

APPLICATION FOR YUKON LAND AND SUBDIVISION APPROVAL

APPLICATION NUMBER 2019-5365

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

SECTION 1 - PART 1 - AF	PLICANT CONTACT IN	IFORMATI	ON		
To be completed by applica	ant (Please use full legal	name)			
Given Name: Joseph	Middle Name Jack	9:		Surname: Sapiano	
Registered or Incorporated Busin	ess Name:				
(* (*) -					
City/Town:	Territory/Prov	vince/State:		Postal/Zi	o Code:
Country: Canada	1988. A			E.	
Email:			Preferred method e-mail	of contact:	
To be completed by co-app	plicant (If required)				
Given Name: Nadyne	Middle Name Marie-Jos			Surname Thibau	
Registered or Incorporated Busin	ness Name:				
Street/Box/Bag:					
City/Town:	Territory/Pro	vince/State:		Postal/Zi	p Code:
Country: Canada	Home Phone	e: 		D	
Preferred method of contact: e-mail					
PART O DROUGOT INFO	DMATION				
PART 2 – PROJECT INFO Type of application: ☑ T		200	10.16		
Size of area applied for: (h	100	1106			
Tenancy: (For applications All trapping & Big Game C Sole Owner ☑ Joint T	directly related to existi outfitter dispositions are	issued und			
* Joint tenancy – upon dea * Tenancy in common – up					
Is your application to extend an existing titled lot (Lot Enlargement)? Yes					
If yes, Legal Description:	Lot No. N/A	Certificate	e of Title No.	Size of exist N/A	ing titled parcel (hectares)
Applications must be madindicate which policy you		application	policies liste	d below. Plea	se read the relevant policy and
☑ Rural Residential ☐ Commercial/ Industrial ☐ Lot Enlargement (Resid	& Lot Enlargement (Incluential & Recreational)		Other (S	ot Lease Specify)	☐ Institutional/Non Profit☐ Big Game Outfitting☐ Institutional/Non Profit☐ Institutional/Non Pr

PART 3- PROJECT LO	OCATION		- Total 1	7777	2 - 9 - 1	
Common or Traditional name: South Robert Campbell						
Name of community or Local Area Plan:					_	
Name of applicable zoning regulation/ municipal by-law:				⊠ N/A		
The application area is			raditional Territor	(s) (Check a		
☐ Carcross/Tagish First Nation ☐ L ☐ Champagne & Aishihik First Nation ☐ F ☐ Kluane First Nation ☐ F ☐ Kwanlin Dün First Nation ☐ S		Little Salmon/Carmacks First Nation First Nation of Nacho Nyak Dun Ross River Dena Council Selkirk First Nation Ta'an Kwächän Council		☐ Teslin Tlingit Council ☐ Tr'ondëk Hwëch'in First Nation ☐ Vuntut Gwitchin First Nation ☐ White River First Nation ☐ Tetlit Gwich'in Council		
PART 4 - VERIFICATI	ON OF SITE COORD	INATES		THE SE	11.53 (A)	
The applicant is responding Management Branch was Review Process. Inspectany potential site special special potential site special potential site special potential site special site special site special site special site special	rill request an inspections of the site will in	on of the application a	area by a Natural I	Resource Office	cer as part of the	e Land
Latitude/Northing	N 60 10.770	N 60 10.765	N 60 10.62	2	N60 10.622	
Longitude/ Easting	W 128 56.752	W 128 56.645	W 128 56.7	763	W 128 56.650	
Map Sheet Quad:	105 A2	Nearest community:	Watson Lake		Distance: 21	km
* Applications not sign	Date * Applications not signed by the applicant will be returned for signing before they can proceed any further.					
PART 5 – SITE INFOR	MATION		T 7 1 3	V 18 15		
Answer the questions be regarding geographical	pelow to the best of your features, soil type, fis	our knowledge. Provid h and wildlife informa	e any supporting tion etc.	documentatio	on you may have)
Are there any significa present? (bench, terra	ces, steep slopes)	vertically elevated	above unnamed la	•	☑ Yes, if yes	explain
Type of vegetation (shr		Boreal mixed Pine	and Spruce			
Are there any potential adjacent to the application erosion, landslides, wi	ation area? (flooding, ld land fires)	8			☐ Yes, if yes o	explain
Is there any known arc or historical value relat	ted to the site or area?				☐ Yes, if yes o	explain
Are there existing trails on or adjacent to the a	application area?				☐ Yes, if yes o☐ No	explain
game trails, mineral lic within or near applicat	Identify any known fish and wildlife habitat, game trails, mineral licks or populations within or near application area. None known. Lake is unlikely to support a fish habitat.					
Will the proposed proje				l Yes □ No l Unknown	If yes, conces 359	ssion #
If yes, have you contact	cted the owner/operat	or of the trapping cor	cession?			

