviewed to ensure that the needs of other public and commercial resource users are considered in an equitable manner.
6. Consideration will be given to the need for spatial separation between:
 - ✓ Rural residential applicants and public and commercial wilderness recreation users; and
 - ✓ Rural residential applicants and other natural resource use activities, in order to avoid land use conflicts.

ELIGIBILITY

- ✓ Any individual nineteen (19) years of age or older.
- ✓ One application per household.

APPLICATION REVIEW PROCEDURES

1. Applications for residential purposes will be reviewed as required under the *Yukon Environmental and Socio-economic Assessment Act (YESAA) and Regulations* or under the Yukon government land review process.
 - ✓ The Yukon government land application review process is outlined in the document "Guide to the Spot Land Application Process."
2. An application review may result in an approval, a conditional approval, a denial, or a deferral pending more information.
3. If development pressures are experienced in an area, the Yukon government may choose to:
 - ✓ conduct a pre-planning process (see definitions);
 - ✓ group applications (see definitions) to consider the cumulative effects of multiple applications;
 - ✓ learn the outcomes of a planning process already underway; or
 - ✓ initiate a neighbourhood plan or similar plan.

Any of the above actions may result in a decision to not accept applications in an area, which will be communicated by a public means, and to the applicant in writing. For applications that have already been reviewed through the public review process, the above process may also result in the deferral or denial of an application.

AUTHORITIES

Acts / Regulations

Yukon Lands Act / Regulations

Territorial Lands (Yukon) Act / Regulations

Subdivision Act / Regulations

Area Development Act / Regulations

Municipal Act / Regulations

Highways Act / Regulations

Building Standards Act / Regulations

Public Health and Safety Act

Public Health Regulations

Sewage Disposal System Regulation

YESAA / Regulations

Wildlife Act / Regulations

Waters Act / Regulations

Park & Lands Certainty Act

Policy

Land Value Appeal Policy

Guide to the Land Application

Review Process

APPENDIX A: MAINTAINED HIGHWAYS**Highways & Public Works, Maintained Roads Inventory**

This list is derived from the *Yukon Highways Act and Regulations* and can be modified by the Department of Highways and Public Works. Where a discrepancy exists between this list and the *Highways Regulations*, the list in the Regulations prevails.

Highway Number	Name	Kilometres	Location	Year-Round Maintenance
301	Aishihik Lake Road	43.4	Haines Junction	No
1	Alaska Highway	957.15	South of Watson Lake to west of Beaver Creek	Yes
108	Annie Lake Road	27.2	Carcross	Yes
319	Anvil Range Road	22.1	Faro	No
104	Army Beach Road	2.6	Whitehorse	Yes
7	Atlin Road	42.4	Tagish Road to BC Border	Yes
134	Bear Creek Subdivision Road	1.8	Dawson	Yes
607	Beaver Creek Community Roads	2	Beaver Creek	Yes
153	Blind Creek Road	10.2	Drury Creek	Yes
302	Bonanza Creek Road	17.6	Dawson	No
115	Braeburn Lake Subdivision Road	2	Carmacks	Yes
154	Brooks Brook Road	0.7	Teslin	Yes
155	Burma Road	1.92	Whitehorse	Yes
605	Burwash Community Roads	3.8	Burwash	Yes
4	Campbell Highway	168	Faro to Carmacks	Yes
4	Campbell Highway	415	Watson Lake to Faro	Yes
604	Carcross Community Roads	12	Carcross	Yes
110	Carmacks By-Pass Road	0.31	Carmacks	Yes
37	Cassiar Highway	3.4	Watson Lake	Yes
199	Champagne Access Road	16	Haines Junction	Yes
128	Chootla Subdivision Road	2.9	Carcross	Yes
304	Clear Creek Road	40	Stewart Crossing	No
303	Clinton Creek Road	35	Dawson	No
121	Constabulary Beach Subdivision Road	5.4	Whitehorse	Yes
149	Cookies Road	1.07	Whitehorse	Yes
189	Cousins Airstrip Road	0.75	Whitehorse	Yes
111	Cowley Lake Road	2.5	Carcross	Yes
195	Cranberry Point Road	0.5	Whitehorse	Yes
186	Cranberry Road	0.7	Watson Lake	Yes
190	Creek Road	0.78	Whitehorse	Yes
305	Dalton Post Road	5.7	Blanchard	No
157	Deep Creek Road	3.1	Whitehorse	Yes
158	Deep Creek South Road	1.91	Whitehorse	Yes
5	Dempster Highway	465	Klondike Hwy to NWT Border	Yes
606	Destruction Bay Community Roads	2.8	Destruction Bay	Yes
701	Dome Road	4	Dawson	Yes
306	Duncan Creek Road	41	Mayo	No
103	East Point Road	1.32	Whitehorse	Yes
191	Echo Valley Road	0.72	Whitehorse	Yes
307	Ethel Lake Road	27.2	Stewart Crossing	No
106	Fish Lake Road	9.4	Whitehorse	Yes
308	Five Mile Lake Road	1.6	Mayo	No
125	Five Mile Road	1.5	Whitehorse	Yes
127	Five Mile Road	6.2	Carcross	Yes
159	Fossil Point Road	1.52	Whitehorse	Yes
309	Freegold Road	62.9	Carmacks	No
310	Frenchman Lake Road	50	Carmacks	No
161	Gartner Road	0.2	Whitehorse	Yes
160	Gentian Road	2.44	Whitehorse	Yes

