



Trophy Stone Outfitting Ltd.

Application for Licences

Concession #14

Submitted to YTG Lands Branch

September 14, 2017

Prepared by: Rosie Sandulak

Table of Contents – Licences

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2. Site#4: - Parcel B	Moose lakes
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5. Site#9: - Parcel E	Plateau
6. Site #10: - Parcel F	Tummel
7. Site #12 - Parcel G	Hodder
8. Site #14: - Parcel H	Halfway Lake
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10. Site # 17: - Parcel J	Moose Horn
Parcel K	Fannin Airstrip
Parcel L	Horse Fly

General Information

Trophy Stone Outfitting Ltd. is a family operated business based in Yukon. We value the land, and the people and animals that inhabit it. We aim to run an ethical, sustainable and adventurous outfitting business. Over the years since purchasing the outfit we have strived to maintain and repair our cabin sites. Tidy well maintained sites are extremely important to our operation; not only for discouraging wildlife from causing damage, but it also improves the experience for the clients.

The sites that we are requesting leases and licences for in this application are essential to operate the business.

We will continue to preserve existing cabins, keeping the areas tidy and free of debris and garbage, this regular maintenance is required to operate the business. The primary purpose for our request for the leases and licences is to identify existing structures on the sites, to eliminate potential land use conflicts, while also recognizing the seasonal use of the structures and sites.

It should be noted that any improvements suggested to selected sites that was highlighted in the Yukon Land Inspection Report has either already been completed by the date of this application, or is slated to be completed during the 2017-2018 winter season.

All the outfitting camps applied for have had significant historic use and investment in permanent facilities, these facilities have been documented and are necessary to the ongoing operation of the outfitting concession.

PLEASE DETACH AND SUBMIT SECTION 1, (PARTS 1-9)

SECTION 1 – PART 1 – APPLICANT CONTACT INFORMATION

To be completed by applicant (Please use full legal name)

Given Name: <u>ROSE</u>	Middle Name: <u>S</u>	Surname: <u>SANDULAK</u>
Registered or Incorporated Business Name: <u>TROPHY STONE OUTFITTING (LICENCES)</u>		
Street/Box/Bag: <u>P.O. Box 33027</u>		
City/Town: <u>WHITE HORSE</u>	Territory/Province/State: <u>YUKON</u>	Postal/Zip Code: <u>Y1A 5Y5</u>
Country: <u>CANADA</u>	Home Phone: <u>867-667-6337</u>	Bus. Phone: <u>867-994-2200</u>
Email: <u>pixiepansy@hotmail.com</u>		Preferred method of contact: <u>email</u>

To be completed by co-applicant (if required)

Given Name:	Middle Name:	Surname:
Registered or Incorporated Business Name:		
Street/Box/Bag:		
City/Town:	Territory/Province/State:	Postal/Zip Code:
Country:	Home Phone:	Bus. Phone:
Email:		Preferred method of contact:

PART 2 – PROJECT INFORMATION

Type of application: Title Lease Licence

Size of area applied for: (hectares) SEE INDIVIDUAL SITE PAGES

Tenancy: (For applications directly related to existing parcels, tenancy must be the same as currently on title).
All trapping & Big Game Outfitter dispositions are issued under the name in which the Concession is registered.
 Sole Owner Joint Tenancy Tenants in Common

* Joint tenancy – upon death, co-owner interest passes to other co-owner
* Tenancy in common – upon death, interest passes to heirs or estate

Is your application to extend an existing titled lot (Lot Enlargement)? Yes No

If yes, Legal Description:	Lot No.	Certificate of Title No.	Size of existing titled parcel (hectares)
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Applications must be made under one of the land application policies listed below. Please read the relevant policy and indicate which policy you are applying under.

<input type="checkbox"/> Rural Residential	<input type="checkbox"/> Trapping Cabin	<input type="checkbox"/> Institutional/Non Profit
<input type="checkbox"/> Commercial/ Industrial & Lot Enlargement (Includes Utility)	<input type="checkbox"/> Water Lot Lease	<input checked="" type="checkbox"/> Big Game Outfitting
<input type="checkbox"/> Lot Enlargement (Residential & Recreational)	<input type="checkbox"/> Other (Specify) _____	

* If approved, only the use indicated in this application or as indicated by the Land Management Branch will be permitted.