If yes, what was the outcome of any discussion?

Concession holder deceased. Familly contacted. Attempted multiple times.

☑ Yes ☐ No

	sed project overlap with any registered outfitting concessions(s)? Yes No If yes, concession #					
If yes, have yo	u contacted the owner/operator of the outfitting concession?					
□ Yes ☑ No						
Will the propos	sed project overlap with any mineral claims(s)? ☐ Yes ☐ No ☐ Unknown If yes, claim #					
If yes, have yo	u contacted the owner/operator of the mineral claim?					
□ Yes □ No	If yes, what was the outcome of any discussion? N/A					
PART 6- SERV	ICING REQUIREMENTS					
The following inf	ormation is required for subdivision approval review in accordance with the Subdivision Act and Regulations.					
Will a well for t	he extraction of groundwater be established on the site?					
☐ Yes ☑ No	If no, how and from where will water be provided?					
	The quality of well water in the Watson Lake area is questionable so a water holding tank will installed. The tank will be filled from the Watson Lake Municipal water plant.					
Will a septic sy	stem be installed at the site?					
☐ Yes ☑ No	If yes, how will it be installed?					
	If yes, have you contacted Environmental Health? N/A					
How and where	e will garbage be disposed?					
All garbage wil	l be disposed of at the Watson Lake Transfer Station.					
Are there any o	verhead or underground utilities (e.g. electricity, telephone) located within or adjacent to the application area?					
☐ Yes ☑ No	If yes, explain fully.					
Will power and	/or telephone lines be established to/on the site?					
☐ Yes ☑ No	If yes, please describe the nature to the lines and their location.					
Will any petroleum products be stored at the site?						
☑ Yes □ No	If yes, will a petroleum fuel storage facility be established at the site?					
	No. Just enough fuel storage for a portable generator, chainsaws and other small machines. Less than 200 Liters total.					
Is the application	Is the application area presently served by a fire department?					
□ Yes ☑ No	If yes, give name and location					
What is the loc	ation of and distance to nearest school and school bus route? (Where applicable)					
Approximately 8 kms to the south, at the Watson Lake Municipal boundary						

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.

Construction of a small log cabin structure (roughly 60 sq meters). This will be the primary residence for the applicant and co-applicant. There will be no permanent foundation. Structure will be placed on piles supported on 18" by 18" cement footings. Footings will be set on compacted gravel. All excavation and cement work will be performed by hand. No excavators or heavy machinery will be utilized. Trees will be harvested on-site using hand logging methods only. Stumps will be pulled using an electric winch.

A short, 25 meter, access driveway will be constructed from the existing road to the property. Property soils are compact gravel with a very thin layer of organics. The topography of the property is nearly flat. Only a light Bobcat type machine may be needed for minor leveling but the hope is to clear the path of trees and stumps using only an electric winch. The path should then be drivable with minimal removal of topsoil.

An enclosed multi-use shop, wood and vehicle storage area will also be constructed. Also on piles with concrete pads for support. All excavation and cement work will be performed by hand. No excavators or heavy machinery will be utilized.