Highway Number	Name	Kilometres	Location	Year-Round Maintenance
119	Golden Horn Subdivision Road	7	Whitehorse	Yes
192	Grayling Place	0.81	Whitehorse	Yes
105	Grizzly Valley Road	2	Whitehorse	Yes
3	Haines Road	175	Alaska Border to Haines Junction	Yes
311	Hansen/McQuesten Road	20.8	Mayo	No
185	Henderson Corner Subdivision	2	Dawson	Yes
162	Hett/Hase Road	0.45	Teslin	Yes
163	Horse Creek Road	2.5	Whitehorse	Yes
312	Hunker Creek/ Granville/Sulphur	98.3	Dawson	No
164	Ingo's Road	0.9	Carcross	Yes
113	Jackfish Bay Road	4.6	Whitehorse	Yes
129	Jackson Lake Road	4.7	Whitehorse	Yes
193	Jackson Road	0.8	Whitehorse	Yes
183	Johnson Crossing West	0.6	Teslin	Yes
194	Johnston Road	0.32	Whitehorse	Yes
120	Judas Creek Road	10.2	Whitehorse	Yes
601	Keno City Community Roads	3	Keno	Yes
313	Klukshu Road	1.6	Blanchard	No
131	Kookatsoo Lake Road	0.8	Whitehorse	Yes
314	Kusawa Lake Road	24	Whitehorse	No
136	Lewes Dam Road	1.48	Whitehorse	Yes
166	Lewes Lake Road	1.6	Carcross	Yes
188	Little Choutla Sub.	0.5	Carcross	Yes
152	Little Salmon Subdivision Road	1.5	Drury Creek	Yes
132	Lowey's Lane	0.5	Whitehorse	Yes
138	Marshall Creek Road	1	Haines Junction	Yes
139	Mayo Firebreak Road	0.2	Mayo	Yes
315	Mayo Lake Road	9.6	Mayo	No
133	Mayo Subd. & Mayo Group Home Road	2.9	Mayo	Yes
122	McClintock Place Road	0.94	Whitehorse	Yes
177	McClintock River Valley Road	6.1	Whitehorse	Yes
187	Meadow Road	0.7	Carcross	Yes
140	Mendenhall Road	8.6	Whitehorse	Yes
317	Minto Lake Road	18.4	Mayo	No
15	Mitchell Road	10.8	Faro	Yes
197	Mitchie Road	0.51	Whitehorse	Yes
318	Mount Nansen Road	60	Carmacks	No
10	Nahanni Range Road	134	Tuchitua	Yes
6	North Canol Road	234.7	Ross River to NWT Border	No
142	North Fork East Road	18.1	Dawson	Yes
169	North Fork West Road	3.3	Dawson	Yes
2	North Klondike Highway	524	Alaska Highway to Dawson	Yes
123	North McClintock Road	2.1	Whitehorse	Yes
143	Nygren Subdivision Road	2	Haines Junction	Yes
107	Old Alaska Highway	6.4	Whitehorse	Yes
170	Old Constabulary Subdivision Road	0.8	Whitehorse	Yes
603	Old Crow Community Roads	8	Old Crow	Yes
141	Papineau Road	0.3	Blanchard	Yes
602	Pelly Crossing Community Roads	6.4	Pelly	Yes
702	Pelly Ranch Road	0 to 41.2	Stewart Crossing	Yes
702	Pelly Ranch Road	41.2 to 51.2	Stewart Crossing	No
118	Pilot Mountain Road	3.2	Whitehorse	Yes
144	Pine Lake Road	3.7	Haines Junction	Yes
145	Policeman's Point Road	2	Whitehorse	Yes
320	Quartz Creek Road	20	Dawson	No
179	Rivendell Farm Road	2.3	Whitehorse	Yes
130	River Valley Road	1.6	Whitehorse	Yes
172	Robinson Subdivision Road	7	Carcross	Yes
135	Rock Creek Subdivision Road	2.4	Dawson	Yes

