

		59 ARMY BEACH	
		Area	Whitehorse South
		Sub Area	WS Marsh Lake
		Postal Code	Y0B 1Y1
		Type	Single Family
		Style	Bungalow
		Taxes	\$1,511 (2022)
		MLS®	14780
		Year Built	2021
		Zoning	
		Local Imp. Tax	
		Suite Permit	
		Listing Status	Active
		Possession	Negotiable
		Condo Fees	
		GST	No GST
		Current Price	\$775,000
		Sale Price	
		Sale Date	

INTERIOR FEATURES

Bedrooms	3	# Fireplaces	
Bathrooms	2	Fireplaces Type	
Levels		Heating	Electric
Basement	Crawl	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls			

Equip Incl	Dishwasher, Microwave, Stove, Refrigerator, Washer, Dryer
Features	Dishwasher BI, Garage Door Opener
Flooring	

ROOMS (Sqft Fin: 1,600)

	Bsmt	Main	2nd	Other
Sqft				
Entrance				
Living		18'9x13'9		
Dining		14'0x13'7		
Kitchen		13'11x11'8		
Master Bedroom		13'7x12'0		
Bathroom		3pc		
Ensuite		3pc		
Bedroom		11'8x11'3		
Bedroom		11'3x11'2		
Utility		10'0x9'5		

LOT & EXTERIOR FEATURES

Lot Area (sqft)	23,958	Width (ft)	
Lot Area (acres)	0.55	Depth (ft)	
Lot Dimensions			
Roof	Asphalt Shingles, Metal		
Exterior Finish	Siding, Other		
Total Parking			
Open Pk Spcs			
Driveway	RV Parking, Paved Drive		
Garage	Dble Det'd Gar.		
Lot	Flat, Fences some, Irregular		
Outdoor Area	Deck		

LEGAL & MORTGAGE

Legal Desc.	Lot 2A, Block M, Plan 2010-0148, Army Beach YT
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Loaded with curb appeal, this newly built, stunning home on a .55acre lot in Army Beach awaits. Approx 30 minutes from Whitehorse, this 3 bedroom, 2 bath energy efficient rancher boasts a beautiful layout and tasteful finishing throughout. Greeted by a spacious arctic entry leading to a beautifully equipped merit kitchen, featuring self closing cabinets and drawers, led lighting and brand new appliance package. Patio doors off both the dining and living room offer the ability to bask in the morning sun off the front deck and enjoy BBQ'ing in the sunshine filled rear yard after work. The master bedroom is equipped with a custom electronic window shade, and shared ensuite. 2 more bedrooms, 3 pc bath laundry and mechanical rooms round out this terrific floor plan. Accessible crawl space is equipped with HRV, water holding tanks, and sump pump. Extensive asphalt driveway leads to a 28x36 detached, heated, wired and insulated shop ('10) with backup generator hookup. Call today! Listed By:URBAN REALTY GROUP

This listing information is provided to you by:

Chris Meger - Broker

☎ 867-335-4868 ✉ info@chrismeger.ca 🌐 http://www.chrismeger.ca

URBAN REALTY GROUP

☎ 867-322-8726 ✉ info@urbanrealtygroup.ca 🌐 http://www.urbanrealtygroup.ca

2054 Second Avenue Whitehorse, YT Y1A 1A8 - Contact Name: Chris Meger

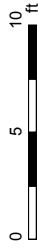
The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. Mar 14, 2023.