A Pit Privy shall be installed as per Yukon Environment Health Standards.

The only trees to be cleared will be those necessary for the cabin, gardens and roadway construction. All other trees will be preserved. All logging activities will take place by hand logging methods only. no machinery will be used. The property will be Fire-smarted and the pertinent ladder fuels removed.

Provide an estimated timeline to complete development, including site preparation, construction, operation, maintenance and decommissioning.			ation,		
Hand clearing and construct	Hand clearing and construction of the Cabin and Privy will take place over 3 summer seasons.				

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).	☑ Yes	□No
Fully explain how you will access the site if approved. Access must be clearly identified in your attached s If road access already exists describe the nature of the access and if/how you may be modifying, altering upgrading the access.		
The property will come within 25 meters of an abandon logging road that runs East-West from the Robe Highway to the Liard River. A 25 meter long access road will be constructed which joins the property to roadway.		
Has Highways & Public Works been contacted?(See page 12 for contact information)	☐ Yes	☑ No
If yes, please provide a copy of the response you received.		
Are new structure(s) being built on the site?	☑ Yes	□No
If yes, what are the size (square metres) and proposed use(s)? Ensure that your site plan clearly identificand any other relevant information including how far structures will be located from water bodies.		
60 square Meter dwelling to be used as a for the applicant and co-applicant.		
150 square meter multi-use, enclosed shop, wood and vehicle storage building.		
Regular size Pit Privy.		
Approximate location of structures are identified on the site plan. Structures will be at least 40 meters fr unnamed lake.	om the	
Are existing structures being modified, decommissioned or abandoned?	☐ Yes	☑ No
If yes, please explain		
There are no existing structures.		
I .		

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.

My wife and I have been homesteading now for 10 years at the South end of Frances Lake. During the summers I am an employee with Wildland Fire Management and Nadyne is employed at the Visitor Information Center in Watson Lake. For many years now we have spent our summers camping, as affordable housing in the local communities is next to impossible to locate. We are now closely tied to the Watson Lake community, due both to employment and the friendships we have developed. We love and cherish our off-season life out at Frances Lake, but wish to develop a low impact "offgrid" living situation, closer to town. A place where we can raise a few chickens and grow most of our own vegetables during the summer season.

The day is coming when living in our remote corner of Frances Lake will become too difficult for us and we will need to be closer to medical care and other services. Our petroleum use, carbon impact and cost of living will all be greatly reduced by making this transition.			
These are the main rational for wanting to establish a residence in close proximity to Watson Lake where we can have enough space for our gardens, access to services while retaining some separation from downtown.			

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. 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). SIGNATUP.5 Co-applicant Applicant __/___

PLEASE RETAIN A PHOTOCOPY OF THIS APPLICATION FOR YOUR RECORDS

Date:

FOR INTERNAL USE

Receipt Number: _

LMB or District Office Representative: ____

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
0	☐ 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
	□ Application area flagged
	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)
1	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 Description of that the applicant(s) are utilizing the dwelling as his/hers/their primary residence

SECTION 2 - APPLICATION INFORMATION PACKAGE

Land legislation and policies are posted on the Energy, Mines and Resources public website http://www.emr.gov.yk.ca/landmanagement/ along with other valuable lands information and mapping tools. The materials can also be found at the EMR Client Services & Inspections District Office in your region (see Page 11 for contact information) or at the Land Management Branch. It is your responsibility as the applicant to understand the legislation, regulations, and policies that may affect the application and future use and development on the proposed site.

The Department of Energy, Mines and Resources, Land Management Branch has the mandate to dispose of Yukon Lands under the Lands Act Section 3.1 and the Territorial Lands (Yukon) Act Section 6, as well the Department of Energy Mines and Resources, Land Planning Branch has the mandate to approve Subdivision applications under the Subdivision Act and the Area Development Act.