PART 3- PROJECT LOCATION

Common or Traditional name: *SEE INDIVIDUAL PAGES*

Name of community or Local Area Plan: N/A

Name of applicable zoning regulation/ municipal by-law: N/A

The application area is located within the following First Nations Traditional Territory (s). (Check all that apply)

<input type="checkbox"/> Carcross/Tagish First Nation	<input checked="" type="checkbox"/> Little Salmon/Carmacks First Nation	<input type="checkbox"/> Teslin Tlingit Council
<input type="checkbox"/> Champagne & Aishihik First Nation	<input type="checkbox"/> First Nation of Nacho Nyak Dun	<input type="checkbox"/> Tr'ondëk Hwëch'in First Nation
<input type="checkbox"/> Kluane First Nation	<input checked="" type="checkbox"/> Ross River Dena Council	<input type="checkbox"/> Vuntut Gwitchin First Nation
<input type="checkbox"/> Kwanlin Dün First Nation	<input checked="" type="checkbox"/> Selkirk First Nation	<input type="checkbox"/> White River First Nation
<input type="checkbox"/> Liard First Nation	<input type="checkbox"/> Ta'an Kwächän Council	<input type="checkbox"/> Tetlit Gwich'in Council

(SEE INDIVIDUAL PAGES)

PART 4 - VERIFICATION OF SITE COORDINATES

The applicant is responsible for providing accurate GPS coordinates of at least 4 corners of the application area. Land Management Branch will request an inspection of the application area by a Natural Resource Officer as part of the Land Review Process. Inspections of the site will include verification of site coordinates, geographical suitability and identify any potential site specific issues.

Latitude/Northing				
Longitude/ Easting				
Map Sheet Quad:		Nearest community:		Distance: km
To be completed by applicant prior to submission to the Land Management Branch:				
I agree that the coordinates written above are accurate to the best of my knowledge.				
Applicants Signature			Date <i>Sept 13/17</i>	
Co-Applicants Signature			Date	
* Applications not signed by the applicant will be returned for signing before they can proceed any further.				

PART 5 - SITE INFORMATION

Answer the questions below to the best of your knowledge. Provide any supporting documentation you may have regarding geographical features, soil type, fish and wildlife information etc.

Are there any significant landscape features present? (bench, terraces, steep slopes)	<i>SEE INDIVIDUAL PAGES</i>	<input type="checkbox"/> Yes, if yes explain
Type of vegetation (shrubs, trees gasses etc.)		<input type="checkbox"/> No
Are there any potential hazards in or adjacent to the application area? (flooding, erosion, landslides, wild land fires)		<input type="checkbox"/> Yes, if yes explain
Is there any known archaeological, heritage or historical value related to the site or area?		<input type="checkbox"/> No
Are there existing trails or pathways located on or adjacent to the application area?		<input type="checkbox"/> Yes, if yes explain
Identify any known fish and wildlife habitat, game trails, mineral licks or populations within or near application area.		<input type="checkbox"/> No
Will the proposed project overlap with any registered trapping concessions(s)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If yes, concession #
If yes, have you contacted the owner/operator of the trapping concession?		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, what was the outcome of any discussion? <i>BILL SANDOLAK IS ONE OF THE CONCESSION HOLDERS WE HAVEN'T CONTACTED OTHERS</i>	

Will the proposed project overlap with any registered outfitting concessions(s)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		If yes, concession #
If yes, have you contacted the owner/operator of the outfitting concession?		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, what was the outcome of any discussion?	
Will the proposed project overlap with any mineral claims(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		If yes, claim #
If yes, have you contacted the owner/operator of the mineral claim?		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, what was the outcome of any discussion?	

PART 6- SERVICING REQUIREMENTS

The following information is required for subdivision approval review in accordance with the *Subdivision Act and Regulations*.

Will a well for the extraction of groundwater be established on the site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If no, how and from where will water be provided?
Will a septic system be installed at the site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how will it be installed?
	If yes, have you contacted Environmental Health?
How and where will garbage be disposed?	
ALL GARBAGE IS HAULED AWAY	
Are there any overhead or underground utilities (e.g. electricity, telephone) located within or adjacent to the application area?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, explain fully.
Will power and/or telephone lines be established to/on the site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, please describe the nature to the lines and their location.
Will any petroleum products be stored at the site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, will a petroleum fuel storage facility be established at the site?
Is the application area presently served by a fire department?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, give name and location
What is the location of and distance to nearest school and school bus route? (Where applicable)	
N/A	

PART 7 – ACTIVITY INFORMATION

The following information will assist in determining whether the application requires an assessment under the *Yukon Environmental and Socio-economic Assessment Act (YESAA)*. If an assessment is required, the applicant will be required to complete and submit a Form 1 application to the Designated Office under YESAA.

Complete the questions below. Attach a separate sheet if necessary. Failure to provide clear and concise detail on project activities may result in significant delays in the application review process.

