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APPENDIX I TO

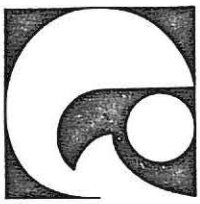
AN INVENTORY OF RECREATION COTTAGING SITES IN THE ELSA-MAYO-STEWART CROSSING AND DAWSON AREAS

EVALUATION OF SPECIFIC COTTAGE POTENTIAL SITES

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APPENDIX I

INTRODUCTION

This appendix comprises the detail site inventory sheets for four units which, on the basis of recreation potential and access, justified more detailed exploration for cottage site potential.

As the main body of this report and inventory has indicated, these four areas - Hanson Lakes, Minto Lake, Mayo Lake and Ethel Lake - are all situated in the eastern portion of the study area, where the most likely demand for cottage sites is also likely to arise.

It is worth noting that each of the lakes in question already supports recreation cottaging. It is also particularly important to note that all of the cottage sites identified on these lakes are owned and used by residents of Elsa and Mayo.

The four lakes have already been evaluated in terms of recreation potential on unit inventory sheets in Volume 1. For the sake of convenience, these four sheets are also included in this volume immediately following this introduction, in order to provide the general context within which the more specific site inventories have been undertaken.

The information on the inventory sheets can be summarized very briefly as follows:

HANSON LAKES

A chain of three lakes with a total area of 528 ha, located some 10 km north of Elsa and accessible by a reasonably good gravel road.

The main feature of the lakes is their visual attractiveness and attractive local vistas, and of course their close proximity to the communities of Elsa and Mayo.

The cottaging potential for the lakeshore has been identified

as low - moderate for isolated cottage development. The sub-division approach is not recommended, since isolated sites around the entire lakeshore, and accessible by trail from the existing road, or by water, would probably be the best method of development. Essentially the cottaging area is the strip around the lakeshore, not a block of land adjacent to it.

About 25 potential cottage sites are identified on Hanson Lakes.

MINTO LAKE

An attractive 528 ha. lake situated approximately 40 km northwest of Mayo, and accessible over 60 km of reasonably good gravel road.

The lake is situated in a pleasant, although not spectacular setting, and has pleasant local vistas. It has several good beaches and several areas of pleasant open backshore.

Six cottages are located on the lake at the present time although some are not in current use. There are several older derelict buildings probably dating from the time when Minto Lake was an important commercial fishery serving the goldfields.

The lake is large enough to afford good boating opportunities but small enough to be safe and avoid major wind and wave buildup. Sport fishing for lake trout, pike and grayling is fair.

Four different sites have been identified as having moderate and low-to-moderate potential. The range of potential development includes both sub-divisions and isolated water-access lots.

About 40 potential sites are identified on Minto Lake.

MAYO LAKE

Mayo Lake, a large hydro reservoir 9,300 ha. in extent, at average operating pool, was created by raising the level of the original lake by a dam on the Mayo River. The lake is about 40 km northeast of Mayo and accessible by a good gravel road. It is an open wind-swept water body subject to sudden squalls and can be hazardous for small boats because of rapid wind and wave buildup, floating debris from uncleared shorelines and standing dead trees around the shorelines.

The drawbacks resulting from the reservoir will probably clear up in time, although it is likely that continued erosion of some unstable shorelines will lead to a continued recruitment of new debris to the reservoir.

It is unlikely that other uses of the reservoir would justify a major attempt at cleanup.

The seasonal fluctuation in water levels is 7 feet with a low in late May and a high during August, depending on the season; the drawdown taking place during the winter months. Northern Canada Power Commission advises that they foresee no change in this operating regime.

The lakeshore provides hunting opportunity, and angling on the lake is fair, with the best fishing appearing to be at the junction of the South Arm with the mainstem of the lake.

We have identified the total of eleven potential cottaging sites in the low to low - moderate range. The development potential incorporates both sub-division and water-access isolated lots.

About 120 potential cottage sites are identified on Mayo Lake.

ETHEL LAKE

Ethel Lake is a 4,540 ha. lake, approximately 19 km long and ranging in width from 1 to 3 km, situated about 25 km southeast of Stewart Crossing. It is accessible through a 24 km access road which leaves the Klondike Highway some 5 km south of Stewart Crossing. The road has steep grades, is not accessible to large recreational vehicles and is slippery in wet weather.

The lake has sufficiently high recreational quality to justify a Yukon Territorial Government Park Reserve pending future development plans.

Vistas up the lake and into the McCarthur Range are good. There is a wide range of destination-point oriented recreational activity, including several good beaches.

Angling is fairly good, but local knowledge seems essential.

A Yukon Territorial Government campsite is located at the western end of the lake, and there are at present four recreational homes near the campsite.

We have identified 9 cottaging sites on the lake, again ranging from potential sub-division development near the access road to water-access isolated sites. The south shore of the lake includes 7 attractive points that would lend themselves well to limited isolated cottage development.

About 95 potential cottage sites are identified at Ethel Lake.

In any development plan for cottaging at Ethel Lake, particular care must be taken to ensure that transient needs and cottaging needs are carefully balanced. The recreation resources are only lightly exploited at present, but intensive uncoordinated buildup of use could lead to deterioration of the amenities Ethel Lake could offer, particularly the wilderness atmosphere and angling quality.

* SEE DETAIL SITE SHEETS

UNIT NO. 22

APPROX. SIZE (Where appropriate) 2.75 x .5 km; 3.5 x .5 km; 1.75 x 1.25 km

LOCATION Hanson Lakes, 10 km North of Elsa

RECREATIONAL POTENTIAL Low - Moderate

SITE DESCRIPTION An attractive lake chain accessible from the McQuesten Lake access road North of Elsa.

Topography: Low rolling hills (20 m local relief) surround the otherwise flat lakeshore. Some beach areas.

Soils: Mostly volcanic ash with some organic in lower areas.

Vegetation: 50% spruce, fir, pine, and 50% birch, poplar, aspen. Moss and shrub understory and extensive lingonberry under deciduous cover. Mainly sedge shorelines.

Surface Water: Shallow lakes. Quick summer warm-up.

LANDSCAPE AESTHETICS Very attractive local vistas, due to indented shorelines. Good views of Mt. Haldane.

RECREATIONAL FEATURES

Terrestrial Recreation: Hunting, berry picking, picnicking.

Aquatic Recreation: Swimming, boating.

Sports Fishing: Pike. (Lake once stocked with rainbow trout.)

ACCESS Fair access road from Elsa to several points on lakeshores.

OTHER RESOURCE INTERESTS Picnic site and boat launching on lower lake. 7 existing cottages.

POTENTIAL DEMAND Close to Elsa and Mayo. Lakes get fair local use.

DEVELOPMENT POTENTIAL

Recreational: Warm water (relatively) makes this attractive for local use.

Cottaging: Already being used. About 50% of total lakeshore provides attractive sites for low density cottages. Access by trail from road or by boat across lake. Total chain could accommodate 20 - 25 additional sites.

STUDY METHOD Road visit to site.

* *SEE DETAIL SITE SHEETS*

UNIT NO. *24* APPROX. SIZE *3.75 x 1.25 km* (Where appropriate)

LOCATION *Minto Lake, 40 km Northwest of Mayo* RECREATIONAL POTENTIAL *Moderate*

SITE DESCRIPTION *An attractive lake 60 km by road from Mayo. At present used for recreational cottaging. Several good beaches.*

Topography *Gentle to moderate backshores. Several good sandy beaches. Remainder cobble and sedge.*

Soils *Some loam and organic over glacial till.*

Vegetation *Mixed - spruce, fir, and some pine. Interspersed with poplar, birch and willow. Heavy moss and cranberry understory in conifers. Shrubs in deciduous stands.*

Surface Water *Large enough for boating. Quick warm-up over beach areas.*

LANDSCAPE AESTHETICS *Area surrounded by rolling hills. Not spectacular, but pleasant.*

RECREATIONAL FEATURES

Terrestrial Recreation *Hiking, hunting, berry picking, camping.*

Aquatic Recreation *Beach activity, boating.*

Sports Fishing *Lake trout, pike, grayling, whitefish.*

ACCESS *Good summer road from Elsa-Mayo Highway.*

OTHER RESOURCE INTERESTS *Several private recreational cottage lots.*

POTENTIAL DEMAND *Close enough to Mayo and Elsa to satisfy local demand.*

DEVELOPMENT POTENTIAL

Recreational *Close enough to Elsa and Mayo to serve local needs. Off the beaten track for transient use. Good beaches, but not much evidence of even moderate use. Excellent sandy beach (300 m) at East end of lake.*

Cottaging *A number of cottages in use, and several not receiving much current use.*

STUDY METHOD *Air and road visit.*

* SEE DETAIL SITE SHEETS

UNIT NO. 25

APPROX. SIZE (Where appropriate)
Three Arms: 15.5 x 1.5 km; 20 x 1.25 km; 16 x 3 km

LOCATION Mayo Lake, 35 km Northeast of Mayo

RECREATIONAL POTENTIAL Low

SITE DESCRIPTION A large reservoir created by raising the level of the original lake. An open windswept water-body subject to sudden squalls. Extensive debris on North shorelines. Dangerous for small boats.