INTRODUCTION

- An application to purchase, lease or licence Yukon Land may be accepted if it conforms to one of the land
 application policies. Land Management Branch accepts applications for lot enlargements, commercial or industrial
 ventures, rural residential parcels, accessory structures, trapping, big game outfitting, quarrying, utility installations
 and easements. Please read the relevant policy prior to submitting an application.
- Anyone interested in applying for Yukon Land should first contact Land Management Branch and/or Land Planning Branch to confirm legislation, programs, policy and if the land in questions falls under Yukon government jurisdiction.
 - Land Management and Land Planning Branch provide information sheets describing this and other land-related programs offered by the Yukon government on the EMR website http://www.emr.gov.yk.ca/landmanagement/ OR http://www.emr.gov.yk.ca/landmanagement/

OTHER ASSESSMENTS OR APPROVALS MAY BE REQUIRED

- Depending on the activities proposed, your application may trigger an assessment by the Yukon Environmental & Socioeconomic Assessment Board (YESAB). The outcome of the YESAB process is a recommendation with respect to the
 proposed activities. An application must receive a positive recommendation or Decision Document in order to proceed.
- Depending on the nature, magnitude or location of any given application, at the discretion of Land Management
 Branch you may be required to undertake and provide further studies or assessments to support your application.
 This may include, but is not limited to environmental impact assessments, fisheries studies, geotechnical
 investigations and further public consultations.
- Additional approvals/permits may also be required by other agencies or government departments. This may include building permits, development permits, highway access permits, and sewage disposal approvals.

ACCESS TO INFORMATION AND PROTECTION OF PRIVACY ACT

- The information contained in your Application for Yukon Land & Subdivision Approval will be provided to various
 government & community agencies for technical review. The Land Management Branch will also, as part of the
 review process, forward a copy of your application to adjacent or nearby property owners and any third party land
 users, such as trappers and outfitters. Your application will also be posted in the "Current Land Applications section"
 on the Land Management Branch website.
- A written request to keep business information confidential can be submitted with an application and will be considered.

LAND APPLICATION PROCESS

- All applications are reviewed through the process outlined in the Guide to the Land Application Process document.
- Acceptance of an application by the Land Management Branch does not imply future tenure or guarantee
 that a land disposition interest will be granted.
- You may complete and submit an application for Yukon Land & Subdivision Approval if the land you are interested
 in is vacant Yukon Land, and if it is not subject to any other pre-existing right or interest. Only complete applications
 will be accepted.

APPLICATION FEES

- All applications for Yukon Land require a \$25.00 (+ GST) non-refundable application processing fee.
- For all rural residential, commercial, industrial or institutional land applications for purchase there is a \$100.00 + GST subdivision application fee in addition to the land application fee. If the land application is denied, the full amount of the subdivision fee will be refunded. (See Rural Residential or Commercial Policy).
- For all Lot Enlargement applications, the applicant will be required to submit an Application for Subdivision Approval, and a \$100.00 + GST application fee after the land application has been approved, directly to Land Planning Branch. If the application is within the City of Whitehorse or the City of Dawson, the subdivision fee is paid directly to the municipality.
- All payments can be made in cash, debit, credit or cheque. (cheques made payable to Territorial Treasurer).

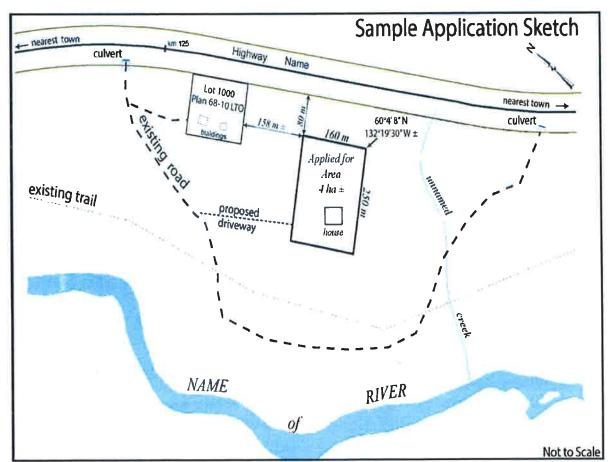
A GENERAL LOCATION MAP AND DETAILED SITE PLAN MUST BE PROVIDED FOR ALL LAND APPLICATIONS

A general location map must show the location of the application in relation to any nearby known landmarks.