Describe all land based activities to be carried out on the applied for area. Activities such as construction of buildings or structures, clearing, cutting, drilling, burning of debris, digging or any other earthworks must be clearly identified. Include use and type of any heavy machinery to be used.

SEE INDIVIDUAL PAGES

Provide an estimated timeline to complete development, including site preparation, construction, operation, maintenance and decommissioning.

SEE INDIVIDUAL PAGES

Is your project located within 1km of a year-round maintained roadway? See Appendix- A Rural Residential or Commercial/Industrial Policy for a list of year-round maintained roadways).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Fully explain how you will access the site if approved. Access must be clearly identified in your attached site plan. If road access already exists describe the nature of the access and if/how you may be modifying, altering or upgrading the access.

SEE INDIVIDUAL PAGES

Has Highways & Public Works been contacted?(See page 12 for contact information)	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If yes, please provide a copy of the response you received.

Are new structure(s) being built on the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If yes, what are the size (square metres) and proposed use(s)? Ensure that your site plan clearly identifies size, location and any other relevant information including how far structures will be located from water bodies.

SEE INDIVIDUA PAGES

Are existing structures being modified, decommissioned or abandoned?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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If yes, please explain

NO JUST MAINTAINED

Please provide a detailed rationale for acquiring the land, and include a site plan to show how you will utilise the parcel if approved. If you are applying for a lot enlargement provide a detailed site plan of your existing titled lot and the enlargement area, detailing how you will fully utilise the enlargement area.

SEE INTRO SECTION.

- but also.

Security of investment, clarity, confidence of use +
continued investment - surety - and the ability to
stock cabins + ensure that they are available for
the continued use of the business

PART 8 – APPLICANT / OWNER CONSENT

I/we hereby acknowledge and confirm that the filing of this application does not grant me any rights to occupy or use the land for which I have applied prior to approval and completion of all the conditions attached to the disposition, should this application be approved.

I/we certify that all submitted information is true and correct, to the best of my/our knowledge and belief.

I/we understand that any misrepresentation in this application may invalidate this application and may result in the revocation of any disposition resulting from the misrepresentation.

I/we acknowledge that the information contained in or attached to this application is being collected under the authority of the *Lands Act*, the *Territorial Lands (Yukon) Act* and the *Subdivision Act* to be used for the purpose of reviewing the request for land. It will be made available to government and to the public as part of the review process as per the *Access to Information and Protection of Privacy Act*.

I/we hereby grant to Yukon government inspectors the right of access to the proposed site for inspection purposes at any time until title has been transferred or the lease/license has expired.

I/we have read all of the information contained in this application or have had it explained by a third party and fully understand it.

A written request to keep business information confidential is attached. Yes No

I/we hereby authorize Yukon government, Land Management Branch to apply the Yukon government, Land Planning Branch for the purpose of Subdivision Approval on my/our behalf if this application is approved.

I/we have read the relevant Policy(ies) and believe to the best of my knowledge that my application is in compliance with the requirements of the Policy(ies).

SIGNATURE

Applicant _____ Co-applicant _____

Date: Spt '13 / 17 Date: _____

FOR INTERNAL USE

LMB or District Office Representative: _____ Date: _____

Receipt Number: _____



**CONSOLIDATED REVENUE FUND GENERAL RECEIPT
REÇU GÉNÉRAL DU FONDS DU REVENU CONSOLIDÉ**

Date September 20, 2017

Received from
Reçu de
Address
Adresse

Trophy Stone Outfitters
P.O. Box 33027
Whitehorse, Yukon Y1A 5Y5
Twenty Six 25
Application
10 Licence 6 lanes

The sum of
la somme de

In payment of
en paiement de

/100 dollars

Credit/Debit Card
Carte de crédit/débit

Cheque
Chèque

Cash
Comptant

GST Reg. no. R107442840
N° d'inscription pour la TPS

825700

For office use only • Réserve à l'usage du bureau	
Account • Compte	Amount • Montant
	\$ 25.00 \$
9-022010-6050 GST • TPS	1.25
Total • Total \$	26.25 \$

Vera B...
AUTHORIZED OFFICER • PERSONNE AUTORISÉE À SIGNER

PART 9-CHECKLIST

The checklist is provided to assist you and to ensure that all applicable sections of the application form are completed and additional information is attached. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

For further information on completing the form refer to the *Guide to the Land Application Process* document and applicable Policy relating to your application.