59 Army Beach Dr, Marsh Lake, YT

1st Floor Exterior Area 1707.95 sq ft
Interior Area 1559.69 sq ft



PREPARED: 2023/03/14



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

59 Army Beach Dr, Marsh Lake, YT

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building 1ST FLOOR

3pc Bath: 5'5" x 9'6" | 51 sq ft
4pc Bath: 11'3" x 9'3" | 88 sq ft
Bedroom: 11'2" x 11'1" | 124 sq ft
Bedroom: 11'2" x 11'7" | 120 sq ft
Dining: 17'4" x 11'9" | 173 sq ft
Kitchen: 13'11" x 15'3" | 212 sq ft
Laundry: 6'7" x 10'8" | 70 sq ft
Living: 13'8" x 18'8" | 255 sq ft
Primary: 12' x 13'7" | 163 sq ft
Utility: 9'5" x 10'1" | 94 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building 1ST FLOOR

Interior Area: 1559.69 sq ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 1707.95 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1559.69 sq ft
Exterior Area: 1707.95 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



59 Army Beach Dr, Marsh Lake, YT

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



59 Army Beach Drive
Additional Information

SHOP

- 28x36 shop was constructed in 2010 and used by the current owners who lived nearby.
- Automatic overhead door 14x16; Manual overhead door 10x10
- Oil monitor in the shop and above ground oil tank “as is where is”.
- There is a GENERLINK, hookup for backup power supply to the house.
- Yamaha Generator included in the sale.
- Fridge included.

HOUSE

- House was built in 2021 and has never been lived in. The current owners only ever utilized the shop.
- Sump & pump installed in crawlspace to mitigate against the potential for ground water intrusion. Ref; Groundwater Assessment Maps courtesy of Yukon Energy (attached).
- Water delivery system – 2 Tanks located in crawl. Access in mechanical/storage room.
- Included laundry appliances are not currently installed (hoses and ducting).
- Site was elevated over the years and prior to construction with approx 45-50 loads of fill.
- Appliances are brand new; with manuals and mfg warranty's.
- Electronic blind/shade in master bedroom is complete with charging cord.

59 Army Beach Drive — Electricity Consumption Report

RP1600	CIS DATE	2023-03-01	COMPANY	05	RUN DATE	2023-03-01	PAGE	001					
SERVICE ACCOUNT SUMMARY REPORT													
TO:													
SERVICE ACCOUNT:	3577102	STATUS:	Active	PRICE SCHEDULE:	1160 1160	RES HYDRO NON GOV							
STATEMENT ACCOUNT:	05 3577102101	ROUTE:	8822	READ CY:	20	CHARGE CY:	20	SMT CY:	20				
CUSTOMER:	Last 12 Months = \$3,147.97 Average = \$262.33/month												
ASSOCIATED PRICE:													
BUSINESS PHONE:													
SVC ACCT START DATE:	2022-12-22	FAX:											
RESP DISTRICT:	MARSH LAKE - 0592	CRITICAL FACILITY:											
PREMISES:	59 ARMY BEACH DR	CUSTOMER REFERENCE:											
	MARSH LAKE YT Y08 1Y1	SIC:											
		11030 - Detached Garage											
		SERVICE POINTS:											
		001											
CURRENT BALANCE	\$370.39	CURRENT	60 DAY	\$0.00									
UNPAID DEPOSIT	\$0.00	30 DAY	90 DAY	\$0.00									
CHARGE/USAGE HISTORY													
PRICE													
CHARGE DATE	SCHED DAYS	BILLED KWH	DEMAND	NET AMOUNT	NET NET MEASURED	DCD	BILL CONSTANT	RATCHET DEMAND	LOAD FACTOR	POWER FACTOR	CANC?	BILL TYPE	OUTSTANDING BALANCE
2023-02-22	1160 28	1865.00	0.00	\$370.39	1865.00	0.0000	1.000000	0.00	0.00%	0.00%	N	ACT	\$370.39
2023-02-22				\$370.39									\$370.39
2023-01-25	1160 34	2699.00	0.00	\$539.13	2699.00	0.0000	1.000000	0.00	0.00%	0.00%	N	ACT	\$0.00
2023-01-25				\$539.13									\$0.00
ATCO-GIS													