Topography — Mostly moderate slopes behind beaches that have been changed by drawdown and bank sloughing. (See detail site sheets.)

Soils / Vegetation — See detail site sheets. Too large a lake for 'general' comment.

Surface Water — Strong, sudden wind gusts and high wave action. Extensive deadheads and floating debris on shorelines.

LANDSCAPE AESTHETICS Dead standing timber, debris and collapsed shorelines reduce appeal of what was once a beautiful lake. But many parts of the lake are still attractive and the overall appearance will improve in time.

RECREATIONAL FEATURES

Terrestrial Recreation — Hunting, shoreline camping.

Aquatic Recreation — Boating (in large safe boats). Some beach activity.

Sports Fishing — Lake trout, pike, grayling, whitefish.

ACCESS By good road from Mayo.

OTHER RESOURCE INTERESTS Hydroelectric reservoir. Some cottaging development. Placer mining on tributary streams.

POTENTIAL DEMAND Debris and sometimes treacherous water conditions limit potential. Considerable distances from road access to attractive recreation areas.

DEVELOPMENT POTENTIAL

Recreational — The earlier comments explain limitations on development. Mayo is a large lake requiring a good boat and knowledge of the water for safe travel. The debris problem will improve in time, but wave action plus drawdown will lead to some continued debris accumulation.

Cottaging — Several good sites, but boat access limitations will apply.

STUDY METHOD Air inspection and landings. Road and boat visit.

* *SEE DETAIL SITE SHEETS*

UNIT NO. *26* APPROX. SIZE *4,540 ha* (Where appropriate)

LOCATION *Ethel Lake, 25 km South-east Stewart Crossing* RECREATIONAL POTENTIAL *Moderate*

SITE DESCRIPTION *A deep lake situated in an E.W. valley flanked by McArthur Group Mtns. to South and Francis Plateau to North.*

Topography *Approximately 60% cobble and sand beaches; balance organic and swamp, leading to gentle 5 -20% slopes around most of the lake.*

Soils *Mostly glacial tills with some rock exposure.*

Vegetation *Predominantly spruce-fir association with aspen, birch, poplar in burned areas. Heavy moss understory in conifer areas. Shrubs under deciduous stands.*

Surface Water *A generally deep lake with shallow bays at East and West ends.*

LANDSCAPE AESTHETICS *Generally attractive. Good vistas into McArthur Range from North shore.*

RECREATIONAL FEATURES

Terrestrial Recreation *Hiking into McArthur Range, camping, berry picking, hunting, picnicking.*

Aquatic Recreation *Boating, beach recreation, swimming.*

Sports Fishing *Large lake trout, pike, grayling.*

ACCESS *24 km access road from Klondike Highway. Not accessible to large recreational vehicles. Poor in wet weather.*

OTHER RESOURCE INTERESTS *YTG Park Reserve around entire lake. 2 Forest Reserves. YTG Campsite. General private lots.*

POTENTIAL DEMAND *Moderate - High. Probably best all-round recreational lake in study region.*

DEVELOPMENT POTENTIAL

Recreational *Too far off highway for most casual stopover use. Best developed as destination-point campsite and cottage area.*

Cottaging *Moderate. A number of sites are detailed on site sheets. Best potential at Northwest end of the lake near existing road and campsite, and a number of points on South shore.*

STUDY METHOD *Air observations, landings and road visit.*

SITE NO. 22 APPROX. SITE SIZE (hectares) *3 Lakes: 15.3 km shoreline. Approx. 200 m depth.*

LOCATION *Hanson Lakes* COTTAGE POTENTIAL *Low - Moderate*

SITE DESCRIPTION

Variable	Beach		Shoreline	Backshore	Immediate Access
	Wet	Dry			
Topography					
Aspect	-	-	*N/A Total Shorelines*	-	- *As for Backshore*
Slope	*Gentle*		*Gentle*	*Gentle - Moderate*	"
Local Relief	*Some shelves*		*Gentle Some shelves*	*Variable Rolling hills*	"
Sensitivity	*Low*		*Low*		"
Soils					
Type	*Cobble and Volcanic Ash (Marl)*		*Cobble and Marl Some organic*	*Variable Marl, Glacial till. Some organic*	"
Profile	-	-	*Patchy organic layers on higher ground.*		"
Hydrology	-	-	*Higher areas all well drained.*		"
Sensitivity to Development	*Low*		*Low - Moderate*		"

SITE NO. 22

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	-	-	*50% Spruce, Fir and Pine 50% Deciduous patches (probably old burns)*		*As for Backshore*
Shrubs	-	-	*Willow, Labrador Tea, Rose*		"
Ground	*Sedges Approx. 50% Shoreline*		*Extensive Lingonberry*		"
Sensitivity to Development	*Low*		*Low*		"

SURFACE WATER

Type *Lake Chain* Size *Approx. 528 ha*

Other Features *Shallow. Little seasonal fluctuation.*

Aquatic Recreational Features

Canoeing, Boating, Swimming.

SPORTS FISHING

Species Present *Pike* Present Angling Quality *Low - Moderate*

Sensitivity to Use *Low - Moderate*

Attempts at Rainbow stocking in 1960s.

SITE NO. 22

TERRESTRIAL RECREATIONAL FEATURES *Hunting, good berry picking.*

LANDSCAPE AESTHETICS *Attractive vistas of Mt. Haldane. Variable indented shoreline and water colour makes lakes attractive.*

ACCESS CONDITIONS *Good access road to Lower Lake. Trails and boat access to sites.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *Existing cottage sites.*

B. Site *Careful selection of spot sites needed.*

C. Access *Road unsuitable for very long or low vehicles.*

D. Potential Demand *Moderate 30-minute drive from Elsa, 50-minute from Mayo.*

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Individual sites. Possible clusters of 2 - 3 sites*

Potential *Low - Moderate*

Developable Area *50% of High Spots*

Lot Size (hectares) *Variable .3 - 1.5 ha*

Max. No. of Lots *20 - 35*

OTHER COMMENTS

SITE NO. *24A* APPROX. SITE SIZE (hectares) *45*

LOCATION *Minto Lake North Shore* COTTAGE POTENTIAL *Moderate*

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	*SE*	*SE*	*SE*	*SE*	*SE*
Slope	*Gentle*		*Gentle - Moderate*		*As for Backshore*
Local Relief	-	-	*Low - Moderate Slope*		"
Sensitivity	*Low*		*Low - Moderate*		*Low - Moderate*
Soils					
Type	*Cobble and some Sand*	*Cobble and Sand*	*Sandy loam and till*	*Sandy loam over till*	"
Profile	-	-	*Average 20 cm loam and organic over till*		
Hydrology	-	-	*Well drained over most of site.*		
Sensitivity to Development	-	-	*Low - Moderate*		*Low - Moderate*

SITE NO. 24A

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	-	-	*Some Alder and Willow*	*Mixed Spruce, Fir, Pine, interspersed with Poplar, Birch and Willow.*	*As for Backshore*
Shrubs	-	-	*Willow*	*Raspberry, Lingonberry, Labrador Tea*	"
Ground	*Sedges*		*Some sedges*	*Some Moss cover, Forbs under Deciduous*	"
Sensitivity to Development	*Low*		*Low*	*Low - Moderate*	*Low - Moderate*

SURFACE WATER

Type *Minto Lake* Size *468 ha 3.75 x 1.25 km*

Other Features *Medium sized lake. Safe water body.*

Aquatic Recreational Features

Some Beach Activity, Boating.

