

**APPLICATION FOR
YUKON LAND AND SUBDIVISION APPROVAL**

APPLICATION NUMBER 2020-6660

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>Hannah</u>	Middle Name: <u>Talitha</u>	Surname: <u>Clunies-Ross</u>
Registered or Incorporated Business Name:	<u>N/A</u>	
Street/3	[Redacted]	
City/Tow	[Redacted]	
Country:	[Redacted]	
Email:	[Redacted]	

To be co

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) 3.99

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: Canyon Creek N/A

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)

Carcross/Tagish First Nation Little Salmon/Carmacks First Nation Teslin Tlingit Council

Champagne & Ashihik First Nation First Nation of Nacho Nyak Dun Trondëk Hwëch'in First Nation

Klane First Nation Ross River Dena Council Vuntut Gwitchin First Nation

Kwanlin Dün First Nation Selkirk First Nation White River First Nation

Lard First Nation Tan Kwächän Council Tetit 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	66° 50' 56.94584	60° 50' 49.92062	60° 50' 50.11222	60° 50' 57.37152
Longitude/Easting	137° 1' 13.47180	137° 1' 12.81090	137° 1' 1.58174	137° 1' 2.47644
Map Sheet Quad:	115A14	Nearest community: Haines Junction		Distance: 30 km

To be completed by applicant prior to submission to the Land Management Branch:

I agree that _____ Date June 12, 2020

Applicants: _____ Date _____

Co-Applicants: _____ Date _____

* Applicant: _____ Date _____

_____ returned for signing before they can proceed any further.

PART 5 - SITE INSPECTION

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)	There is a gentle slope	<input checked="" type="checkbox"/> Yes, if yes explain <input type="checkbox"/> No
Type of vegetation (shrubs, trees, grasses etc.)	Spruce, poplar, open grassy area on South edge	<input checked="" type="checkbox"/> Yes, if yes explain <input type="checkbox"/> No
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 checked="" type="checkbox"/> Yes, if yes explain <input type="checkbox"/> No
Are there existing trails or pathways located on or adjacent to the application area?	Fuel break/quad trail	<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.	No	<input checked="" type="checkbox"/> Yes, if yes explain <input type="checkbox"/> No
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, 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 checked="" type="checkbox"/> No	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 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?		

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 the septic field guidelines from the Environment 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.	
Is adjacent to the North West corner of the application area	
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.	
Power line is approximately 300 metres from the application area	
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)	
Haines Junction 30 km via Alaska 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.

D6 Cat dozer and a John Deere loader backhoe will primarily be used for clearing area for access and house site. Mainly power and hand tools are intended for construction of buildings and structures. Water well drilling for a well. Hand piled wood to be burned in the winter.

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

I want to have the site cleared, access developed, and construction on primary dwelling started within the first year. The primary dwelling should be finished within 5 years, garden shed within 6 years, green house and garden within 7 years, horse corral, barn, and chicken coop within 8-10 years, and a garage within 10-11 years.