RP1600	CIS DATE 2023-03-02	COMPANY 05	RUN DATE 2023-03-02	PAGE 001
SERVICE ACCOUNT SUMMARY REPORT				
TO:				
SERVICE ACCOUNT: 698686	STATUS: Finalled	PRICE SCHEDULE: 1160 1160	RES HYDRO NON GOV	
STATEMENT ACCOUNT: 05 0009914501	ROUTE: 8822	READ CY: 20	CHARGE CY: 20	STMT CY: 20
CUSTOMER:				
ASSOCIATED PRICE:				
BUSINESS PHONE: (867) 668-2107		FAX:		
SVC ACCT START DATE: 2009-08-05				
RESP DISTRICT: MARSH LAKE - 0592	CRITICAL FACILITY:			
PREMISES: 59 ARMY BEACH DR	CUSTOMER REFERENCE:			
MARSH LAKE YT Y0B 1Y1	SIC: 11030 - Detached Garage			
		SERVICE POINTS: 001		
CURRENT BALANCE	\$0.00	CURRENT	60 DAY	\$0.00
UNPAID DEPOSIT	\$0.00	30 DAY	90 DAY	\$0.00
CHARGE/USAGE HISTORY				
PRICE	BILLED	NET NET MEASURED		
CHARGE DATE	SCHED DAYS	BILLED KWH	DEMAND	DEMAND
2022-12-22	1160 28	2456.00	0.00	0.00
2022-12-22		\$475.10	0.00	0.00
2022-11-24	1160 29	1965.00	0.00	0.00
2022-11-24		\$387.49	0.00	0.00
2022-10-26	1160 30	1136.00	0.00	0.00
2022-10-26		\$219.02	0.00	0.00
2022-09-26	1160 33	692.00	0.00	0.00
2022-09-26		\$139.27	0.00	0.00
2022-08-24	1160 30	340.00	0.00	0.00
2022-08-24		\$79.77	0.00	0.00
2022-07-25	1160 32	262.00	0.00	0.00
2022-07-25		\$66.93	0.00	0.00
2022-06-23	1160 29	578.00	0.00	0.00
2022-06-23		\$119.83	0.00	0.00
2022-05-25	1160 29	920.00	0.00	0.00
2022-05-25		\$177.07	0.00	0.00
ATCO-CIS				

RP1600	CIS DATE 2023-03-02	COMPANY 05	SERVICE ACCOUNT SUMMARY REPORT										RUN DATE 2023-03-02	PAGE 002
TO:														
SERVICE ACCOUNT: 698686		STATUS: Finalled		PRICE SCHEDULE: 1160 1160 RES HYDRO NON GOV										
STATEMENT ACCOUNT: 05 0009914501		ROUTE: 8822		READ CY: 20	CHARGE CY: 20	STMT CY: 20								
CUSTOMER:														
ASSOCIATED PRICE:														
CHARGE/USAGE HISTORY														
PRICE	BILLED	NET NET MEASURED			DCD	BILL	LOAD	POWER	CANC?	BILL	OUTSTANDING			
CHARGE DATE SCHED DAYS BILLED KWH	DEMAND	NET AMOUNT	STMT DATE	MEASURED KWH	DEMAND	CONSTANT	DEMAND	FACTOR		TYPE	BALANCE			
2022-05-25		\$177.07									\$0.00			
2022-04-26 1160 34	0.00	\$271.60	2022-04-29	1402.00	0.00	0.0000	0.00	0.00%	0.00%	N ACT	\$0.00			
2022-04-26		\$271.60									\$0.00			
2022-03-23 1160 28	0.00	\$302.27	2022-03-31	1554.00	0.00	0.0000	0.00	0.00%	0.00%	N ACT	\$0.00			
2022-03-23		\$302.27									\$0.00			
2022-02-23 1160 28	0.00	\$369.69	2022-02-28	1888.00	0.00	0.0000	0.00	0.00%	0.00%	N ACT	\$0.00			
2022-02-23		\$369.69									\$0.00			
2022-01-26 1160 33	0.00	\$957.12	2022-01-31	4606.00	0.00	0.0000	0.00	0.00%	0.00%	N ACT	\$0.00			
2022-01-26		\$957.12									\$0.00			
2021-12-24 1160 30	0.00	\$179.57	2021-12-31	935.00	0.00	0.0000	0.00	0.00%	0.00%	N SEST	\$0.00			
2021-12-24		\$179.57									\$0.00			
2021-11-24 1160 30	0.00	\$356.37	2021-11-30	1822.00	0.00	0.0000	0.00	0.00%	0.00%	N ACT	\$0.00			
2021-11-24		\$356.37									\$0.00			
2021-10-25 1160 31	0.00	\$263.11	2021-10-29	1360.00	0.00	0.0000	0.00	0.00%	0.00%	N ACT	\$0.00			
2021-10-25		\$263.11									\$0.00			
2021-09-24 1160 30	0.00	\$244.94	2021-09-30	1270.00	0.00	0.0000	0.00	0.00%	0.00%	N ACT	\$0.00			
2021-09-24		\$244.94									\$0.00			