Highway Number	Name	Kilometres	Location	Year-Round Maintenance
173	Ross River Access Road	9.6	Ross River	Yes
608	Ross River Community Roads	7.8	Ross River	Yes
184	Scott Road	0.4	Whitehorse	Yes
198	Scout Bay Road	0.28	Whitehorse	Yes
174	Scout Lake Road	2	Whitehorse	Yes
126	Shallow Bay Road	1.6	Whitehorse	Yes
146	Silver City Road	3.2	Haines Junction	Yes
11	Silver Trail	110	Klondike Hwy to Keno City	Yes
321	Simpson Lake Road	1.6	Tuchitua	No
322	Sixty Mile Road	11	Dawson	No
137	Smiths Road	1.3	Whitehorse	Yes
323	Snafu Lake Road	2.4	Carcross	No
324	Snag Road	27.4	Beaver Creek	No
6	South Canol Road	219.1	Johnson's Crossing to Ross River	No
2	South Klondike Highway	133.7	Alaska Border to Alaska Highway	Yes
124	South McClintock Road	3.3	Whitehorse	Yes
325	South McQuesten Road	25.6	Mayo	No
102	Stewart Crossing Subdivision Road	2.4	Stewart Crossing	Yes
326	Sunnydale Road	5.3	Dawson	No
156	Tagish Estate Road	5.6	Carcross	Yes
116	Tagish Lake Subdivision Road	4.5	Carcross	Yes
109	Tagish River Road	3.5	Carcross	Yes
8	Tagish Road	54	Alaska Hwy to Klondike Hwy	Yes
14	Takhini Hot Springs Road	9.2	Whitehorse	Yes
147	Takhini River Road	10.7	Whitehorse	Yes
117	Taku Subdivision Road	8.3	Carcross	Yes
328	Tarfu Lake Road	4.1	Carcross	No
148	Ten Mile Road	0.8	Whitehorse	Yes
167	Teslin Airport Subdivision Road	0.9	Teslin	
150	Teslin Lake Subdivision Road	3	Teslin	Yes
168	Three Mile Road	0.9	Whitehorse	Yes
9	Top of the World Highway	105	Dawson to Alaska Border	No
178	Triple Cross Road	0.7	Carcross	Yes
175	Two Horse Creek Road	2.1	Carcross	Yes
329	Upper Bonanza Road	28	Dawson	No
609	Upper Liard Community Roads	4	Upper Liard	Yes
165	Vista Road (Lebargé Tower Road)	3	Whitehorse	Yes
182	Watson River Subdivision	2.4	Carcross	Yes
181	West Dawson Subdivision	2.2	Dawson	Yes
112	Windid Lake Road	0.8	Watson Lake	Yes
180	Woodland Road	0.6	Whitehorse	Yes