ALL LAND APPLICATIONS MUST PROVIDE

- Part 1-9 completed
- \$25.00 + GST land application fee
- Detailed Site Plan (*clearly depicting access, buildings, water bodies & coordinates etc.*
See Page 11 for more information)
- General Location Map (*providing an overview of the general location of the application*)
- Coordinates *N/A*
- Application area flagged *N/A*

RURAL RESIDENTIAL, COMMERCIAL OR INSTITUTIONAL APPLICATIONS FOR LAND PURCHASE

- \$100.00 + GST subdivision application fee

ALL APPLICATIONS WITHIN A MUNICIPALITY

- A letter from the municipal authority indicating the proposed use is in compliance with existing planning and zoning schemes,
or
- A letter from the municipal authority indicating the proposed use is not currently in compliance with existing planning or zoning, but will be considered through an established public zoning/planning amendment process.

COMMERCIAL/ INDUSTRIAL/ UTILITY APPLICATIONS

- Business Plan – *The preferred format for business plans is the one recommended by the Canada-Yukon Business Service Centre. To view Business Plan Templates, please visit the Government of Canada's Canada Business Network website: <http://www.canadabusiness.ca/eng/page/2752/sgc-46/>*
- Copy of Business License
- Operation & Rehabilitation plan (Quarry Application)

TRAPPING OR BIG GAME OUTFITTER APPLICATIONS

- Copy of Concession Certificate issued by Department of Environment

WATER LOT LEASE, LOT ENLARGEMENTS AND ALL OTHER APPLICATIONS DIRECTLY RELATED TO EXISTING PARCELS

- Copy of Certificate of Title (*showing ownership of the parcel to be enlarged*)
- Copy of any caveats or encumbrances registered against the title
- Verification from Property and Taxation authority that all taxes have been paid on the titled parcel