ATCO-CIS

ATCO-GIS

If not listed above, our records contain no information regarding any approved woodstove or chimney installations.

NOTE: Cancelled/Lapsed Permits - due to inactivity or at request of owner

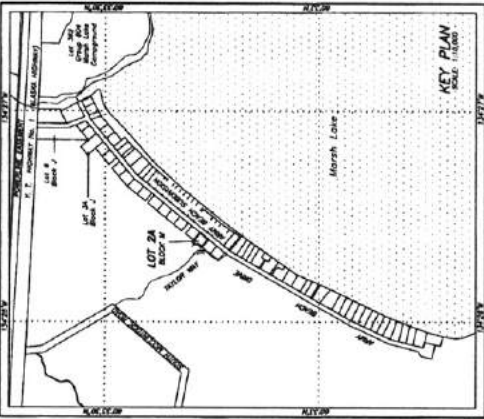
**It is the *OWNERS'* responsibility to call for any *INSPECTIONS*.
Please be advised that 3 business days' notice is required when requesting an *INSPECTION*.**

DISCLAIMER:

This report only contains information about permits that have been issued. Government of Yukon offers no warranties about the completeness of this report. It does not contain information about investigations, stop work orders, unpermitted installations or activities. The inspections undertaken by the Government of Yukon are made on the basis of visual observations of readily apparent circumstances and made only to satisfy the requirements of the relevant permit. The issuance of a final inspection is not a warranty or assessment about the suitability or fitness for a purpose of any permitted construction or installation. In consideration of the receipt of this report, you waive any claim against Government of Yukon resulting from your reliance on the information in this report. For properties in the City of Whitehorse, purchasers may wish to contact the City of Whitehorse.

✉ Building Safety (C-8), P.O. Box 2703, Whitehorse, YT Y1A 2C6
☎ 867-667.5741 1-800-661-0408 ext. 5741 F 867-393-6249
@ buildingsafety@gov.yk.ca

Canada Lands Surveys Records
 Registered this 2 day of
 November 2010 at 1353
 under LTO No. 2610-0149
 Date November 2, 2010 Registrar



PLAN AND FIELD NOTES
 OF SURVEY OF
LOT 2A, BLOCK M
 (COMPRISING LOT 2, BLOCK M, PLAN 43575 CLSR, 23287 LTO
 AND YUKON LAND)
 ARMY BEACH SUBDIVISION, MARSH LAKE
 YUKON

SCALE 1:250
 0 5 10 15 20 metres

THIS SURVEY WAS EXECUTED ON SEPTEMBER 1 AND 2, 2010
 BY G.C. FRIESEN, CLS

LEGEND:

Boundaries are indicated, defined from the 2010 survey, 2010/10/10, for the line between
 CLSR 43575 and LTO 23287. The survey was conducted by G.C. FRIESEN, CLS, on September 1 and 2, 2010.
 monument H1559 on shown on Plan 43575 CLSR.

Distances are indicated of general ground level and are expressed in metres.