APPENDIX B: WATERS WITH HIGH RECREATIONAL VALUE

A. Waters with high recreational value include, but are not limited to the following:

1. Conservation Waters as defined in the current *Fishing Regulations Summary*.

Aishihik Lake	Drury Lake	Little Wolverine Lake	Sekulumun Lake
Alligator Lake	Ethel Lake	Long Lake	Sekulumun River
Bennett Lake	Fire Lake	Marsh Lake	Tagish Lake
Big Salmon Lk	Frances Lake	McEvoy Lake	(including Windy Arm)
Big Salmon R (Quiet Lake to Big Salmon Lake including Sandy Lake)	Frank Lake	Morley Lake	Tay Lake
Blind Lake	Frederick Lake	Morris Lake	Tchawsahmon Lake
Chain Lake	Frenchman Lake	North Lakes	Ten-Mile Lake
Claire Lake	Glenlyon Lake	Pleasant Lake	Tincup Lake
Coghlan Lake	Grass Lakes	Poisson Lake	Whitefish Lakes
	Jim Cook Lake	Quiet Lake	Wolf Lake
	Jo-Jo Lake	Sandy Lake	Wolverine Lake
	Kluane Lake		

2. Special Management Waters as defined in the current *Fishing Regulations Summary*.

Atlin Lake	Laidlaw Lake	Snafu Lakes	Teslin Lake
Braeburn Lake	Little Atlin Lake	Swift River and tributaries	Teslin River at Johnson's Crossing
Caribou Lake	Little Fox Lake	Tagish Bridge	Twin Lakes
Chadburn Lake	Lubbock River	Tarfu Lake	Watson Lake
Dezadeash Lake	Mandanna Lake	Tatlmair Lake	Wellesley Lake
Duo Lake	McLean Lake	Tatshenshini River	Yukon River
East Aishihik River	Pine Lake	System (Blanchard R, Tatshenshini R, Klukshu R, Village Ck, Takanne R)	System (Blind Ck, Klondike R, Lapie R, Morley R, Smart R, Takhini R, Teslin R, Yukon R)
Kathleen River	Rancheria River & tributaries		
System (Crescent Lk., Granite Lk, Granite Ck, Kathleen R., Lower Kathleen Lk., Quill Ck., Rainbow Lk.)	Six Mile River		

3. Waters recognized as having high recreational value due to their recreational potential, environmental and scenic characteristics, and accessibility. These lakes include, but are not be limited to the following:

Emerald Lake	Kusawa Lake
Fox Lake	Lake Laberge
Fish Lake	Little Teslin

B. Rural residential applications may be considered in the vicinity of Burwash Landing on Kluane Lake and Johnson's Crossing on Teslin River in order to provide for rural residential potential in the vicinity of these communities.

APPENDIX C: Section 8, Subdivision Regulations, Application Evaluation Criteria

In making the decision required by paragraph 7(c), the approving officer shall consider comments submitted pursuant to paragraph 7(b) and the suitability of the land having regard to:

- (a) its topography;
- (b) its soil characteristics;
- (c) its surface and subsurface drainage;
- (d) any potential hazards such as flooding, erosion, subsistence, landslides, wildland fires, avalanches, or similar risks;
- (e) quality of the water and availability and adequate supply;
- (f) availability and adequacy of sewage disposal system and solid waste disposal;
- (g) existing and prospective uses of the land proposed for subdivision and land in the vicinity;
- (h) provision for and number of existing and proposed accesses to a highway;
- (i) layout and lighting of roads and accesses from lots to roads;
- (j) design and orientation of the subdivision including the size and shape of each lot;
- (k) anticipated need for school sites, recreational facilities and parks;
- (l) protection of sensitive environmental areas and critical fish and wildlife habitat;
- (m) protection of significant natural, historical and heritage features;
- (n) protection against pollution and other environmental and public health risks;
- (o) the completed development checklist; and
- (p) compliance with applicable planning scheme.