A general location map similar to the one below can be created using Yukon Lands Viewer http://mapservices.gov.yk.ca/Lands/Load.htm. This online tool provides data for surveyed and non-surveyed land; land use; First Nations Traditional Territories and settlement land; Parks and Protected areas, base map and imagery.

A detailed site plan must be drawn to a legible scale, showing the proposed parcel configuration including the following:

- · Configuration/location of proposed and existing lot lines
- Roads, trails, pathways located on or near the application area
- Arrow indicating north
- · Water bodies, drainage courses located on or near the application area
- · Location of existing or proposed improvements on or near the application area.



OTHER AGENCIES & DEPARTMENTS

The following list other agencies or responsible authorities that deal with related permitting & authorizations. Based on information provided in your proposal, it is suggested that you contact the indicated agencies as further approvals may be required:

Yukon Government, EMR Land Planning

320LP – 300 Main Street
Box 2703, Whitehorse, Yukon Y1A 2C6
(867) 667-3531 fax 393-6258, Land Planning@gov.yk.ca
Land Planning@gov.yk.ca

City of Whitehorse, Planning Services

Municipal Services Bldg., 4210 - 4th Avenue (mail) c/o 2121 - 2nd Avenue, Whitehorse, Yukon Y1A 1C2 (867) 668-8335 fax 668-8395 http://www.city.whitehorse.yk.ca/

City of Dawson

Box 308, Dawson City, Yukon, Y0B 1G0 (867) 993-7400 fax 993-7434 http://www.cityofdawson.ca/

Yukon Government, Building Safety

Main Administration Bldg., 2071 Second Avenue Box 2703, Whitehorse, Yukon Y1A 2C6 (867) 667-5741 fax 393-6249 http://www.community.gov.yk.ca/ps/building_safety.html

Yukon Government, Environmental Health Services

#2 Hospital Road, Whitehorse, Yukon Y1A 3H8 (867) 667-8391 fax 667-8322 http://www.hss.gov.yk.ca/environmental.php

Yukon Government, Highways and Public Works

9029 Quartz Road, Building 275 Box 2703, Whitehorse, Yukon Y1A 2C6 (867) 667-5644 fax 667-3608 http://www.hpw.gov.yk.ca/

The Yukon Electrical Company Limited

205 Tungsten Rd.
PO Box 4190 Whitehorse Yukon Y1A 3T4 (867) 633-7068 fax 668-6692

- Information on existing Planning and Zoning
- Subdivision Approval (outside Whitehorse or Dawson)
- Information on Official Community Plan & zoning in Whitehorse
- Development and Subdivision Approval within City of Whitehorse
- Information on planning & zoning in Dawson City
- Approval in Dawson City Development and Subdivision
- Building & Plumbing Permits, (outside Whitehorse or Dawson)
- Electrical, Gas, Boiler Permits (all Yukon)
- Development Permits (Outside Municipalities)
- Septic / in-ground sewage installations
- Permit for restaurant / food service.
- Access permits (access onto Yukon Highways)
- Work within R-O-W permits
- Hydro installations
- · Location of underground & overhead line

DISTRICT OFFICES

Dawson Office

1242 Front Street PO Box 279, Dawson City, Yukon Y0B 1G0 (867) 993-5468 fax 993-6233

Northern Tutchone (Mayo & Carmacks) Mayo Office

22A Silver Trail Highway PO Box 100, Mayo, Yukon Y0B 1M0 (867) 996-2343 fax 996-2856