SPORTS FISHING

Species Present *Pike, Lake Trout, Grayling, Whitefish.* Present Angling Quality *Fair*

Sensitivity to Use *Not known.*

SITE NO. *24A*

TERRESTRIAL RECREATIONAL FEATURES *Hunting, Berry Picking, Hiking.*

LANDSCAPE AESTHETICS *Rolling hills. Not spectacular. Good exposure for sun.*

ACCESS CONDITIONS *Fairly good road from Elsa-Mayo Highway to site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *3 existing cottage developments. Old abandoned buildings on site.*

B. Site *No real constraints.*

C. Access *Approximately 2 km of road would need upgrading at site.*

D. Potential Demand *Close enough to Elsa-Mayo to meet local need.*

E. Other

DEVELOPMENT POTENTIAL

Type(s) *Moderate service sub-division*

Potential *Moderate*

Developable Area *60%*

Lot Size (hectares) *1 ha*

Max. No. of Lots *15 - 20*

OTHER COMMENTS *Cluster approach might be considered.*

SITE NO. 24B APPROX. SITE SIZE (hectares) 30

LOCATION Minto Lake at Minto Creek COTTAGE POTENTIAL Low - Moderate

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	W	W	W	W	W
Slope	Gentle		Gentle	Gentle	Gentle
Local Relief	-	-	Low	Low	Low
Sensitivity	Low		Low - Moderate		Low - Moderate
Soils					
Type	Sand	Sand	Gravels and Organic	Organic over Till	
Profile	Deep		-	Deep Organic Layer	As for Backshore
Hydrology	-	-	-	May be poor on lower site.	"
Sensitivity to Development	-	-	Moderate	Moderate	Moderate

SITE NO. *24B*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	-	-	*Willow*	*Spruce, Willow*	*As for Backshore*
Shrubs	-	-	*Willow and Cinquefoil*	*Labrador Tea*	"
Ground	-	-	*Forbes*	*Heavy Moss Cover*	"
Sensitivity to Development			*Low*	*Moderate*	"

SURFACE WATER

Type *Minto Lake* Size *See 24A*

Other Features *See 24A*

Aquatic Recreational Features

Possibly Best Beach in Study Region.

SPORTS FISHING *See 24A*

Species Present _____ Present Angling Quality _____

Sensitivity to Use _____

SITE NO. *24B*

TERRESTRIAL RECREATIONAL FEATURES *See 24A*

LANDSCAPE AESTHETICS *Pleasant Vista Up lake.*

ACCESS CONDITIONS *1 km access road needed along site from existing access.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *3 Cabins. Local owners.*

B. Site *Moderate constraints - careful design needed.*

C. Access *See above.*

D. Potential Demand *In use by local residents*

E. Other

DEVELOPMENT POTENTIAL

Type(s) *Low Service* Potential *Low - Moderate*

sub-division Developable Area *80%*

Lot Size (hectares) *2 ha* Max. No. of Lots *8 - 10*

OTHER COMMENTS

SITE NO. *24 C & D* APPROX. SITE SIZE (hectares) *80*

LOCATION *Minto Lake South Shore* COTTAGE POTENTIAL *Low - Moderate*

SITE DESCRIPTION

Variable	Beach		Shoreline	Backshore	Immediate Access
	Wet	Dry			
Topography					
Aspect	*NW*	*NW*	*NW*	*NW*	*Water*
Slope	-	-	*Gentle*		*N/A*
Local Relief	-	-	*Low*		-
Sensitivity	*Low*		*Low*		-
Soils					
Type	*Cobble and Sand*		*Sandy Loam over Cobble Some Organic*	*Sandy Loam and Organic*	-
Profile	-	-		*Light Layer of Above Over Till*	-
Hydrology	-	-	*Fairly well drained site.*		-
Sensitivity to Development	*Low*		*Low*		-

SITE NO. *24 C & D*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	-	-	*Willow Alder*	*50% Fir, Spruce, Pine 50% Deciduous*	-
Shrubs	-	-	*Willow*	*Plant Associations as above*	-
Ground		*Sedges in Patches*	*Forbes and Sedges*	*Moss under Conifers*	-
Sensitivity to Development	*Low - Moderate*	-	*Low - Moderate*		-

SURFACE WATER

Type *Minto Lake* Size *468 ha*

Other Features *Some Beaches*

Aquatic Recreational Features

Limited Beach Activity.

SPORTS FISHING *See Site 22A*

Species Present _____ Present Angling Quality _____

Sensitivity to Use _____

SITE NO. *24 C & D*

TERRESTRIAL RECREATIONAL FEATURES *Hunting, Berry Picking.*

LANDSCAPE AESTHETICS *Rolling hills. Moderate sun exposure.*

ACCESS CONDITIONS *No road. Suggest water access only across lake.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *None identified.*

B. Site *No major constraints.*

C. Access *See above. Site would not justify road construction.*

D. Potential Demand *As for Sites 24A & 24B.*

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Water Access Only* Potential *Low - Moderate*

Developable Area *60%*

Lot Size (hectares) *2 - 3* Max. No. of Lots *10 - 15*

OTHER COMMENTS *Demand for more than 2 or 3 Lots is unlikely.*

SITE NO. 25A APPROX. SITE SIZE (hectares) 48

LOCATION Mayo Lake at Mayo River Outlet COTTAGE POTENTIAL Low

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	E	E	E	E	E
Slope	Varies		Receding Shoreline through Sloughing	Gentle slope	Moderate
Local Relief	With Reservoir Level		Moderate. from top	Gentle slope of cut bank	Low
Sensitivity	Moderate		Moderate		Moderate
Soils					
Type	Gravel and Cobble		Some Clays and Sandy Loam over Till	Loam over Till	As for Backshore
Profile	-	-		Thin Loam Mantle	"
Hydrology	-	-	-	Well drained site	"
Sensitivity to Development	Already Modified by Reservoir		Moderate		"

SITE NO. 25A

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	Debris		Fluctuations virtually eliminate Vegetation	Predominantly Spruce, Fir Some Deciduous	As for Backshore
Shrubs	-	-		Labrador Tea, Cinquefoil, Rose	"
Ground	-	-	-	Mosses and Forbes	"
Sensitivity to Development	-	-	-	Moderate	"

SURFACE WATER

Type Mayo Lake Size Approximately 9,300 ha

Other Features Large Reservoir. Annual fluctuation 7 ft. Low water late May. High - August. Rising pool during recreation season.

Aquatic Recreational Features

Boating, Canoeing, Beach Activity. Limited by sudden winds and wide-open sweep of water.

SPORTS FISHING

Species Present Grayling, Pike, Lake Trout and Whitefish Present Angling Quality Fair

Sensitivity to Use Not known.

Present and realistic future level of sports fishery is highly unlikely to influence sports fishing.

SITE NO. 25A

TERRESTRIAL RECREATIONAL FEATURES *Nothing of note.*

LANDSCAPE AESTHETICS *Good Vista Down Lake. Unattractive shorelines.*

ACCESS CONDITIONS *Good road to site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *Existing cottage development. Hydro reservoir poses major constraint. Reservoir fills, and rises 7 ft. (2.1 m) during summer season. Debris accumulation and drift will adversely affect recreational use of the reservoir.*

B. Site *Bank sloughing will contine to erode shoreline. Any development must be set back.*

C. Access *Good road to site.*

D. Potential Demand *General constraints noted will limit demand.*

E. Other *This is the best site on which to retain some acreage for public facilities and access to the reservoir.*

DEVELOPMENT POTENTIAL

Type(s) *Sub-division possible.* Potential *Low*

Developable Area *60%*

Lot Size (hectares) *.50 - 1 ha* Max. No. of Lots *15 - 20*

OTHER COMMENTS *Road access is the main feature of this site. Other, more attractive sites exist to meet local demand.*

SITE NO. *25B* APPROX. SITE SIZE (hectares) *13.5*

LOCATION *Mayo Lake, Mouth of Ping-Pong Creek* COTTAGE POTENTIAL *Low*

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	*SE*	*SE*	*SE*	*SE*	*SE*
Slope	*Gentle*		*Bench as a result of Sloughing*	*Gentle*	*Gentle*
Local Relief	-	-	-	*Low*	*Moderate*
Sensitivity	*N/A*		*Low - Moderate*	*Low - Moderate*	*Low - Moderate*
Soils					
Type	*Gravel and Cobble*		*Clay and Loam over Till*	*Loam over Till*	*As for Backshore*
Profile	-	-	*Thin Loam Layer*	*Thin Loam Layer*	"
Hydrology			*No drainage problem noted.*		
Sensitivity to Development	*Modified by Reservoir*			*Moderate*	*Moderate*

SITE NO. *25B*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	*Debris*		*Modified*	*Predominantly Spruce, Fir, some Alder, Birch, Poplar.*	*As for Backshore*
Shrubs	-	-	*Reservoir*	*Willow, Soopolallie, Rose*	"
Ground			*Fluctuation*	*Mosses, Forbes and Horsetails*	"
Sensitivity to Development	-	-	*Moderate*		"

SURFACE WATER

Type *Mayo Lake* Size *Approximately 9,300 ha*

Other Features *25A*

Aquatic Recreational Features *See Site 25A.*

Extensive debris accumulation on shoreline. But some open beaches.