Old Pattern Iron Poles shown that
 CLS 77 Feet found shown that
 CLS 77 Feet placed shown that
 True Line shown that
 Land dealt with by this plan bounded that

CENTER LINE OF HIGHWAY 97Y TIES			
STATION	TO	BEARING	DISTANCE
12+15.6	1	244°23'	21.1
2	2	202°24'	11.6
3	3	200°21'	16.4
4	4	218°14'	25.4
5	5	219°25'	27.2

CHANGES: LOT 2, Block M (C of T 2008/01253)
 Marsh Lake, Yukon

Signature
 LEOB WILSON

SIGNED IN THE PRESENCE OF: *Signature*
 1. *Signature* of the City of Whitehorse, Yukon, made both and any
 2. I was personally present and did see the survey station and Leona Wilson
 3. I was personally present and did see the survey station and Leona Wilson
 4. I was personally present and did see the survey station and Leona Wilson
 5. I was personally present and did see the survey station and Leona Wilson
 6. I was personally present and did see the survey station and Leona Wilson
 7. I was personally present and did see the survey station and Leona Wilson
 8. I was personally present and did see the survey station and Leona Wilson
 9. I was personally present and did see the survey station and Leona Wilson
 10. I was personally present and did see the survey station and Leona Wilson

Signed before me of Whitehorse, Yukon
 City of Whitehorse, 2010.

Signature
 Leona Wilson
 Leona Wilson
 Leona Wilson

APPROVED
Signature
 Department of Natural Resources
 The Section 29, Canada Lands Survey Act
 Confirmed under the Crown Lands Act
Signature
 Brian Wilson
 Brian Wilson
 Brian Wilson

FN: 2010/0023
 Project: 2010/0023
 Date: Oct 13/10
 Date: Oct 28/10
 Revised: 1.5

NM1:		TAX CLASS: 1		COPY CODE:	
PROPERTY DESCRIPTION		PLAN	GRP	QUAD	BLK LOT
ARMY BEACH		10-148		M	2A
TAXES LEVIED		TAXES OUTSTANDING INCLUDES			
GENERAL	CURRENT YEAR	LAST YEAR	INTEREST TO 22/04/11		
:	1511.70	622.63	CURRENT	:	1511.70
SCHOOL	:		1 YEAR	:	
OTHER	:		2 YEAR	:	
LOC IMPROV1:			3 YEAR	:	
LOC IMPROV2:			OVER 3 YEAR:		
LOC IMPROV3:			TOTAL	:	1511.70
LOC IMPROV4:			+ CURR PER INTR:		
H.O.G.		DAILY INTR AMT:			
INSTALLMENT DUE MAR31:	STATUS:	LIEN STATUS			
INSTALLMENT DUE JUN30:	DATE:	00/00/00	CODE:		
INSTALLMENT DUE SEP30:	CHEQUE:		DATE: 00/00/00		
INSTALLMENT DUE DEC31:	AMOUNT:		REGN:		

PF15=INQUIRY MENU, ENTER=SCREEN2, PF18=LIST OF MATCHES, PF19=PREV, PF20=NEXT

THE SOUTHERN LAKES ENHANCED STORAGE PROJECT: UNDERSTANDING POTENTIAL GROUNDWATER EFFECTS ON SURROUNDING PROPERTIES IN ARMY BEACH

Throughout 2016 and into 2017, Yukon Energy worked with Yukoners on a plan to address the territory's electricity needs to the year 2035. The resulting 2016 Resource Plan identified the Southern Lakes Enhanced Storage Project (SLESP) as a priority of its action plan.

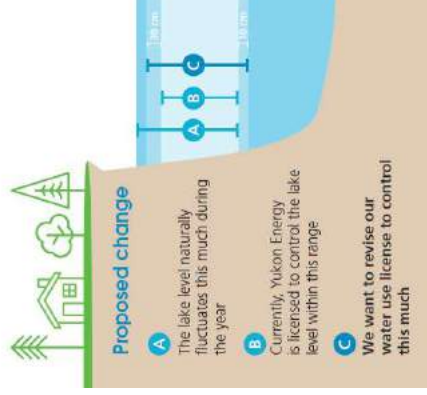
SLESP is a hydroelectricity enhancement project that would provide additional water for winter power production at the Whitehorse Rapids Generating Station, when that electricity is needed most. The SLESP would involve a change in Yukon Energy's water license to increase their Full Supply Level (FSL) on the Southern Lakes by 30cm (12") and lower their Low Supply Level (LSL) by 10cm (4"). An increase in FSL would result in higher water levels in the Southern Lakes during autumn and early winter, and a decrease in LSL would result in lower water levels in spring. Yukon Energy would continue to not influence lake water levels between May 15 and August 15 – the "all gates open" period on the Marsh Lake Dam.