Southern Lakes (Whitehorse & Teslin)Whitehorse Office

Mile 918 Alaska Highway (867) 456-3877 fax 393-7404

Teslin

Km 1246 Alaska Hwy. PO Box 97, Teslin, Yukon Y0B 1B0 (867) 390-2531 fax 390-2682

Haines Junction Office

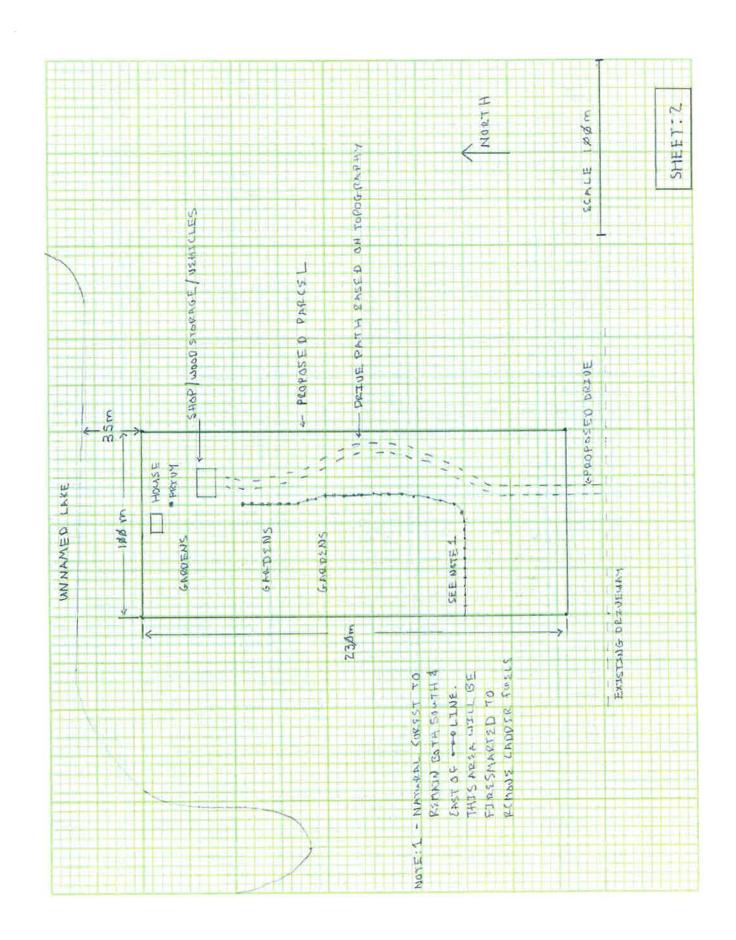
Km 246, Haines Rd. PO Box 5370, Haines Junction, Yukon Y0B 1L0 (867) 634-2256 fax 634-2675