<p>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).</p> <p>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.</p> <p>I will access site by ROW that attaches to Canyon Road from the Alaska Highway.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<p>Has Highways & Public Works been contacted?(See page 12 for contact information) If yes, please provide a copy of the response you received.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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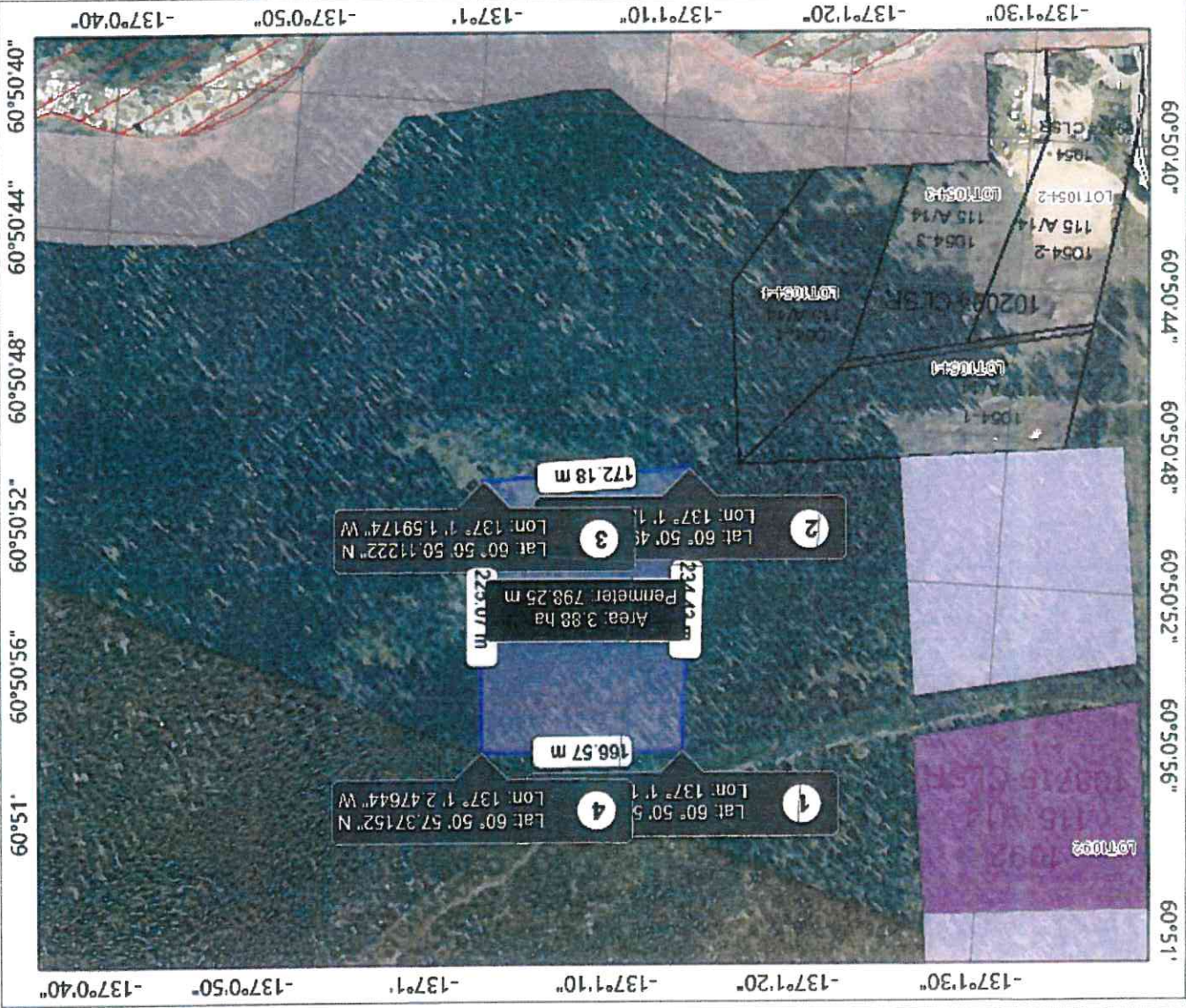
<p>Are new structure(s) being built on the site? If yes, what are the size (square metres) and proposed use(s)? Ensure that your site plan clearly identifies size, location and any other relevant information including how far structures will be located from water bodies.</p> <p>Approx. structure dimensions: House/primary residence - 130m2 Garden shed - 10m2 Green house - 28m2 Garage - 38m2 Horse corral - 10 000m2 Barn - 5m2 Chicken coop - 4m2</p> <p>Property application area is approx. 1km away from Dezeddash River</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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<p>Are existing structures being modified, decommissioned or abandoned? If yes, please explain</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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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 have lived here for the majority of my life and I want to continue being able to enjoy the rural residential lifestyle. I plan to maintain a small hobby farm and garden in order to support that as well. Hopefully, I plan to raise my own family in the area I was raised in the beautiful and spacious area of Canyon Creek.