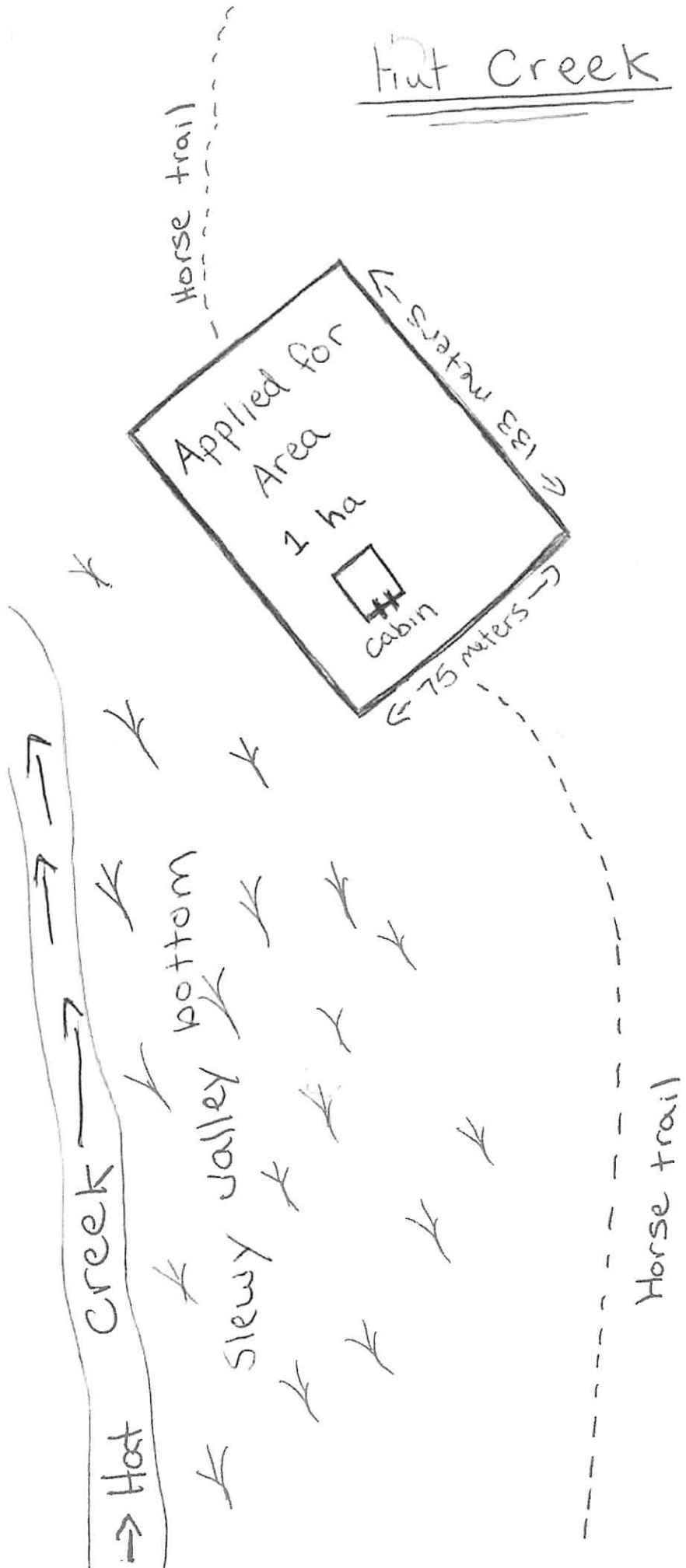
INSTITUTIONAL/NON-PROFIT APPLICATIONS

- Incorporated certificate under the *Societies Act*
- Proof of good standing

PLACER OCCUPANCY APPLICATIONS

- Copy of the underlying Placer Claim report showing ownership
- Proof of ownership for the buildings on the parcel
- Documentation showing the residence was constructed prior to 1999
- Proof that the applicant(s) are utilizing the dwelling as his/hers/their primary residence