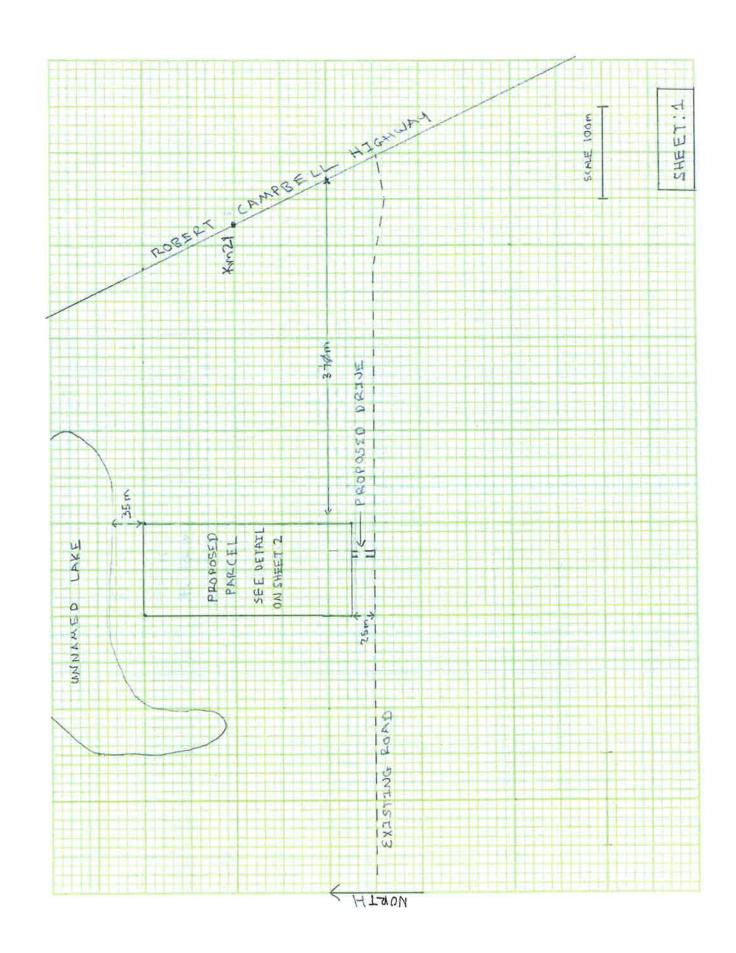
Tintina (Watson Lake & Ross River) Watson Lake Office

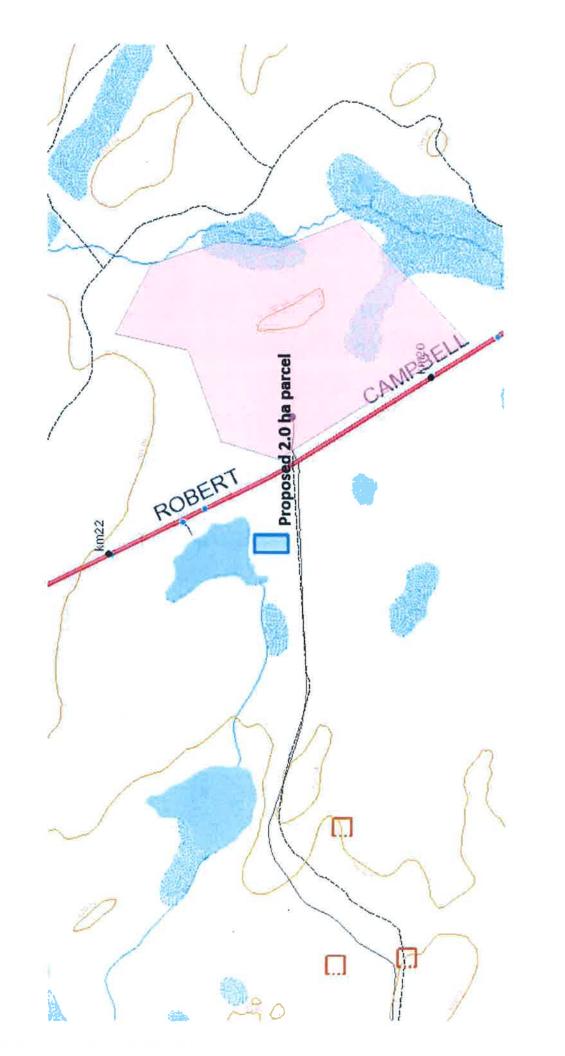
Km 1007, Alaska Hwy. PO Box 289, Watson Lake, Yukon Y0A 1C0 (867) 536-7335 fax 536-7331

Ross River

Across from Ross River Service Centre, PO Box 107, Ross River, Yukon Y0B 1S0 (867) 969-2243 fax 969-2610







Yukon	CONSOLIDATED REVENUE FUND GENERAL RECEIPT REÇU GÉNÉRAL DU FONDS DU REVENU CONSOLIDÉ	GST Reg. no. ► R107442840 N° d'inscription pour la TPS	795971
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\$26.25

TOTAL

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VERIFIED BY PIN

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