Thank you for considering my application

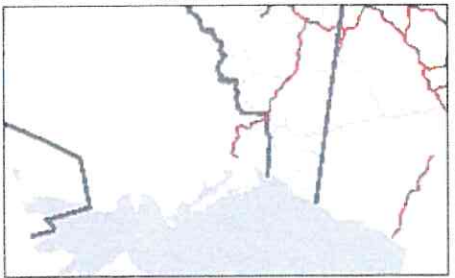


Yukon Albers
 Produced from: EMR Internal Viewer
 1 : 5,000
 0.3 Kilometers
 0 0.13

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
 Date Printed: 12-Jun-2020

Notes

- Legend**
- Land Applications - Active
 - Transfer Requests
 - Agreement for Sale
 - Easement
 - Lease
 - Reservation
 - Land Licenses
 - Development Hold Areas
 - Lot Numbers
 - Surveyed Land Parcels (<80k)
 - Surveyed Easements (<80k)
 - Land Dispositions - Active
 - Transfer Requests
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 - Surveyed Land Parcels (<80k)
 - Surveyed Easements (<80k)
 - Land Applications - Active



Hannah Glass Site Plan Sketch

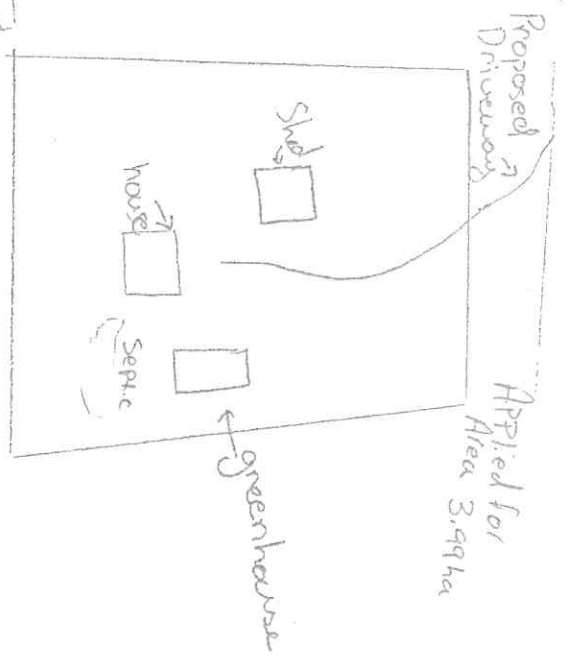
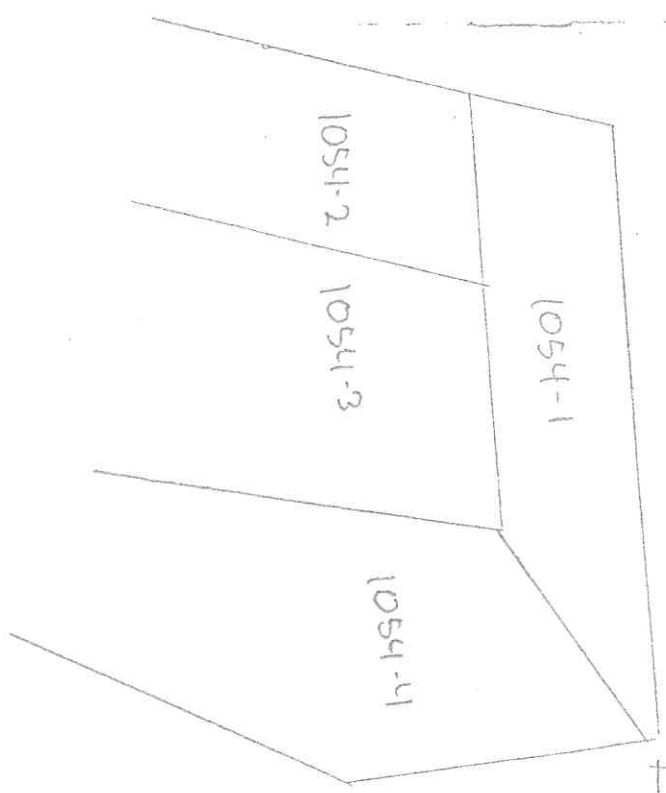
← West