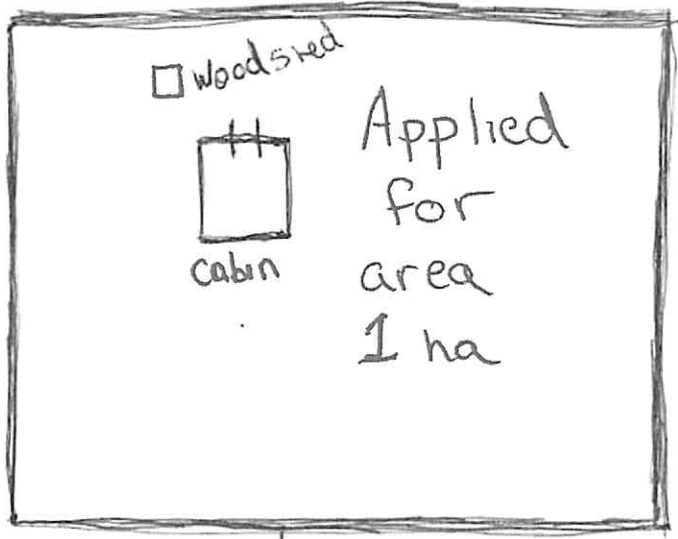
Hint Creek



Moose Lake



Moose Lake



100 m

100 m

Horse trail

Little mnt

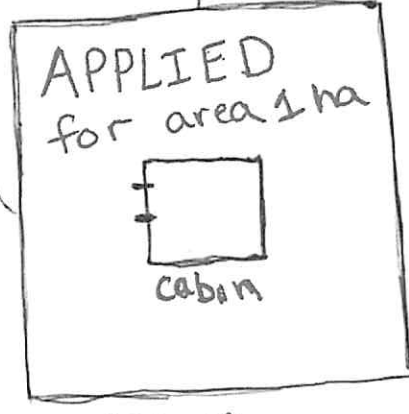


Horse trail

Horse trail

Horse trail

unnamed
Lake



100 m

100 m

Last Resort



Horse trail

133 m

Horse trail

75 m

walking trail

Harvey creek