SPORTS FISHING *See Site 25A.*

Species Present _____ Present Angling Quality _____

Sensitivity to Use _____

SITE NO. 25B

TERRESTRIAL RECREATIONAL FEATURES *Nothing of note.*

LANDSCAPE AESTHETICS *Good Lake Vista.*
Unattractive local view.

ACCESS CONDITIONS *Road to site.*

CONSTRAINTS TO DEVELOPMENT *Reservoir - See Site 25A and Unit Sheet.*

A. Other Resource Interests *Site in the face of predominant wind.*

B. Site *Shoreline sloughing will continue to erode shoreline.*

C. Access *Road upgrading would be necessary.*

D. Potential Demand *General constraints noted will limit demand.*

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Sub-division possible.*

Potential *Low*

Developable Area *75%*

Lot Size (hectares) *.5 - 1 ha*

Max. No. of Lots *8 - 10*

OTHER COMMENTS *Road access is the main feature of this site.*

SITE NO. *25C* APPROX. SITE SIZE (hectares) *18*

LOCATION *Mayo Lake, Mouth of Keystone Creek* COTTAGE POTENTIAL

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	*S*	*S*	*S*	*S*	*Water*
Slope	*Gentle*		*Alluvial Fan at Creek Mouth Very Gentle*	*Almost Flat*	*N/A*
Local Relief	*N/A*		*Low*	*Low*	*N/A*
Sensitivity	*N/A*		*Low - Moderate*		*N/A*
Soils					
Type	*Gravel*		*Gravel, Till and Some Organic*		*N/A*
Profile	*N/A*		*Organic Layers Deep in places*		"
Hydrology	*N/A*		*Generally poor drainage*		"
Sensitivity to Development	*Low*		*Moderate*		"

SITE NO. *25C*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	-	-	*Alder*	*Spruce, some Deciduous*	*N/A*
Shrubs	-	*Willow*		*Soopolallie, Labrador Tea*	"
Ground	-			*Mosses and Horsetails Bunchberry*	"
Sensitivity to Development			*Moderate*	*Moderate*	"

SURFACE WATER *See Site 25A and Unit Sheet*

Type *Mayo Lake* Size *Approximately 9,300 ha*

Other Features *Less debris than at Sites 25A and 25B.*

Aquatic Recreational Features

Beach possibilities.

SPORTS FISHING *See Site 25A.*

Species Present _____ Present Angling Quality _____

Sensitivity to Use _____

SITE NO. *25C*

TERRESTRIAL RECREATIONAL FEATURES *None noted.*

LANDSCAPE AESTHETICS *Lake Vista.*

ACCESS CONDITIONS *Water access only.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *Reservoir*

B. Site *Alluvial fan. Generally poor drainage.*

C. Access *Water only.*

D. Potential Demand *More attractive boat access sites on lake.*

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Water Access Development*

Potential *Low*

Developable Area *50%*

Lot Size (hectares) _____

Max. No. of Lots *Site could support 5 - 7 sites.*

OTHER COMMENTS *A poor site in comparison with others on the lake.*

SITE NO. *25D* APPROX. SITE SIZE (hectares) *24*

LOCATION *North Shore of East Arm of Mayo Lake* COTTAGE POTENTIAL

SITE DESCRIPTION

Variable	Beach		Shoreline	Backshore	Immediate Access
	Wet	Dry			
Topography					
Aspect	*S*	*S*	*S*	*S*	*Water*
Slope	*Gentle*		*Moderate*		-
Local Relief	-	-	*Moderate*		-
Sensitivity	*Low*		*Low*		-
Soils					
Type	*Cobble*		*Glacial Till Some Loam*		-
Profile			-	*Light Loam Mantle over Till*	-
Hydrology			*No drainage problems noted.*		-
Sensitivity to Development	*Low*		*Low*		-

SITE NO. *25D*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	-	-	*Modified by Drawdown*	*Mostly young Spruce, Fir - Old Burn. Some Alder Stands. Some Deciduous*	*Water*
Shrubs	-	-	*Willow*	*Shrub association as above*	-
Ground				*Mosses Some Deciduous*	-
Sensitivity to Development	*Low*	*Low*	*Low*	*Low*	-

SURFACE WATER *See Site 25A and Unit Sheet*

Type *Mayo Lake* Size *Approximately 9,300 ha*

Other Features *Less wind action at this point. Deadheads off shore.*

Aquatic Recreational Features

See General Unit Comment.

SPORTS FISHING *See Unit Sheet and Site 25A.*

Species Present _____ Present Angling Quality _____

Sensitivity to Use _____

SITE NO. *25D*

TERRESTRIAL RECREATIONAL FEATURES *Hunting Access.*

LANDSCAPE AESTHETICS *Pleasant Vista across lake.*

ACCESS CONDITIONS *Water only. 18 km from launch site.*

CONSTRAINTS TO DEVELOPMENT *Reservoir - See Site 24A.*

A. Other Resource Interests

B. Site *No major constraint.*

C. Access *See above.*

D. Potential Demand *Low. Better sites on lake.*

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Water Access* Potential *Low*

Developable Area *50%*

Lot Size (hectares) *1 ha* Max. No. of Lots *8 - 10*

OTHER COMMENTS *Identified on Land Use series. Not noticeably different from adjacent areas, other than more open, because of old burn.*

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SITE NO. *25E* APPROX. SITE SIZE (hectares) *7.8 km Shoreline*
150 km Depth

LOCATION *Mayo Lake, North Shore of East Arm* COTTAGE POTENTIAL

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	*S*	*S*	*S*	*S*	*Water*
Slope	*Gentle*		*Gentle - Moderate*		-
Local Relief	-	-	*Moderate*		-
Sensitivity	*Low*		*Low*		-
Soils					
Type	*Cobble and Organic*		*Cobble and Till*	*Some Organic over Till (General Observation)*	
Profile	*N/D*		*N/D*	*Some Rock Outcrops*	
Hydrology	-	-	*Looks well drained on high spots*		
Sensitivity to Development	*Low*		*Low*		

SITE NO. *25E*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	-	-	-	*Mixed Conifer and Deciduous Associations Deciduous on Higher Burned Sites.*	*Water*
Shrubs	-	-	*Some Willow*	*Usual conifer and Deciduous Plant Associations*	-
Ground					-
Sensitivity to Development	*Low*		*Low*		-

SURFACE WATER *See Site 25A and Unit Sheet*

Type *Mayo Lake* Size *Approximately 9,300 ha*

Other Features *Wind problems generally lower.*

Aquatic Recreational Features *Deadheads along shoreline. Head of East Arm dangerous because of deadheads and debris.*

SPORTS FISHING *See Site 25A and Unit Sheet.*

Species Present _____ Present Angling Quality *Accessible to good pike areas at head of East Arm.*

Sensitivity to Use *See Site 25A.*

SITE NO. *25E*

TERRESTRIAL RECREATIONAL FEATURES *None noted.*

LANDSCAPE AESTHETICS *Good sun exposure. Fair Vista to South. Lake Head most unattractive.*

ACCESS CONDITIONS *Water only. 23 - 30 km from launch site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *Reservoir constraints.*

B. Site *Best suited to isolated site development along shoreline strip.*

C. Access *Water only.*

D. Potential Demand *Slightly better quality than Sites 25 A - D.*

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Water Access Isolated Sites along Shoreline Strip*

Potential *Low*

Developable Area *35 - 40%*

Lot Size (hectares) *N/A*

Max. No. of Lots *15 - 20*

OTHER COMMENTS *Lends itself to a possible "strip" type development for a number of isolated sites.*