Lot 1072

→ East

← Road →

← Road →

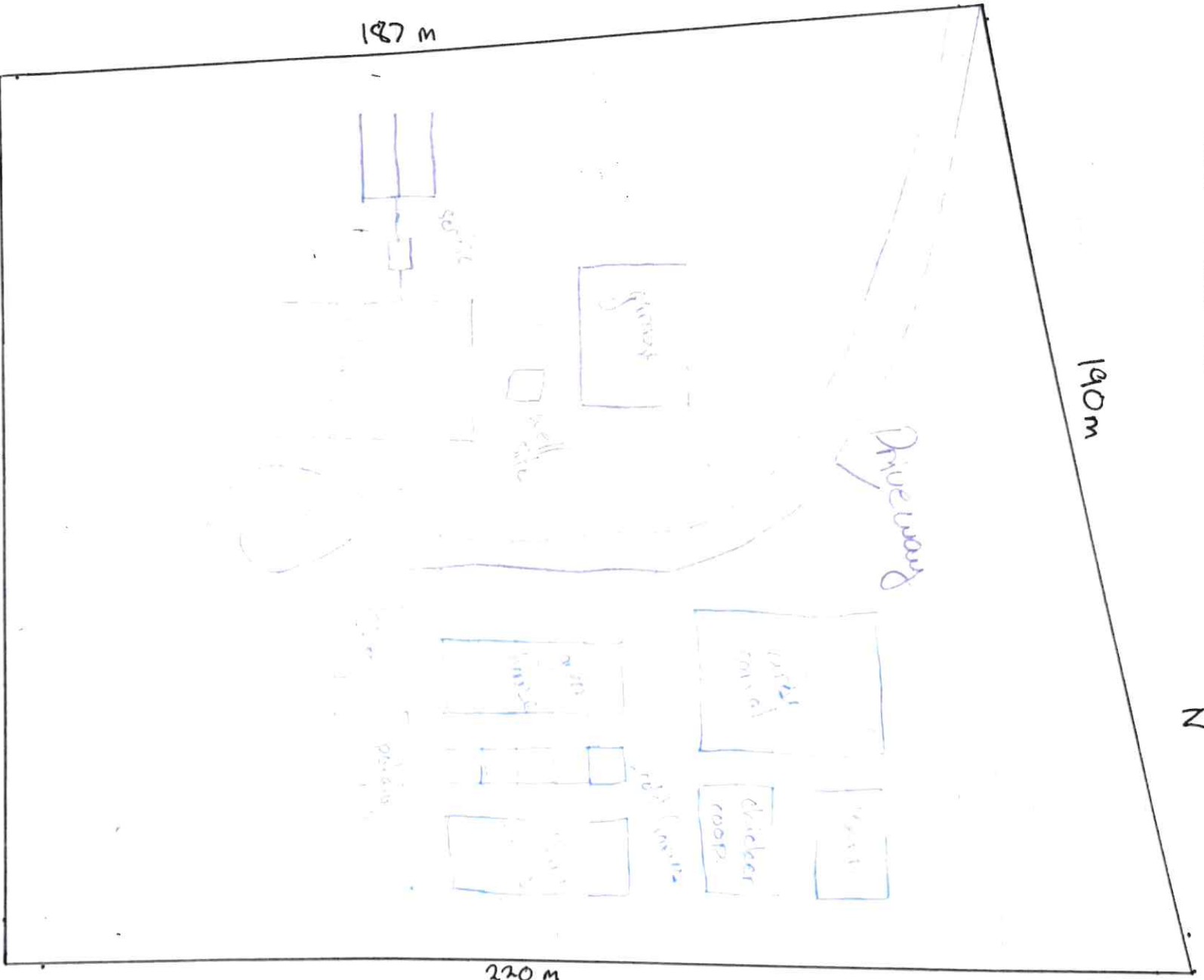


Dezadeash River

▲ N
(Not to scale)

Application 2020-6660
Hannah Clunies-Ross

N →



Scale: 1cm = 10m