Lake levels are related to groundwater levels in many near-shore areas of the Southern Lakes so Yukon Energy retained Hemmera to complete a detailed analysis to understand if increasing the FSL by up to 30cm in the late fall/early winter could increase groundwater levels and might affect properties or infrastructure around the lakes. Initial surveys and previous investigations suggested that changes to near-shore groundwater levels associated with the proposed increase in FSL could affect some low-lying properties with sub-surface infrastructure. The three main objectives were to identify all potentially affected properties and their mitigation needs, estimate the costs for those mitigation needs, and gain an understanding of the acceptability of landowners to the proposed mitigations and the SLESP as a whole.

This cover page summarises the groundwater research and studies undertaken by Hemmera. The attached maps show the results of those studies.

Groundwater Investigation

The first step taken to compile an inventory of properties potentially affected by SLESP-related groundwater rise, was to build a GIS-based groundwater screening tool designed to identify any low-lying properties with ground areas (>2m²) within 3.5m of altitude of the proposed FSL (656.53 masl). A depth of 3.5m was chosen based on the range of sub-surface infrastructure depth measurements taken during previous property surveys, and it was assumed that no properties would have sub-surface infrastructure deeper than 3.5m. The model conservatively identified 457 of the 1338 properties in the study area as potentially affected by groundwater rise with an increase in FSL. Further observation and inspection of these properties removed 304 from consideration, with 153 potentially affected properties remaining for further investigation through landowner engagement and infrastructure geodetic surveys.



A comprehensive landowner engagement program was launched to understand potentially affected properties and incorporate additional local knowledge into the analysis. Some information was already known about 78 of the properties from previous work, so this was incorporated into the study. The engagement program included phone calls and letters to landowners, as well as in-person meetings. Property geodetic surveys and geotechnical assessments were undertaken when required.

The most common types of sub-surface infrastructure measured were septic fields and septic tanks. Basements/crawl spaces and sumps were also surveyed. Mitigation measures recommended for this infrastructure included: raising the septic field, septic tank anchoring, sump pump installation and compensation. Many low-lying properties already experience groundwater issues related to their subsurface infrastructure during natural peak summer Southern Lakes' water levels. If the property survey results indicated that these effects would be prolonged by SLESP-related groundwater levels, mitigation measures were discussed between Yukon Energy and the landowner.

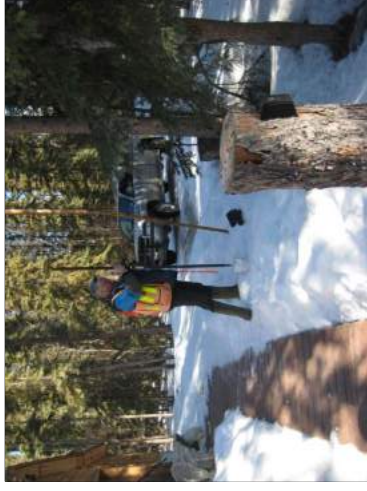
In 2015, 53 properties were identified to have infrastructure that could be potentially affected by SLESP-related groundwater rise and were recommended for mitigation. Of the 53 properties, six were included as "likely affected" pending confirmation of infrastructure with the landowner. Subdivisions of land parcels since then have increased that number to 57 properties.

Septic system upgrades were the most common recommended mitigation measure for affected properties. If SLESP proceeds to a YESAB assessment and water licensing, mitigation measures determined from this study will be included in project planning and assessment.