SITE NO. *25 F & G* APPROX. SITE SIZE (hectares) *7 km Shoreline*
150 km Depth

LOCATION *Mayo Lake, South Shore of East Arm 25-32 km from Launch Site* COTTAGE POTENTIAL *Low*

SITE DESCRIPTION

Variable	Beach		Shoreline	Backshore	Immediate Access
	Wet	Dry			
Topography					
Aspect	*N*	*N*	*N*	*N*	*Water*
Slope	*Gentle*		*Moderate*		-
Local Relief	-	-	*Moderate*		-
Sensitivity	*Low*		*Low*		*Low*
Soils					
Type	*Cobble Some Sand*		*Mostly Sandy Loam and Organic over Till. Rocky outcrops.*		-
Profile	*Some Rock Outcrops*				-
Hydrology			*Drainage generally good Poor spots easily identified.*		-
Sensitivity to Development	*Low*		*Low - Moderate*		-

SITE NO. *25 F & G*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation			*Northerly exposure means generally more conifers.*		
Tree Types	-	-		*Mostly Spruce, Fir. 20% Deciduous*	*N/A*
Shrubs			*Some Alder and Willow*	*Cranberry, Rose Labrador Tea*	-
Ground				*Horsetails and Heavy Mat of Mosses.*	-
Sensitivity to Development			*Low - Moderate*		-

SURFACE WATER

Type *Mayo Lake* Size *Approximately 9,300 ha*

Other Features *Less wind exposure in lee of predominant wind, some sheltered bays.*

Aquatic Recreational Features

Less debris to create navigation hazards.

SPORTS FISHING *See Site 25A.*

Species Present _____ Present Angling Quality _____

Sensitivity to Use _____

SITE NO. *25 F & G*

TERRESTRIAL RECREATIONAL FEATURES *Hunting*

LANDSCAPE AESTHETICS *Northerly exposure - Faces unattractive shoreline. Vistas of Gustavus Range.*

ACCESS CONDITIONS *Water only. 25 - 32 km from Launch Site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *Reservoir. See Site 25A.*

B. Site *Suited again to pocket-type development of single cottages in very small groups.*

C. Access *Water only. Greatest distance from Launch Site.*

D. Potential Demand *Most remote site on lake, but generally more attractive than Sites A - E.*

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Single isolated Cottage Development. Water Access Site.*

Potential *Low*

Developable Area *30 - 40%*

Lot Size (hectares) *N/A*

Max. No. of Lots *15 - 20*

OTHER COMMENTS *Identified on Land Use series. Suited only to individual (or very small group) cottage development.*

SITE NO. *25H* APPROX. SITE SIZE (hectares) *67 ha*

LOCATION *Mayo Lake, between East & South Arms East Shore* COTTAGE POTENTIAL *Low - Moderate*

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	*NW*		*NW*	*NW*	*Water N/A*
Slope	*Variable Rock, Cobble and Sand*		*Highly Variable Very Indented Shoreline*	*Variable Gentle - Moderate*	"
Local Relief	*Variable*		*Highly Variable*	*Variable Some Gentle Slopes*	"
Sensitivity	*Low*		*Low*		"
Soils					
Type	*Rocky Outcrops Cobble and Sand*		*Rock, Till and Organic*	*Variable Rock, Till and Organic*	"
Profile	-	-	-	*Combination Organic and Till over Bedrock*	"
Hydrology	-	-	-	*Well Drained on all High Spots*	"
Sensitivity to Development	*Low*		*Low*		"

SITE NO. *25H*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types			*Alder*	*Mostly Spruce and Fir Deciduous on Knolls*	*Water N/A*
Shrubs		*Some Willow*	*Willow*	*Lingonberry, Cranberry, Labrador Tea*	"
Ground		*Sedge in Bays*	*Some Sedges in Bays*	*Heavy to Mosses and Horsetail*	"
Sensitivity to Development			*Low - Moderate*		"

SURFACE WATER

Type *Mayo Lake* Size *9,300 ha*

Other Features *Very indented shoreline, bays and small islands.*

Aquatic Recreational Features

Some Beach Activity. Good Sheltered Mooring Areas.

SPORTS FISHING

Species Present *Pike, Lake Trout, Grayling, Whitefish* Present Angling Quality *Fair*

Sensitivity to Use *Site is close to some of the better sports fishing spots at entrance to South Arm.*

SITE NO. *25H*

TERRESTRIAL RECREATIONAL FEATURES *Hunting*

LANDSCAPE AESTHETICS *Attractive immediate local vistas, and from water. Good vistas of Gustavus Range to North.*

ACCESS CONDITIONS *Water approximately 20 km from launching site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *Reservoir. See earlier sheets for comment.*

B. Site *Bedrock will limit development to some extent.*

C. Access *Approximately 20 km from launching site.*

D. Potential Demand *One of the better sites on lake.*

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Water Access*
Single Site
Small Cluster Development

Potential *Low - Moderate*

Developable Area *35%*

Lot Size (hectares) *N/A*

Max. No. of Lots *10 - 15*

OTHER COMMENTS *One of the better sites. Less shoreline debris. Limited by North aspect.*

SITE NO. *25I* APPROX. SITE SIZE (hectares) *7.2 km Shoreline*
150 m Wide

LOCATION *Mayo Lake Junction*
South and West Arms
West Shore

COTTAGE POTENTIAL *Low*

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	*NE*		*NE*	*NE*	*Water N/A*
Slope	*Variable*		*Some Erosion Cut Banks*	*Gentle Slopes*	"
Local Relief	*N/A*		*N/A*	*Variable*	"
Sensitivity	*Low*		*Low - Moderate*		"
Soils					
Type	*Cobbles and Sand*		*Mostly Sandy Loam and Till over Glacial Till Some Organic*		"
Profile	-	-	*Thin Loam Layer Deep Organic Pockets*		"
Hydrology	-	-	*Good Drainage on All Higher Sites*		"
Sensitivity to Development	*Low - Moderate*		*Low - Moderate*		"

SITE NO. *25I*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	-	-	-	*Predominantly Conifers*	*Water N/A*
Shrubs	-	-	*Some Willow*	*Conifer Association Understory*	"
Ground	-	-	*Sedge in Some Bays*	*As above.*	"
Sensitivity to Development	*N/A*		*Low - Moderate*		"

SURFACE WATER

Type *Mayo Lake* Size *Approximately 9,300 ha*

Other Features *In lee of dominant wind. Less shoreline debris.*

Aquatic Recreational Features

Same as Site 25H.

SPORTS FISHING *See Site Sheet 25H*

Species Present _____ Present Angling Quality *Fair*

Sensitivity to Use _____

SITE NO. *25I*

TERRESTRIAL RECREATIONAL FEATURES *Hunting*

LANDSCAPE AESTHETICS *Lake Vista. Vistas of Gustavus Range.*

ACCESS CONDITIONS *Water Only. 15 km from launching site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *Reservoir*

B. Site *N.E. Aspect*

C. Access *Water Only*

D. Potential Demand *Better Sites on Lake*

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Individual Isolated Lots*

Potential *Low*

Developable Area *30%*

Lot Size (hectares) *N/A*

Max. No. of Lots *10 - 15*

OTHER COMMENTS

SITE NO. 25J APPROX. SITE SIZE (hectares) East 30; West 25; Island 5.

LOCATION Mayo Lake, South Arm East & West Shores and Island COTTAGE POTENTIAL Low - Moderate

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	-	-	East and West	-	Water N/A
Slope	Gentle		Some Shelves to Beach	Gentle	"
Local Relief	N/A		Low		"
Sensitivity	Low - Moderate		Low - Moderate		"
Soils					
Type	Mostly Cobble 15% Sand		Loam	Loam and Some Organic over Till	"
Profile	N/A			Thin Loam Layer on Developable Areas	"
Hydrology	N/A		Adequate Drainage on Developable Sites		"
Sensitivity to Development	Low - Moderate		Low - Moderate		"

SITE NO. *25J*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	-	-		*60% Spruce, Fir* *40% Birch, Aspen Poplar*	
Shrubs	-	-	*Some Willow in Bays*	*Extensive Understory in Deciduous Area*	
Ground	-	-	*Some Sedges in Bays*	*Moss under Conifers*	
Sensitivity to Development	*Low-Moderate*		*Low - Moderate*		

SURFACE WATER

Type *Mayo Lake* Size *Approximately 9,300 ha*

Other Features *More sheltered water available.*

Aquatic Recreational Features

Best beaches on lake, marred by erosion shelf.

