

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: Charles | Middle Name: Edward | Surname: Shewen | |
| Registered or Incorporated Business Name: Yukon Fish & Game Association | | | |
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| | | | |
| Email: | | Preferred method of contact: | |

PART 2 – PROJECT INFORMATION

Type of application: Title Lease Licence

Size of area applied for: (hectares) 8.0

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) |
|----------------------------|---------|--------------------------|---|

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.

Rural Residential Trapping Cabin Institutional/Non Profit
 Commercial/ Industrial & Lot Enlargement (Includes Utility) Water Lot Lease Big Game Outfitting
 Lot Enlargement (Residential & Recreational) 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: Braeburn Lake | | |
| Name of community or Local Area Plan: | | <input checked="" type="checkbox"/> N/A |
| Name of applicable zoning regulation/ municipal by-law: N/A | | <input type="checkbox"/> 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 checked="" 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 type="checkbox"/> Ross River Dena Council | <input type="checkbox"/> Vuntut Gwitchin First Nation |
| <input checked="" type="checkbox"/> Kwanlin Dün First Nation | <input type="checkbox"/> Selkirk First Nation | <input type="checkbox"/> White River First Nation |
| <input type="checkbox"/> Liard First Nation | <input checked="" type="checkbox"/> Ta'an Kwächän Council | <input type="checkbox"/> Tetlit Gwich'in Council |

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.

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|---|-------------|-----------------------------|-------------|-----------------|
| Latitude/Northing | 6815861.228 | 6816112.769 | 6816268.22 | 6816016.68 |
| Longitude/ Easting | 457592.6506 | 457281.855 | 457407.5842 | 457718.3798 |
| Map Sheet Quad: | 105E05 | Nearest community: Carmacks | | Distance: 74 km |
| <p>Signature to the Land Management Branch: _____ accurate to the best of my knowledge.</p> <p style="text-align: right;">Date <u>JULY 15, 2019</u></p> <p>_____ Date _____</p> <p>_____ Date _____</p> <p>_____ returned for signing before they can proceed any further.</p> | | | | |

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.

| | | |
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| Are there any significant landscape features present? (bench, terraces, steep slopes) | Site is generally level | <input type="checkbox"/> Yes, if yes explain <input checked="" type="checkbox"/> No |
| Type of vegetation (shrubs, trees gasses etc.) | The site is well treed / forested in a natural state. | |
| Are there any potential hazards in or adjacent to the application area? (flooding, erosion, landslides, wild land fires) | The site is several meters away from and above the ordinary high water mark of Braeburn Lake | <input type="checkbox"/> Yes, if yes explain <input checked="" type="checkbox"/> No |
| Is there any known archaeological, heritage or historical value related to the site or area? | No known historical sites have been identified, | <input type="checkbox"/> Yes, if yes explain <input checked="" type="checkbox"/> No |
| Are there existing trails or pathways located on or adjacent to the application area? | There is an ATV trail adjacent to the site | <input checked="" type="checkbox"/> Yes, if yes explain <input type="checkbox"/> No |
| Identify any known fish and wildlife habitat, game trails, mineral licks or populations within or near application area. | As identified in the attachment it is located in a wildlife key area for Elk. | |
| 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 # 217 |
| If yes, have you contacted the owner/operator of the trapping concession? | | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If yes, what was the outcome of any discussion? No conflict expected due to the site proximity to existing residential development did not contact | |

| | | |
|---|--|----------------------|
| 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? NA | |
| Will the proposed project overlap with any mineral claims(s)? <input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> No | If yes, what was the outcome of any discussion? At this time we do not believe there are any registered claims in the area. | |

PART 6- SERVICING REQUIREMENTS

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

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|---|--|
| 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? Water will be brought in via water delivery, and/or pumped from the lake. |
| 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? Garbage will be hauled to the local Braeburn Solid Waste Facility, or Whitehorse Landfill. | |
| Are there any overhead or underground utilities (e.g. electricity, telephone) located within or adjacent to the application area? | |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | If yes, explain fully. There is a transmission line 2 km to the east. There is also existing power line 200m to the north that currently services existing residences nearby. |
| 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. No plans to bring power lines to the site. No telephone lines will be established. |
| 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) Carmacks via the north Klondike Highway. | |

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.