Mapping of Properties Potentially Affected by SLESP-related Groundwater Rise

Properties potentially affected by SLESP-related groundwater rise are located in South McClintock, Army Beach, McClintock Place, Old Constabulary, Judas Creek, Tagish and Carcross. On the following maps, properties surveyed and likely to be affected are indicated by solid-green lot lines. Those properties not surveyed but likely to be affected by the SLESP are represented by dashed-green lot lines. Properties initially identified at risk from SLESP-related groundwater rise that were surveyed and determined to be unaffected are indicated by the solid-purple lot lines. The remaining properties that were considered to be at a very low risk of being affected and were not surveyed are indicated by black lot lines. If you have any questions, or would like more information, please contact Travis Ritchie, Project Lead at Yukon Energy.

Travis.Ritchie@yec.yk.ca



Measuring the Elevation of a Septic Tank Access Pipe on a Southern Lakes Property in March 2015.

Southern Lakes Enhanced Storage Project, Yukon

Potential Interactions between groundwater and Southern Lakes properties

- Legend
- Lot Boundary
 - Lot Survey Status
 - Surveyed and unaffected
 - First Nations Settlement Land (Surveyed)



Sources

- Lot boundary, Yukon Government, 2012
- Road alignment, Yukon Government, 2012 (Minor cartographic edits)
- Aerial imagery, ESRI World Imagery
- First Nations Settlement Land, Surveyed



0 50 100
Meters

NAD 1983 UTM Zone 8N
Page Size: 11" x 17"

1993-001.05 Map 5



Chapter Date: Jan 10, 2018
Production Date: Aug 08, 2019



Potential interactions between groundwater and Southern Lakes properties

Lot Boundary

Lot Survey Status

Surveyed and affected

Surveyed and unaffected

Not surveyed and potentially affected

Not surveyed and unaffected

First Nations Settlement Land (Surveyed)



Sources

- Lot boundary: Yukon Government, 2012
Elevation data: Yukon Government, 2012 September
Road alignment: Yukon Government, 2012 (Minor cartographic edits)
Aerial Image: ESRI World Imagery
Inset Basemap: ESRI World Topographic Map



Age Group	Percentage
18-24	~100
25-34	~95
35-44	~90
45-54	~85
55-64	~80
65-74	~75
75-84	~70
85-94	~65
95-104	~60

Page Size: 11" x 17"

1593-001.05	Creation Date: Jan 10, 2015 Production Date: Aug 08, 2019	Map 6
-------------	--	-------

 Hemmera
A Division of Hemera Group, Inc.

Southern Lakes Enhanced Storage Project, Yukon

Potential Interactions between groundwater and Southern Lakes properties

- Legend**
- Lot Boundary
 - Lot Survey Status
 - Surveyed and affected
 - Surveyed and unaffected
 - Not surveyed and unaffected
 - First Nations Settlement Land (Surveyed)



Sources

- Lot boundary, Yukon Government, 2012
- Road alignment, Yukon Government, 2012 (Minor cartographic edits)
- Aerial image, ESRI World Imagery
- First Nations Settlement Land, ESRI World Topographic Map