SPORTS FISHING

Species Present *Lake Trout, Pike, Grayling, Whitefish* Present Angling Quality *Fair*

Sensitivity to Use *Very low pressure at present on large lake. Unlikely to change because of access constraints.*

SITE NO. *25J*

TERRESTRIAL RECREATIONAL FEATURES *Berry Picking, Hunting.*

LANDSCAPE AESTHETICS *Pleasant local views. Mountain Vistas to the North. Island between East and West Shores.*

ACCESS CONDITIONS *Boat. 17 km from launch site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *Reservoir*
5 Existing Cottages

B. Site *No major site limitations to low-moderate development.*

C. Access *Water*

D. Potential Demand *Probably the best site on Mayo Lake.*

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Individual*
Water Access Lots

Potential *Low - Moderate*

Developable Area *60%*

Lot Size (hectares) *N/A*

Max. No. of Lots *15 - 20*

OTHER COMMENTS

SITE NO. *25K* APPROX. SITE SIZE (hectares) *15*

LOCATION *Mayo Lake, South Arm at Ledge Creek, 30 km from Boat Launch* COTTAGE POTENTIAL *Low*

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	*SW*		*SW*	*SW*	*Water N/A*
Slope	*Gentle over Fan*		*Partly an alluvial fan at Creek Mouth and Adjacent Area Gentle*		"
Local Relief	*N/A*		*Low*		"
Sensitivity	*N/A*		*Low - Moderate*		"
Soils					
Type	*Gravel and Cobble*		*Some Organic Thin Loam in Spots over Glacial Till*		"
Profile	*Gentle*		*Some Thin Loam Layers*		"
Hydrology	*N/A*		*Good Drainage on 50% of area. Balance Poor.*		"
Sensitivity to Development	*Low-Moderate*				

SITE NO. *25K*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	-	-	*Some Alder on Fan*	*Alder, Poplar, Birch on Fan. Coniferous Southern Portion*	*N/A*
Shrubs	-	-	*Willow*	*Willow Typical Shrub Association Understory*	"
Ground	-	-	-	*Moss under Conifers*	"
Sensitivity to Development	*Low-Moderate*		*Low*		"

SURFACE WATER *See Unit Sheet*

Type *Mayo Lake* Size *Approximately 9,300 ha*

Other Features *Less debris than at other sites.*

Aquatic Recreational Features

Beach possibilities.

SPORTS FISHING *See Unit Sheets 25A and 25J.*

Species Present _____ Present Angling Quality *Angling is reported better in South Arm than in remainder of lake*

Sensitivity to Use _____

SITE NO. *25K*

TERRESTRIAL RECREATIONAL FEATURES *Hunting*

LANDSCAPE AESTHETICS *No real Vistas. Locally not particularly attractive.*

ACCESS CONDITIONS *Water only. 30 km from launching site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *Placer mining operation based at site.*

B. Site *Limited capability.*

C. Access *Water only. 30 km from launching site*

D. Potential Demand *Low.*
Better sites on the lake.

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Individual Isolated Lots* Potential *Low*

Developable Area *35%*

Lot Size (hectares) *N/A* Max. No. of Lots *4 - 6*

OTHER COMMENTS

SITE NO. 26A APPROX. SITE SIZE (hectares) 125

LOCATION Ethel Lake, West Tip - North Shore COTTAGE POTENTIAL Moderate

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	SE	SE	SE	SE	SE
Slope	Gentle		Gentle - Moderate		As for Backshore
Local Relief	N/A		Low - Moderate		"
Sensitivity	Low		Low	Low - Moderate	Low - Moderate
Soils					
Type	Cobble	Gravel and Organic	Some Organic and Loam	Sandy Loam over Glacial Till	"
Profile	-	-	Organic Loam over Till	Average 25 cm Loam over Till	"
Hydrology	-	-	Poor Drainage Around Bays	Upland Sites Well Drained	"
Sensitivity to Development	Low		Low	Low - Moderate	"

SITE NO. 26A

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types				*Mixed Coniferous - Deciduous. All Species on Type Lists Present*	*As for Backshore*
Shrubs			*Willow, Alder*	*Blueberry, Raspberry Cranberry, Lingonberry*	"
Ground	*Aquatic Veg. in Bays*		*Sedges Horsetail*	*Deep Moss at Low Spots*	"
Sensitivity to Development			*Low - Moderate*		"

SURFACE WATER

Type *Ethel Lake* Size *4,540 ha*

Other Features *Some good beach sites. Shallows leading to quick summer warm-up.*

Aquatic Recreational Features

SPORTS FISHING

Species Present *Pike, Lake Trout, Grayling* Present Angling Quality *Fair*

Sensitivity to Use *Not known. Large Lake Trout up to 40 lbs. reported "Spotty" Lake. Local knowledge necessary.*

SITE NO. *26A*

TERRESTRIAL RECREATIONAL FEATURES *Hiking, Access for Hiking across Lake. Hunting, Berry Picking.*

LANDSCAPE AESTHETICS *Pleasant Vista up lake and into McCarthur Range.*

ACCESS CONDITIONS *Fair-Good Road cuts through site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *Existing Cottage Lots. Campsite nearby. YTG Park Reserve.*

B. Site *Combination of Transient and Cottage use must be balanced. Suggest minimum service access road development at site with trail access to cottages from central parking lot.*

C. Access *Good Access Road. Some upgrading desirable to eliminate some steep grades.*

D. Potential Demand *Existing cottage sites and transient use suggest demand.*

E. Other *Moose winter range. No conflict anticipated.*

DEVELOPMENT POTENTIAL

Type(s) *Moderate Service Sub-division*

Potential *Moderate*

Developable Area *70%*

Lot Size (hectares)

Max. No. of Lots *20 - 25 (see note)*

OTHER COMMENTS *While the site could support more lots, a low density is suggested to maintain balance between transient and cottage use.*

SITE NO. *26B* APPROX. SITE SIZE (hectares) *55*

LOCATION *Ethel Lake Existing Campsite and Surrounding Area* COTTAGE POTENTIAL *Moderate*

SITE DESCRIPTION

Variable	Beach		Shoreline	Backshore	Immediate Access
	Wet	Dry			
Topography					
Aspect	*SE*	*SE*	*SE*	*SE*	*SE*
Slope	*Gentle*		*Gentle*	*Gentle - Moderate*	*As for Backshore*
Local Relief	*N/A*		*Low*	*Low - Moderate*	"
Sensitivity			*Low - Moderate*		*Low - Moderate*
Soils					
Type	*Sand and Cobble*		*Sand/ Sandy Loam and Till*	*Organic at Lower Level Sandy Loam Over Till*	"
Profile	-	-	*Average 25 cm Soil Cover Some Organic*	*Some Deep Organic Mats Rest as for Backshore*	"
Hydrology	-	-	*N/A*	*Poor in Low Spots Good on Slopes*	*Good Drainage*
Sensitivity to Development	*Low - Moderate*		*Low - Moderate*		*Low - Moderate*

SITE NO. *26B*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	-	-	*Poplar, Birch Spruce*	*Spruce at Lower Spots Fir and Deciduous on Slope*	*As for Backshore*
Shrubs		*Willow*	*Willow, Alder*	*Blueberry, Raspberry Cinquefoil Labrador Tea*	"
Ground			*Sedges in low spots*	*Heavy Moss in low areas Bunchberry, Forbes*	"
Sensitivity to Development	*Low*	*Mod.*	*Moderate*	*Moderate*	*Moderate*

SURFACE WATER

Type *Ethel Lake* Size *200 m Beach Front 4,540 ha*

Other Features *Beach fronting Campsite.*

Aquatic Recreational Features

Boat Launching, Campsite, Swimming, Boating.

SPORTS FISHING *See Site 26A*

Species Present _____ Present Angling Quality _____

Sensitivity to Use _____

SITE NO. *26B*

TERRESTRIAL RECREATIONAL FEATURES *Access for Hiking across Lake. Local Hiking, Hunting, Berry Picking.*

LANDSCAPE AESTHETICS *Pleasant Vistas up lake, and into McCarthur Range.*

ACCESS CONDITIONS *Fair-Good Road to Site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *Private Lots*
YTG Park Reserve
Lower Section of Site is YTG Campsite and Boat Houses.