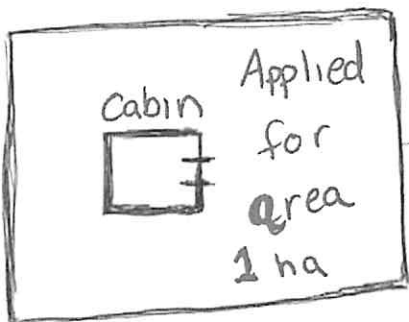
Plateau

Headwaters of unnamed creek



Headwaters of unnamed creek

Horse trail

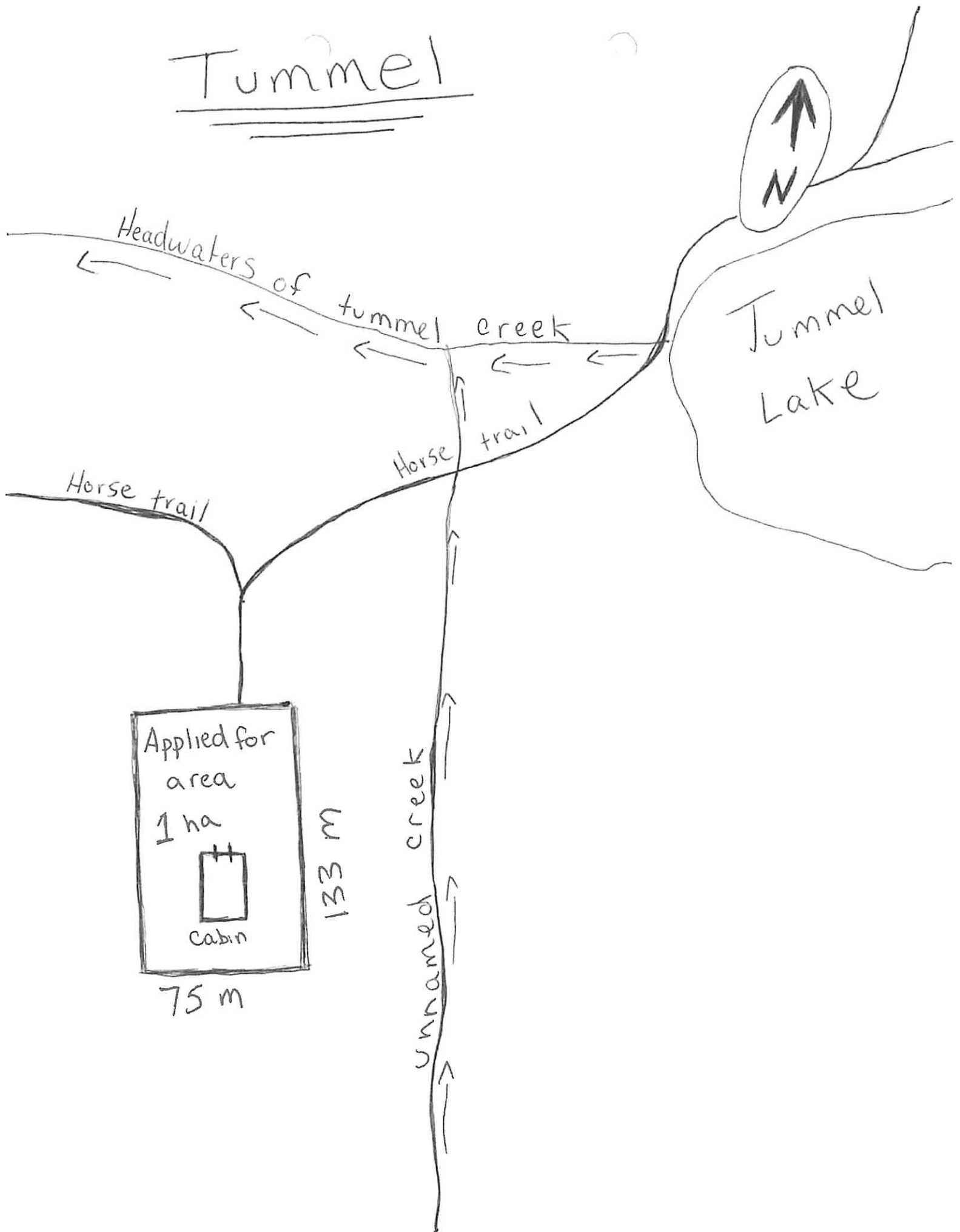


Horse trail

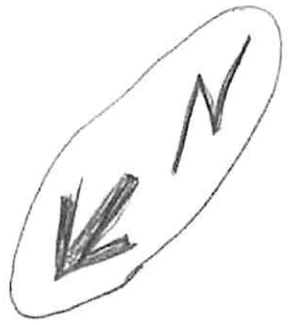
133 m

75 m

Tummel



Hodder



Hodder creek

75 m

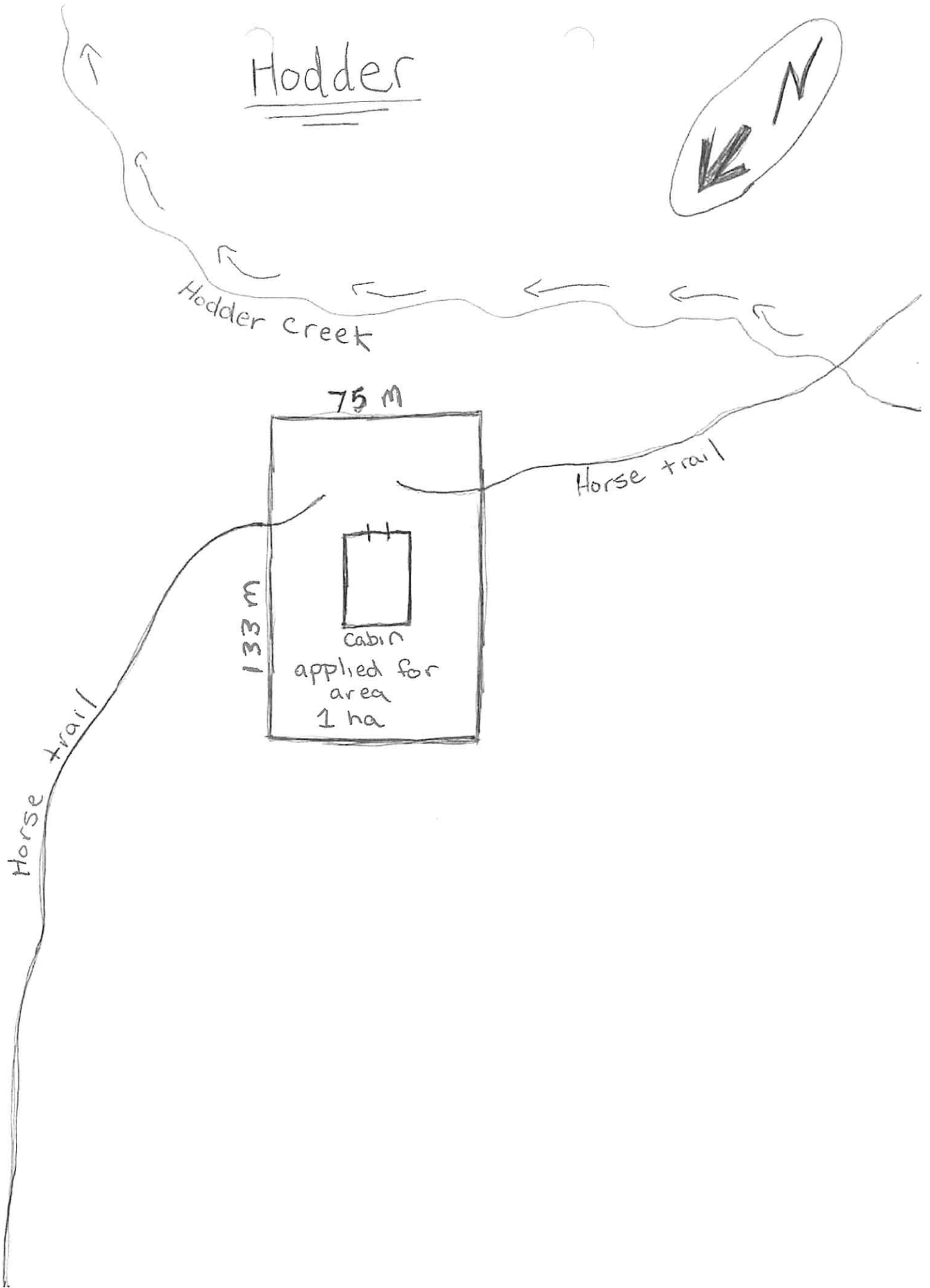
Horse trail

