

So you want to build a simple hanger for your ultra-light, how hard can that be?

To help you plan, here is the simple (current) Yukon process;

1. Find a site (if you can)

You may need to be persistent with YTG people, and you may need a legal survey done.

2. Fill out a YTG Aviation Project Application Form (APA) showing;

- description
- location and size
- building location
- dimensions
- planned construction date
- etc

3. Submit APA to YTG

They will ask for site plan and plot plan at 1:500, showing parking, culverts, access, sewer water, power, fencing and landscaping, architectural drawings, elevations, electrical plan, communication systems (etc etc etc) If your not a draftsman you may plan to spend a few hundred dollar\$.

4. File an application with Yukon Environmental and Socio-Economic Assessment Bureau, (YESAB submissions hearings etc, are all done separately, plan for a few months delay)

If “YESAB” approved, and YTG “APA” approved then;

5. Attend at YTG airport; apply for, and perhaps obtain a Lease, and pay your annual Lease fee (about \$ 450).

6. Buy liability insurance naming YTG as your “Co-insured” (about \$250 per year)

7. Assume all risk and responsibility for past contamination or environmental issues (you may need to pay to remove a lot of old oil contaminated soil)

8. Then go to the City and File a Development Plan Application , and pay fee based on estimated % of value of finished structure (about \$ 300 in our case)

9. Attend Fire Marshalls office at YTG main building to arrange inspection/approval (He will inform you that this currently will require “self-contained” fire extinguishing system in any building before approved (estimate another \$ 30,000 to costs if he’s having a bad day).

10. While there, plead with YTG Fire-Marshall to overlook or to reduce his requirement for your property line “set-backs” so that there will be room on your lease to actually

build a building larger than the **3 square meters** that remains in the center of your leased property if you comply with his demand! (In our case)

10. If approved, return to City and File for City building Permit, and pay fee (\$ 250)
11. Return to YTG and file an application for a YTG electrical permit and pay fee (about \$ 50)
12. Collect and deliver all permits to YTG Aviation
13. CONSTRUCTION (Plan for \$ 50,000 dollars, this also may require all clearing, brushing, leveling, ground work, utility installation removal of previous contamination, paving or grade work, if so, plan for more \$) Yea ! Now, once completed;
16. Arrange inspections by building inspector (No fee if everything goes right).
17. Arrange inspection by electrical Inspector, because you are building a “Hanger” you must comply with same conditions every commercial operator or air carrier company (????) is subject to. (In our case we had to buy/build some special enclosed gas-tight light fixtures because the wings of our airplane might sometimes be within 4 meters of the ceiling and we had to use 30 amp plugs all around).
18. Don’t forget to coordinate inspection by YTG Tax Assessment, we did and discovered that they are willing to stand outside the fence and “estimate” your values.....(ours must have looked good....we were assessed highest of all private hangers, despite being smaller than all, and least finished)
19. Finally, occupy, but, now pay property Taxes at the Commercial Rate (despite your mandatory lease prohibition against doing “ANY” commercial activity) about \$ 750 per year, and, because you are now “taxed as a commercial property”, you get to pay the Commercial rates for all utilities (aka “...sorry that’s our policy”), plan for about \$ 40 per month (if you don’t use any power). Oh....and don’t ever use a lot of power, if you do you are billed for “peak use”, meaning they bill you monthly for the most power you ever used in one month.
20. And now Enjoy! Unless you decide to vacate, then you have to remove all improvements (aka buildings) and leave the sight in original condition , I don’t know if we have to return the contaminated soil?

Disclaimer: It seems that every individual who goes through this process is treated differently, depending it seems on some randomness factor I have not been able to evaluate, so no guarantees are made about what creative or surprising conditions your actual application will be subjected to.