B. Site *Poor drainage in spots immediately back of the beach.*

C. Access *See above.*

D. Potential Demand *Existing cottage use and campsite use suggest demand.*

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Moderate service Sub-division is possible.*

Potential *Moderate*

Developable Area *50%*

Lot Size (hectares) *.5 - .75*

Max. No. of Lots *10 - 15 (none recommended)*

OTHER COMMENTS *We strongly recommend that no cottaging be allowed at this site but that the area be retained for campsite expansion.*

SITE NO. *26C* APPROX. SITE SIZE (hectares) *40*

LOCATION *Ethel Lake, East of Campsite* COTTAGE POTENTIAL *Low - Moderate*

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	*S*	*S*	*S*	*S*	*S*
Slope	*Gentle*		*Gentle - Flat*	*Flat with Gentle Slope Behind*	*Gentle*
Local Relief	-	-	-	*Low*	*Low*
Sensitivity	*Low*		*Low-Moderate*	*Moderate*	*Moderate*
Soils					
Type	*Sand and Gravel*		*Sand and Gravel Some Organic*	*Organic at Lower Level over Loam*	*Loam over Till*
Profile	-	-	*Sand and Gravel*	*Loam over Till*	"
Hydrology	-	-		*Poor Drainage at Lower Level Good on Slope*	*Good Drainage*
Sensitivity to Development	*Low*		*Low-Moderate*	*Moderate*	*Moderate*

SITE NO. *26C*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	-	-	*Alder, Poplar Birch, Spruce*	*Spruce and Alder in low area Spruce, Fir and Deciduous on Slope*	*As for Backshore*
Shrubs		*Willow*	*Willow, Alder*	*Blueberry, Raspberry Cinquefoil Labrador Tea Lingonberry*	"
Ground		*Sedge*	*Some Sedge Beds*	*Heavy Moss Bunchberry Forbes*	"
Sensitivity to Development	*Low*	*Mod.*	*Moderate*	*Moderate*	*Mod.*

SURFACE WATER

Type *Ethel Lake* Size *4,540 ha*

Other Features *Mostly Sedge-type Beach.*

Aquatic Recreational Features

Adjacent to all features in Site 26B.

SPORTS FISHING *See Site 26A*

Species Present _____ Present Angling Quality _____

Sensitivity to Use _____

SITE NO. *26C*

TERRESTRIAL RECREATIONAL FEATURES *Berry Picking, Hunting, Hiking Access.*

LANDSCAPE AESTHETICS *Pleasant Vistas up lake and into McCarthur Range.*

ACCESS CONDITIONS *Road to Private Properties on Site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *Private lots on site YTG Park Reserve.*

B. Site *Poor Drainage on Eastern portion of site behind raised beach.*

C. Access *See above.*

D. Potential Demand *Existing cottage sites and good road suggest demand.*

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Moderate Service Sub-division*

Potential *Low - Moderate*

Developable Area *50%*

Lot Size (hectares) _____

Max. No. of Lots *15 - 20*

OTHER COMMENTS *Proximity to existing campsite and private lots will influence development decision.*

SITE NO. 26D APPROX. SITE SIZE (hectares) 65

LOCATION Ethel Lake, N. Shore
Approx. 4 km from
Launch Site

COTTAGE POTENTIAL Low

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	S	S	S	S	S
Slope	Gentle		Gentle		As for Backshore
Local Relief	N/A		Low		"
Sensitivity	Low	Mod.	Low	Moderate	"
Soils					
Type	Cobble and Gravel		Gravel at Fans Some Organic Loam in Between	Organic in 60% Low Areas. Loam over Till on Balance.	"
Profile	-	-		Deep Organic Layers	"
Hydrology	-	-	Low - Moderate Generally poor drainage on 60% of Site		"
Sensitivity to Development	Low		Low - Moderate		"

SITE NO. *26D*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types				*Heavy to Spruce Some Fir and Deciduous away from Boggy Areas*	*As for Backshore*
Shrubs			*Willow*	*Willow Labrador Tea Lingonberry*	"
Ground	*Aquatic Weed in Bays*	*Sedges*	*Horsetail*	*Heavy Moss Cover Horsetail Bunchberry*	"
Sensitivity to Development	*Low*		*Low - Moderate*		"

SURFACE WATER

Type *Ethel Lake* Size *4,540 ha*

Other Features *A large bay bounded by alluvial fans.*

Aquatic Recreational Features

SPORTS FISHING *See Site 26A*

Species Present _____ Present Angling Quality _____

Sensitivity to Use _____

Bays at this site reported good for Pike.

SITE NO. *26D*

TERRESTRIAL RECREATIONAL FEATURES *Hunting*

LANDSCAPE AESTHETICS *Good Vistas up and down lake and into McCarthur Range.*

ACCESS CONDITIONS *Water 4 km to launch site.*
Poor road - not recommended.

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *Forest Service Reserve (Lot 45)*
YTG Park Reserve

B. Site *Much of site is too boggy for development.*

C. Access *Poor road close to site. Recommend water access only.*

D. Potential Demand *Much better sites on lake.*

E. Other *Moose winter range. Low density development would have no impact.*

DEVELOPMENT POTENTIAL

Type(s) *Water Access*
Isolated Lots

Potential *Low*

Developable Area *40%*

Lot Size (hectares) *N/A*

Max. No. of Lots *8 - 10*

OTHER COMMENTS

SITE NO. *26E* APPROX. SITE SIZE (hectares) *12*

LOCATION *Ethel Lake, Shoreline of YFS Lot 32* COTTAGE POTENTIAL *Low*

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	*S*	*S*	*S*	*S*	*Water N/A*
Slope	*Gentle*		*Almost Flat Alluvial Fan*		"
Local Relief	-	-	*Low*		"
Sensitivity	*Low*		*Low - Moderate*		"
Soils					
Type	*Gravel and Cobble*		*Gravel and Cobble*	*Some Organic and Loam over Till*	"
Profile				*Shallow Surface Mantle*	"
Hydrology	-	-	*Good Drainage in Gravel Areas*		"
Sensitivity to Development	-	-	*Low - Moderate*		"

SITE NO. *26E*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types				*Variable 50% Deciduous 50% Spruce depending on portion of site*	*N/A*
Shrubs			*Willow*	*Willow Labrador Tea*	"
Ground			*Horsetail*	*Mosses Horsetail Bunchberry*	"
Sensitivity to Development	*Low*	*Mod.*	*Low-Mod.*	*Moderate*	"

SURFACE WATER

Type *Ethel Lake* Size *4,540 ha*

Other Features *Shelter at this site from East and West wind on lake.*

Aquatic Recreational Features

Beach Sites on fan at creek mouth.

SPORTS FISHING *See Site 24A*

Species Present _____ Present Angling Quality _____

Sensitivity to Use _____

SITE NO. *26E*

TERRESTRIAL RECREATIONAL FEATURES *Hiking, Hunting, Berry Picking.*

LANDSCAPE AESTHETICS *Good lake vistas.*
Good views into McCarthur Range

ACCESS CONDITIONS

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *YTG Park Reserve*
Forest Service Reserve (Lot 32)

B. Site *An alluvial fan with limited relief may be subject to flooding.*

C. Access *Water only.*

D. Potential Demand *Better sites on lake.*

E. Other *Moose winter range. No impact with low density development.*

DEVELOPMENT POTENTIAL

Type(s) *Water Access*
Isolated Lots

Potential *Low*

Developable Area *40%*

Lot Size (hectares) *N/A*

Max. No. of Lots *4 - 5*

OTHER COMMENTS

SITE NO. *26F* APPROX. SITE SIZE (hectares) *25*

LOCATION *Gentle* COTTAGE POTENTIAL *Low*

SITE DESCRIPTION

Variable	Beach		Shoreline	Backshore	Immediate Access
	Wet	Dry			
Topography					
Aspect	*S*	*S*	*S*	*S*	*Water N/A*
Slope	*Gentle*		*Gentle*	*Gentle*	"
Local Relief	-	-	*Low*	*Low*	"
Sensitivity	*Low*		*Low-Mod.*	*Low-Mod.*	"
Soils					
Type	*Cobble and Gravel*		*Cobble and Gravel*	*Loam and Organic over Glacial Till*	"
Profile	-	-	-	*Shallow Loam Layer*	"
Hydrology			*Good drainage in most of site*		"
Sensitivity to Development	*Low*		*Low-Mod.*	*Low-Mod.*	"

SITE NO. *26F*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types			*Some Alder*	*50/50 Spruce-Fir Deciduous*	*N/A*
Shrubs			*Willow*	*Willow Soopolallie Labrador Tea*	"
Ground			*Horsetails*	*Moss Bunchberry*	"
Sensitivity to Development	*Low*		*Low-Mod.*	*Low-Mod.*	"

SURFACE WATER

Type *Ethel Lake* Size *4,540 ha*

Other Features

Aquatic Recreational Features

Some gravel beach at site.