The land will be used to deliver annual wilderness training programs offered by the YFGA including the Youth Outdoor Education Camp, the Yukon Outdoor Women programs and several other wilderness-training workshops and events currently offered annually. It is anticipated that the site would be use for two - one to two week long camps in July and August for youth. The site would be used again in the fall for several training workshops of shorter duration in September and October. The site would be used again for winter camping training in March. No hunting or shooting will occur at the site. The training will focus on offering a natural setting with facilities to aid learning. While the goal is to leave the site primarily in a natural state, it is planned to clear a portion of the site in order to construct a building for a dining hall and classroom, as well as a wash hut, several wall tent frames and two outhouses. The conceptual layout is shown in Map 3, attached. A small portion of the site will be cleared using hand tools, including chainsaws and power tools for construction. Trees will be selectively removed using chainsaws and these will be bucked-up for firewood. In the first year, wall tent frames will be built to accommodate camp activities, along with outhouses / latrines. In the second and third year, funding dependent - a site for a dining hall / classroom /cabin would be cleared by hand and built on the site using imported wood materials. The construction and clearing of the site would not require the use of heavy equipment as the existing land is naturally level, and earthworks are not required to grade or level the building sites or for any other construction purposes. The goal is to keep the site in a natural condition suitable for outdoor training. Buildings will not be permanent or on permanent foundations. Clearing of the site will be done using chainsaws. Construction of the building, latrines, wash hut, and wall tent frames will be done by hand tools using volunteer labour. Access to the site is already developed via existing roads including the North Klondike Highway, via the Braeburn Lake Subdivision Road and then to the property via an existing trail that borders the property and allows access.

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

Pending acceptance of this application, this is the anticipated schedule for development of the site:
Year 1 Site preparation: Tree removal, access trail improvement and camp site selection - April 1 to 30th, 2020.
Year 1 Construction: Wall tent frames and outhouse latrines - May 1 to June 30, 2020
Year 2 Construction: Dining Hall/ Classroom and Wash Hut Buildings - June 1- 30, 2021.
Operation: After initial setup the camp is to be used operationally on a seasonal basis for two - 2 week camps to be held each June - August, several training workshop in the fall and and winter camping and travel in March and April in support of YFGA camp program curriculum delivery.
Maintenance: the site will be maintained at least monthly by the YFGA staff to ensure the site is good condition, building are undamaged, and to monitor for theft and vandalism and to keep the facilities ready for camp use.
Decommissioning - the site is expected to be is use for 15 -20 years or until the lease expires. given that the site will not be extensively developed decommissioning activities would be fairly straightforward and would involve dismantling of the building and tent frames and relocating them to a new site.

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|--|---|
| 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|--|---|

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.

As shown in the attached site plan (Map 2) the site is easy accessible via existing roads including the north Klondike highway to Braeburn then west on the Braeburn Subdivision Lake Road and then via an existing trail just past the boat launch at the end of the Braeburn Subdivision Road which leads to the eastern edge of the property boundary.

In order to access the site vehicle will drive to the near the boat launch at Braeburn lake and then continue a short distance down the trail to the site.

| | |
|--|---|
| Has Highways & Public Works been contacted?(See page 12 for contact information) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|--|---|

If yes, please provide a copy of the response you received.

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|---|---|
| Are new structure(s) being built on the site? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|---|---|

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.

The attached site plan (Map 2 and Map 3) clearly show the location of the parcel and the conceptual layout for the camp within the proposed boundary of the parcel.

Site buildings will be located 150m from the nearest water body (Braeburn Lake).

Structures;

- 1 - Dining/classroom building will be 7.0m x 20.0m
- 2 - Wash Hut for hand washing/showering 5m x 5m
- 3 - (up to 10) Wall tent frames for sleeping / living 3.65m x 4.27m
- 4 - Outhouse Latrines 1m x 1m

| | |
|--|---|
| Are existing structures being modified, decommissioned or abandoned? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|--|---|

If yes, please explain

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.

Although the land application policy references that applications should generally have no more than 25% lake frontage, the policy implies that accommodations can be made. The proposed configuration is required in order to fit the parcel size between the existing access and Braeburn Lake, while also being set far enough back to retain a natural state between the water and the parcel. Alternatively, due to the proposed set-back it could also be argued that the parcel is not actual lake frontage, and will not be visible by lake users.