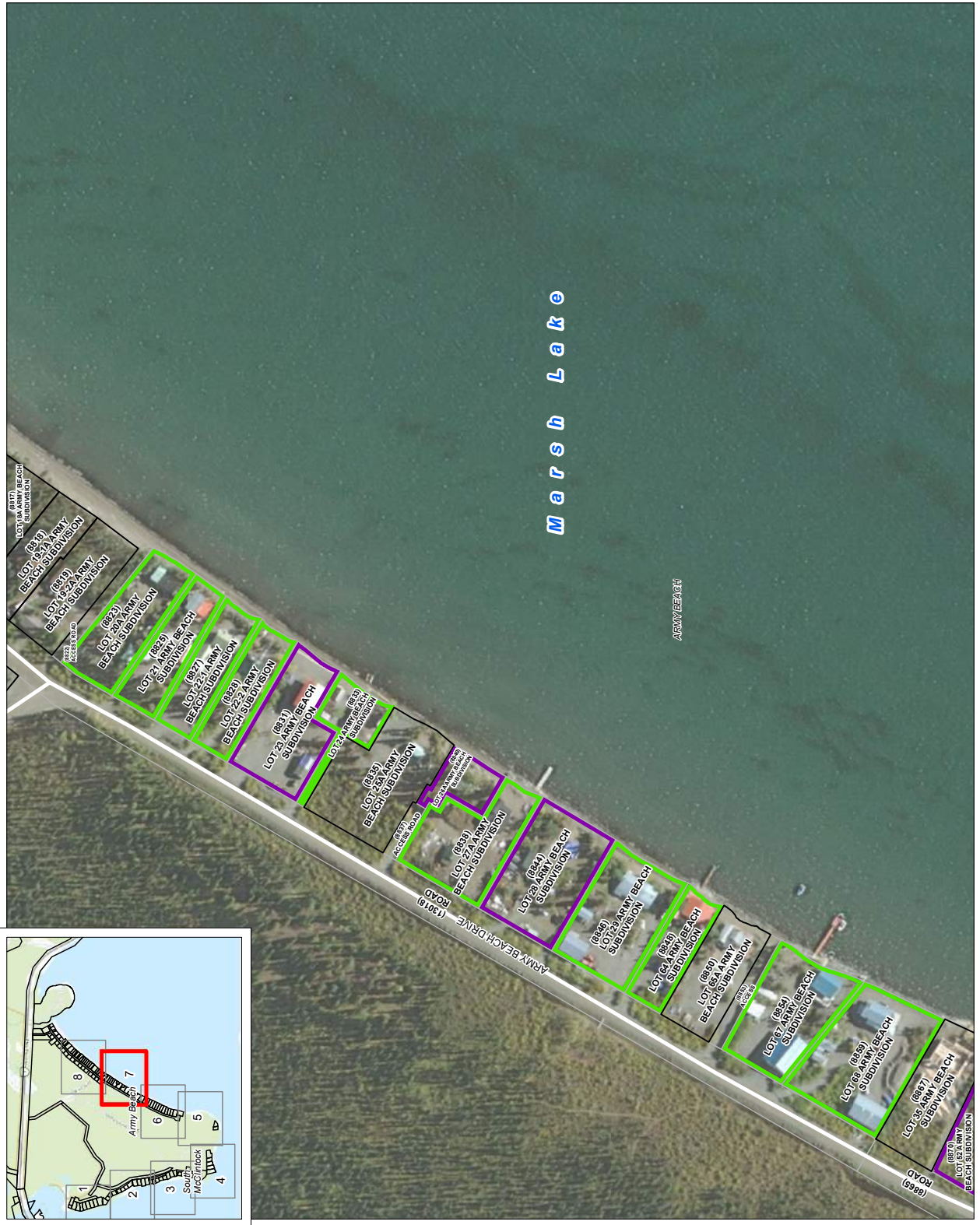


0 50 100
Metres

NAD 1983 UTM Zone 8N
Page Size: 11" x 17"

Chapter Date: Jan 10, 2018
Production Date: Aug 08, 2019

Map 7



Southern Lakes Enhanced Storage Project, Yukon

Potential Interactions between groundwater and Southern Lakes properties

- Legend**
- Lot Boundary
 - Lot Survey Status
 - Surveyed and affected
 - Surveyed and unaffected
 - Not surveyed and potentially affected
 - Not surveyed and unaffected
 - First Nations Settlement Land (Surveyed)



Sources

- Lot boundary: Yukon Government, 2012, September
- Road alignment: Yukon Government, 2012 (Minor cartographic edits)
- Aerial image: ESRI World Imagery
- First Nations Settlement Land: ESRI World Topographic Map



NAD 1983 UTM Zone 8N
Page Size: 11" x 17"

Chapter Date: Jan 13, 2018
Production Date: Aug 08, 2019

Map 8