SPORTS FISHING *See Site 26A*

Species Present Present Angling Quality

Sensitivity to Use

SITE NO. 26F

TERRESTRIAL RECREATIONAL FEATURES *Hunting*

LANDSCAPE AESTHETICS *Good lake and mountain vistas.*

ACCESS CONDITIONS *Water only. 17 km from launch site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *YTG Park Reserve*

B. Site *No special features.*

C. Access *Water only.*

D. Potential Demand *Better sites on lake.*

E. Other *Moose Winter Range.*

DEVELOPMENT POTENTIAL

Type(s) *Water Access*
Isolated Sites

Potential *Low*

Developable Area *50%*

Lot Size (hectares) *N/A*

Max. No. of Lots *5 - 7*

OTHER COMMENTS

SITE NO. *26G* APPROX. SITE SIZE (hectares) *18*

LOCATION *Ethel Lake*
Northeast Corner

COTTAGE POTENTIAL *Low*

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	*W*	*W*	*W*	*W*	*Water N/A*
Slope	*Gentle*		*Gentle*	*Gentle to Bench*	"
Local Relief	-	-	*Low*	*Low-Mod.*	"
Sensitivity	*Low - Mod.*		*Low - Moderate*		"
Soils					
Type			*Sand Gravel and Cobble*	*Sandy Loam over Till Organic Patches*	"
Profile	—	—	—	*Thin Surface Soil*	"
Hydrology	-	-	-	*Well Drained on Bench Marshy Patches*	"
Sensitivity to Development	*Low*		*Low*	*Low-Mod.*	"

SITE NO. *26G*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types				*Spruce - Fir Some Deciduous*	*N/A*
Shrubs			*Willow*	*Willow Soopolallie*	"
Ground		*Sedge*	*Sedge Horsetail*	*Mosses Some Grasses and Forbes on Bench*	"
Sensitivity to Development	*Low*		*Low*	*Low-Mod*	"

SURFACE WATER

Type *Ethel Lake* Size *4,540 ha*

Other Features

Aquatic Recreational Features *See Site 26A*

SPORTS FISHING *See Site 24A*

Species Present Present Angling Quality

Sensitivity to Use

Angling probably better at Ethel Creek for grayling and in shallow lakehead areas for pike.

SITE NO. *26G*

TERRESTRIAL RECREATIONAL FEATURES *Hunting*

LANDSCAPE AESTHETICS *Lake and mountain vistas.*

ACCESS CONDITIONS *Water only. 18 km from launching site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *YTG Park Reserve*

B. Site *No special features*

C. Access *Water only*

D. Potential Demand *One of the better sites for isolated cottage location.*

E. Other -

DEVELOPMENT POTENTIAL

Type(s) *Water Access*
Isolated Cottage Lots

Potential *Low*

Developable Area *30%*

Lot Size (hectares) *N/A*

Max. No. of Lots *5 - 7*

OTHER COMMENTS *A bench fronted by the lake with a flat swampy area to the east.*

SITE NO. *26H* APPROX. SITE SIZE (hectares) *21*

LOCATION *Ethel Lake at Ethel Creek* COTTAGE POTENTIAL *Low*

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	*W*	*W*	*W*	*W*	*Water N/A*
Slope	*Gentle*		*Gentle*	*Gentle to Bench 20 m. above Lake each side of Creek*	"
Local Relief			*Low*	*Low - Moderate*	"
Sensitivity			*Low*	*Low - Moderate*	"
Soils					
Type	*Gravel*		*Gravel and Organic*	*Sandy Loam over Till on high areas. Marsh and Bog near Creek Mouth*	"
Profile	-	-	-		"
Hydrology	-	-	-	*Higher parts of site well drained*	"
Sensitivity to Development	*Low*		*Low*	*Low-Mod.*	"

SITE NO. *26H*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types	-	-	-	*Spruce and Fir Deciduous Patches Alder, Birch Poplar*	*N/A*
Shrubs			*Willow*	*Lingonberry Soopolallie Rose, on Bench*	"
Ground	*Aquatic Plants*		*Horsetail Sedge*	*Moss Deep under Conifers*	"
Sensitivity to Development	*Low*		*Low-Mod.*	*Low - Moderate*	"

SURFACE WATER

Type *Ethel Lake* Size *4,540 ha*
Ethel Creek - 12 m wide

Other Features *Marsh at Creek Mouth*

Aquatic Recreational Features *Some good gravel beach at this site. Small lakes east of ridge at site..*

SPORTS FISHING *See Sites 26A and 26H*

Species Present _____ Present Angling Quality _____

Sensitivity to Use _____

Proximity to Creek Mouth and distance from campsite makes for better angling.

SITE NO. 26H

TERRESTRIAL RECREATIONAL FEATURES *Hunting*

LANDSCAPE AESTHETICS *Lake vista.*

ACCESS CONDITIONS *Water only. 18 km from launching site.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *YTG Park Reserve*

B. Site *Bench site rising above generally swampy area.*

C. Access *Water only.*

D. Potential Demand *Limited because of swampy area surrounding bench.*

E. Other *Moose winter range. Low density summer cottage impact would be low.*

DEVELOPMENT POTENTIAL

Type(s) *Water Access*
Isolated Sites

Potential *Low*

Developable Area *30%*

Lot Size (hectares) *N/A*

Max. No. of Lots *5 - 7*

OTHER COMMENTS

SITE NO. *26I* APPROX. SITE SIZE (hectares) *Total for 7 points 30 ha*

LOCATION *Seven Alluvial Fans along South Shore of Ethel Lake. Each about 4 ha in extent.* COTTAGE POTENTIAL *Low - Moderate*

**Data is necessarily general for each site.*

SITE DESCRIPTION

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Topography					
Aspect	*N*	*N*	*N*	*N*	*Water N/A*
Slope	*Gentle*		*Gentle*	*Gentle*	*N/A*
Local Relief	*Low*		*Low*		"
Sensitivity	*Low*		*Low*		"
Soils					
Type	*Sand and Gravel*		*Sand and Gravel*	*Sand and Gravel Patches of Sandy Loam and Organic at High Spots on each Fan*	"
Profile					
Hydrology			*Good drainage on high centre of each fan*		"
Sensitivity to Development					

SITE NO. *26I*

SITE DESCRIPTION (cont'd)

Variable	Beach Wet	Beach Dry	Shoreline	Backshore	Immediate Access
Predominant Vegetation					
Tree Types				*Light Tree Cover Mixed Spruce Birch, Alder, Poplar*	
Shrubs	-	-	*Willow*	*Willow, Rose Lingonberry Cinquefoil*	
Ground	*Some Aquatic Veg.*	*Some Sedges*	*Sedge in Patches*	*Labrador Tea Mosses Bunchberry*	
Sensitivity to Development	*Low*		*Low - Moderate*		

SURFACE WATER

Type *Ethel Lake* Size _____

Other Features *Each point has a lee shelter effect depending on wind.*

Aquatic Recreational Features

Good Beaches at each site.

SPORTS FISHING *See General Information on lake Site 26A*

Species Present _____ Present Angling Quality _____

Sensitivity to Use _____

SITE NO. *26I*

TERRESTRIAL RECREATIONAL FEATURES

LANDSCAPE AESTHETICS *Good views along lake. Fair vistas to North.*

ACCESS CONDITIONS *Water only.*

CONSTRAINTS TO DEVELOPMENT

A. Other Resource Interests *YTG Park Reserve*

B. Site *Each site is limited to a well-drained area at the high point on the fan.*

C. Access *Water*

D. Potential Demand *Not known.*

E. Other *Moose winter range at each site would receive virtually no impact.*

DEVELOPMENT POTENTIAL

Type(s) *Water Access Isolated Lots - 2-3 Lots at each location.*

Potential *Low - Moderate*

Developable Area *N/A*

Lot Size (hectares) *N/A*

Max. No. of Lots *15 - 20*

OTHER COMMENTS