The Yukon Fish & Game Association has hosted an outdoor youth camp for 22 years, as well of other camps such the Yukon Outdoor Women Program. We also deliver several other shorter one or two days workshops and would like to establish a permanent location for these training sessions and the camps currently offered. The YFGA youth camp was started by Alex Van Bibber and Kelly Hougen and in 1997. The camp spent many years at Alex's cabin at Shaneinbaw Lake, but is now looking for a new permanent home where it is possible to provide outdoor training in a controlled environment, with suitable facilities, in a wilderness setting. The YFGA is very committed to the conservation of wildlife and wildlife habitat. We are also committed to ensuring the youth and other outdoor enthusiasts have the opportunity to learn about our environment; learn to love the outdoors; and, learn to respect and care for the land while camping, hunting and fishing for a lifetime. Working with our partners and agencies such as the Department of Environment; the demand for outdoor training is increasing. In order to meet the goal of training users on the safe, responsible, legal and ethical use of the outdoors, a more permanent facility is required. Please see Map 2 & 3 for detailed site plans.

After several years of planning the YFGA is submitting this land application pursuant to the YG - Institution / Non- Profit Land Application Policy to facilitate the provision of land as a registered non-profit society. The purpose of the application will be to allow the YFGA - as a non-profit -to lease land required to support our outdoor camp and education programs. The Association board has determined that in order to be able to continue to deliver our programs sustainably into the future, we need to identify a more permanent location where we can avoid costly annual rental fees, have suitable infrastructure and offer a more regular training schedule while controlling costs.

After careful consideration and several meetings over the past 2 years with various departments of YG and some First Nations land managers about possible application options - we are now considering the east side of Braeburn Lake, based on the input provided by YG and KDFN. For a variety of reasons the Braeburn Lake area - within the Traditional Territories of Ta'an Kwäch'än, Kwanlin Dun, Little Salmon /Carmacks, and Champagne and Aishihik First Nations - is suitable as it is relatively close to Whitehorse and still provides access to many locations where a true wilderness experience can be had.

The vision for the camp is to have wall tents frames, tenting sites, a classroom/cooking building, and lake access for water activities and canoe instruction, with the goal to minimize changes to the natural condition of the site yet permit safe and suitable facilities for learners from a variety of abilities and ages. There will not be any shooting or hunting at the site and camp use will be occasional and seasonal.

The Yukon Fish & Game Association (YFGA) is one of the oldest non-profits in Yukon, founded in 1945 with annual revenues of over \$300,000 and a membership of 1,500 people. The YFGA is a hunting and fishing organization that advocates for a diverse range of outdoor activities – in the best interest of all Yukoners and is a registered non-profit in good standing. The YFGA is a financially stable organization and has planned thoroughly for the acquisition of land for the last several years. The YFGA and has funds set aside to support construction and operations if approved.

PLEASE SEE ATTACHED SUPPLEMENTARY INFORMATION.

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*.

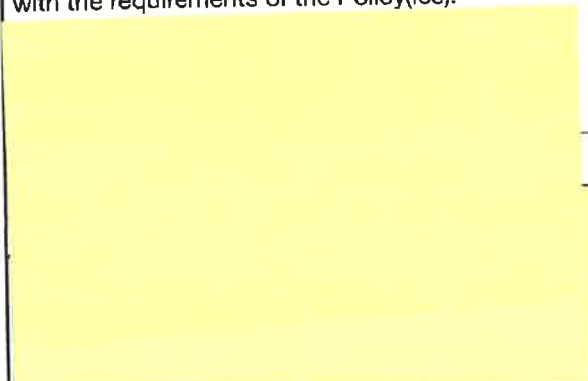
I/we hereby grant to Yukon government inspectors the right of access to the proposed site for inspection purposes at any time until title has been transferred or the lease/license has expired.

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).



_____ Co-applicant _____

_____ Date: _____

_____ Date: _____

Receipt Number: _____

PLEASE RETAIN A PHOTOCOPY OF THIS APPLICATION FOR YOUR RECORDS

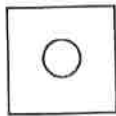
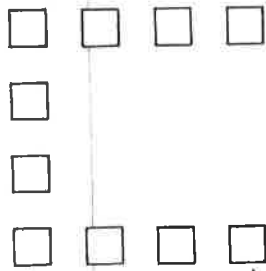
200m

Wilderness / natural training area
for hiking, plant ID, wilderness
first aid, navigation, etc.

