



APPLICATION FOR YUKON LAND AND SUBDIVISION APPROVAL

APPLICATION NUMBER 2020-6243

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>Dustin</u>	Middle Name: <u>David</u>	Surname: <u>Foss</u>
Registered		
Street/E		
City/Town		
Country		
Email:		

To be completed by

Given Name: <u>Megan</u>	Middle Name:	Surname: <u>Brend</u>
Registered or Incorporated		
Street		
City		
Country		
Email:		

PART 1

Type	
Size	
Tenure	
All rights reserved	
<input checked="" type="checkbox"/> S	
* Joint	
* 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.

- Rural Residential
- Commercial/ Industrial & Lot Enlargement (Includes Utility)
- Lot Enlargement (Residential & Recreational)
- Trapping Cabin
- Water Lot Lease
- Other (Specify) _____
- Institutional/Non Profit
- Big Game Outfitting

* 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:	Canyon Creek	
Name of community or Local Area Plan:	<input checked="" type="checkbox"/> N/A	
Name of applicable zoning regulation/ municipal by-law:	<input checked="" 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 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 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 type="checkbox"/> Ta'an Kwächän Council	<input type="checkbox"/> Tetilt 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.	
Latitude/Northing	60° 50' 39.73998"N 60° 52' 36.67979"N 60° 50' 47.26747"N 60° 50' 45.55112"N
Longitude/Easting	137° 2' 35.2715"W 137° 2' 27.67753"W 137° 2' 14.5395"W 137° 2' 22.95941"W
Map Sheet Quad:	Nearest community: Haines Junction Distance: 30 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	Jan 31 / 2020 Date
Co-Applicants signature	Feb 22 / 2021 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)	<input type="checkbox"/> Yes, if yes explain <input checked="" type="checkbox"/> No
Type of vegetation (shrubs, trees, grasses etc.)	Spruce, aspen
Are there any potential hazards in or adjacent to the application area? (flooding, erosion, landslides, wild land fires)	Wild Land fires <input checked="" type="checkbox"/> Yes, if yes explain <input type="checkbox"/> No
Is there any known archaeological, heritage or historical value related to the site or area?	<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?	Atv trail to lot from road <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.	Bison Habitat
Will the proposed project overlap with any registered trapping concessions(s)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown If yes, concession #
If yes, have you contacted the owner/operator of the trapping concession?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, what was the outcome of any discussion?

Will the proposed project overlap with any registered outfitting concessions(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown		If yes, concession #
If yes, have you contacted the owner/operator of the outfitting concession?		
<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, what was the outcome of any discussion?	
Will the proposed project overlap with any mineral claims(s)? <input 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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If no, how and from where will water be provided?
Will a septic system be installed at the site?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how will it be installed? According to septic field guidelines by environmental health. If yes, have you contacted Environmental Health? If approved
How and where will garbage be disposed? Haines Junction 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. Electrical lines at Otter Falls and road close to property.
Will power and/or telephone lines be established to/on the site?	
<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, give name and location Haines Junction VFD
What is the location of and distance to nearest school and school bus route? (Where applicable) Haines Junction 30 km.	

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 clearing of sections for roadway and structures when permitted. Use a back hoe and loader to dig foundation and level/clear land as required.

Construction, powered tools and hand tools.
Drilling equipment for well when permitted.
Burning land cleared wood during winter.

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

Once survey has been registered and there is an agreement for sale:

Road access will start immediately and full construction of property should be completed with a timeline of 5 years. Continued use from that point will be permanent residence.

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 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.

~~The area~~ Access to site will be by using existing access roads to lots 1089 - 1088 and a old trail that goes to property that I will upgrade with permission.

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 identifies size, location and any other relevant information including how far structures will be located from water bodies.

First I will build a 80' x 40' Shop with house and living space above for my full time permanent use. Dezadeash River is just over 1 km away.

Are existing structures being modified, decommissioned or abandoned? Yes 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.

I am a single father of a 5 year old girl that has fallen in love with the Canyon creek area and would like to make it our future home to be proud of. I currently own a home in Whitehorse that I would like to sell and move out of city limits allowing my girl more of a chance to live off the land and learn her Yukon First Nation heritage.

Thank you for accepting my application.

PART 3 - APPLICANT/OWNER CONSENT

I/we hereby acknowledge and confirm that the filling 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: 01.21.2020

Date: Feb/22, 2021

FOR INTERNAL USE

LMB or District Office Representative: Ezra Gilman

Date: Feb 24, 2020

Receipt Number: 929438

PLEASE RETAIN A PHOTOCOPY OF THIS APPLICATION FOR YOUR RECORDS

Dustin Foss Amended Land Application – Detailed Plans December 17, 2020

Home

Timeline: within 4-5 years

Our plan is to build a 2,700 sq. ft. ranch style home including four bedrooms and two and a half bathrooms. Our home will have a large deck on the back facing the mountains and a small front porch. We will be landscaping the property surrounding our home with a fire pit and seating, hot tub, and a garden for vegetables.

Shop/Garage

Timeline: within 1-3 years

We will be building a 50x100 shop to start with a two bedroom, one bathroom living space above. This will allow us to reside on the property while building our home.

Cottage

Timeline: within 5-6+ years

We will be building a 1,200 sq. ft. cottage for our out of town guests to stay in when they come for visits. Both of our families live in BC and will visit often, and we want to give them their own space for when they are here. The cottage will feature two bedrooms and one bathroom with a small porch. We will also landscape the surrounding area of the cottage.

Barn

Timeline: within 5-7+ years

We will also be building a 1,200 sq. ft. barn with two stalls. Our plan is to eventually have two horses and teach our daughters how to ride and care for them. In addition, we will build a 40ft x 100ft riding ring and a 30ft x 100ft paddock area for the horses.

Chicken Coop

Timeline: within 1-3 years

We will be building a chicken coop and plan on having 4-8 Rhone Island Red and Sussex chickens for eggs. The chicken coop will be a 5ft x 10ft enclosure.

**Dustin Foss Amended Land Application – Detailed Plans
December 17, 2020**

Landscaping

Timeline: within 5+ years

Further landscaping will be determined once the plans are finished, however, if there is remaining property after the development of the above noted plans it will be used for outdoor activities such as family walks with the dog, teaching the girls how to ride a bike, nature exploring, etc. It is important for us to leave some forestry on the property as we are looking for a rural feel with privacy.

West to Haines Junction

East to Whitehorse

Yukon

Geo Yukon map and data viewer

21 Canyon Rd

Dustin Foss - New!
Map
February 202