133 m

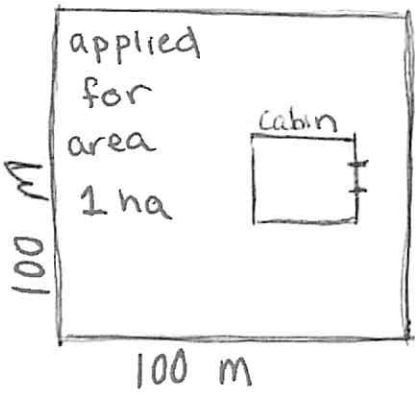


Cabin
applied for
area
1 ha

Horse trail



Halfway

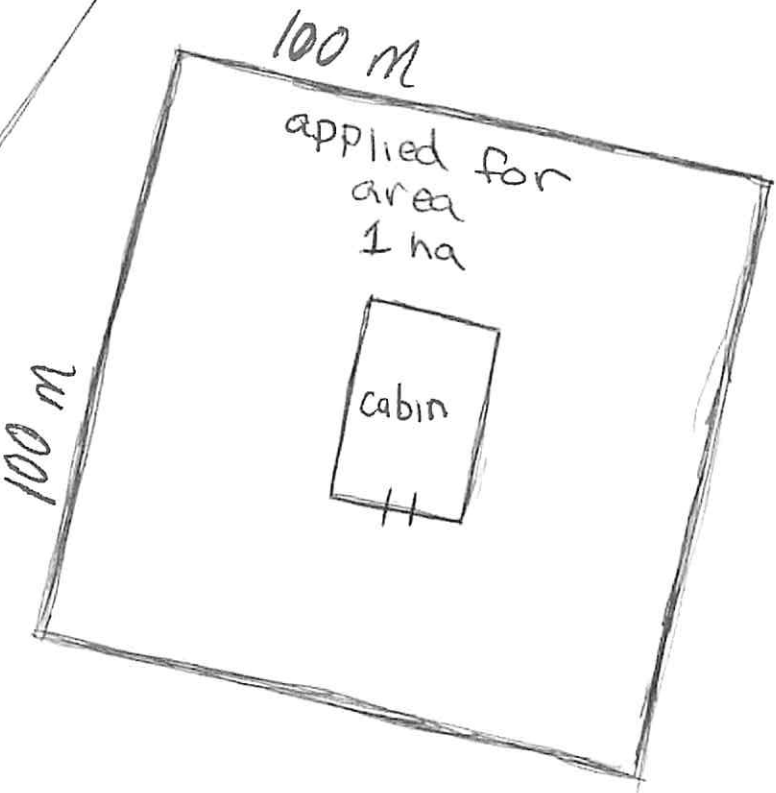


Felix

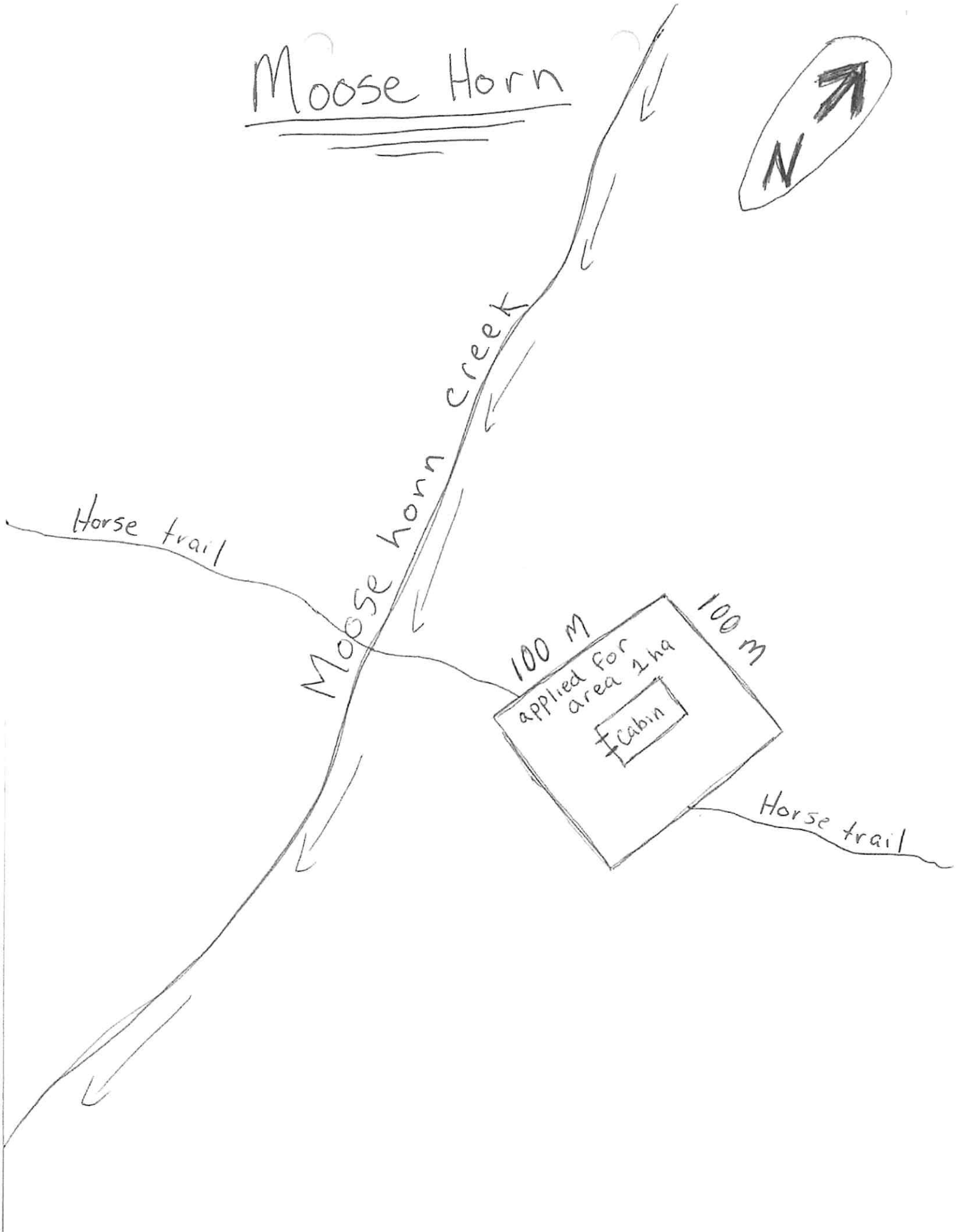


Felix Creek

Tributary



Moose Horn





fannin Air Strip

Horsefly



Horsefly
Lake



Horse trail

unnamed Creek