400m

Wash
hut

Dining hall
Classroom
Building



Fire pit &
seating area

⌋
Outhouses

Pads for wall tent
accommodations

⌋
Outhouses

B

C

D

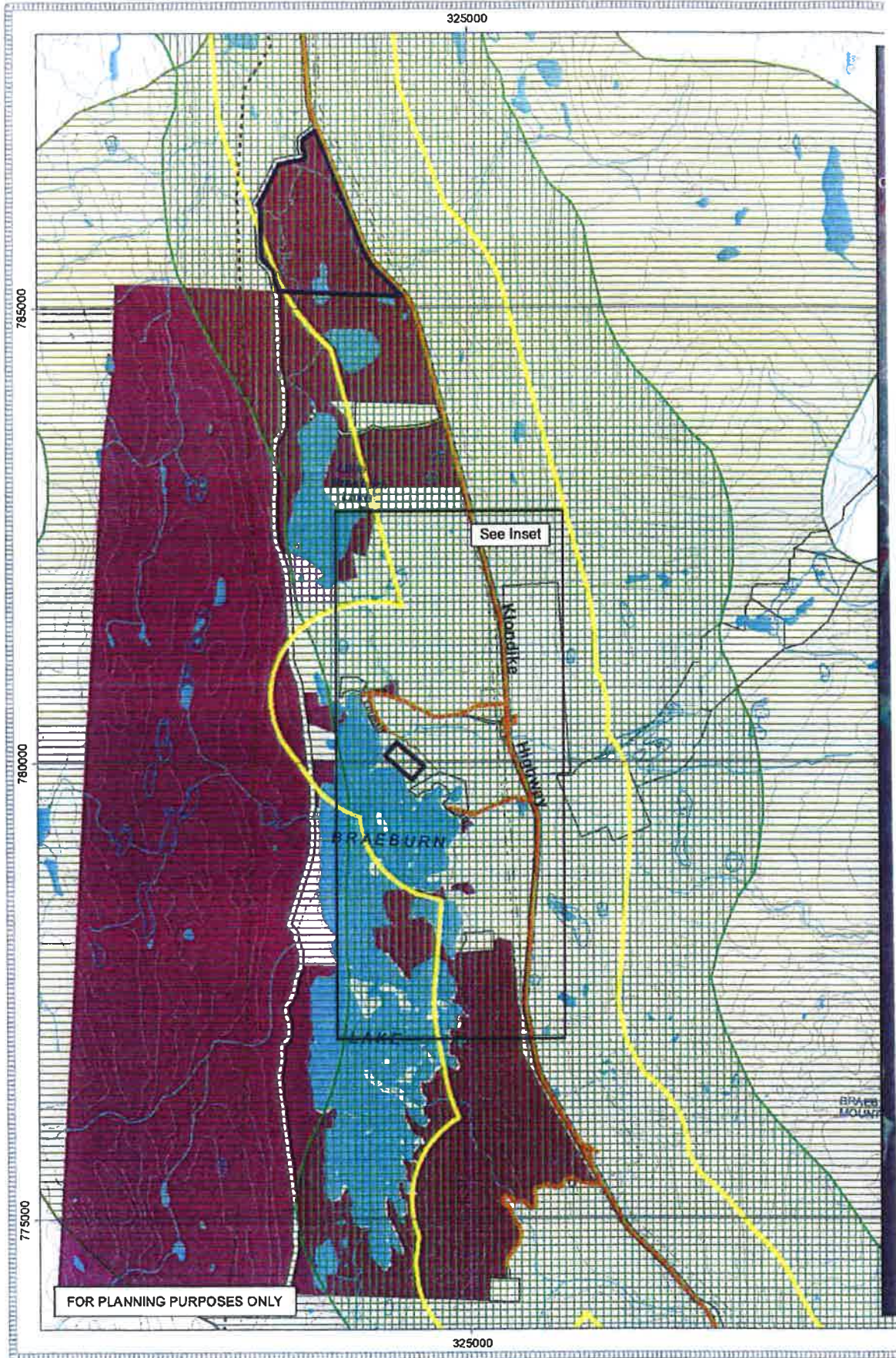
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FOR PLANNING PURPOSES ONLY