

**APPLICATION FOR
YUKON LAND AND SUBDIVISION APPROVAL**

APPLICATION NUMBER 2020-7280

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>JOHN</u>	Middle Name: <u>JOSEPH</u>	Surname: <u>ALTON</u>
Registered or Incorporated Business Name: <u>HEEK</u>		
Street/Box/Bag:		
City/Town:	Territory/Prov ^d :	Postal/Zip Code:
Country: <u>CANADA</u>	Home Phone:	Bus. Phone:
Email:	Preferred method of contact: <u>E-MAIL</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: <input checked="" type="checkbox"/> Title <input type="checkbox"/> Lease <input type="checkbox"/> Licence			
Size of area applied for: (hectares) <u>2.0ha</u>			
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. <input checked="" type="checkbox"/> Sole Owner <input type="checkbox"/> Joint Tenancy <input type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.			
<input checked="" 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 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:	
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"/> Champagne & Aishihik First Nation	<input type="checkbox"/> First Nation of Nacho Nyak Dun
<input type="checkbox"/> Kluane First Nation	<input type="checkbox"/> Ross River Dena Council
<input type="checkbox"/> Kwanlin Dün First Nation	<input type="checkbox"/> Selkirk First Nation
<input type="checkbox"/> Liard First Nation	<input type="checkbox"/> Ta'an Kwächän Council
<input type="checkbox"/> Teslin Tlingit Council	<input checked="" type="checkbox"/> Tr'ondëk Hwëch'in First Nation
<input type="checkbox"/> Vuntut Gwitchin First Nation	<input type="checkbox"/> White River First Nation
<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.

Latitude/Northing	64° 1.02014N	64° 1.01872 N	64° 0.91274 N	64° 0.92857 N
Longitude/Easting	139° 8.75540W	139° 8.63085W	139° 8.67317W	139° 8.53890W
Map Sheet Quad:	116B03	Nearest community:	Dawson City	Distance: 20 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 Sign: _____

Date

15 SEPT 15, 2020

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)	on Bench	<input checked="" type="checkbox"/> Yes, if yes explain <input type="checkbox"/> No
Type of vegetation (shrubs, trees gasses etc.)	Birch and spruce	
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 <input checked="" type="checkbox"/> No
Is there any known archaeological, heritage or historical value related to the site or area?	Old cabin and workshop part of mine operation for years. Possible gold operation.	<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?	Lead up Henry Gulch to placer operation.	<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.	N/A	
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 # 54
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?	

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 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 # P24973 P42025 + P42025
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? I am the owner of both the placer & hardrock 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*.

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 is hauled to site.
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? Septic already installed If yes, have you contacted Environmental Health?
How and where will garbage be disposed? Garbage taken to 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. Power lines already connected to the 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. Already in place
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 Klondike valley fire department
What is the location of and distance to nearest school and school bus route? (Where applicable) Dawson City, R.B.S school 20km away.	

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.

+ There was an existing gold Rush cabin lived in from 1980 to 1984
+ 1984 built an addition
+ 2016 built second addition.
Mining operation and living on site for the last 40 years.
Everything is already in place no further construction to occur.

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

+ All in place. Has been part of class IV mining operation for 40 years.

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.

Site is 300m from Hunker Creek Road. Located 2km up from North Klondike Highway. Hunker Rd. is now year round maintained to about 1km 8.

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.

No new structures.

Are existing structures being modified, decommissioned or abandoned? Yes No

If yes, please explain

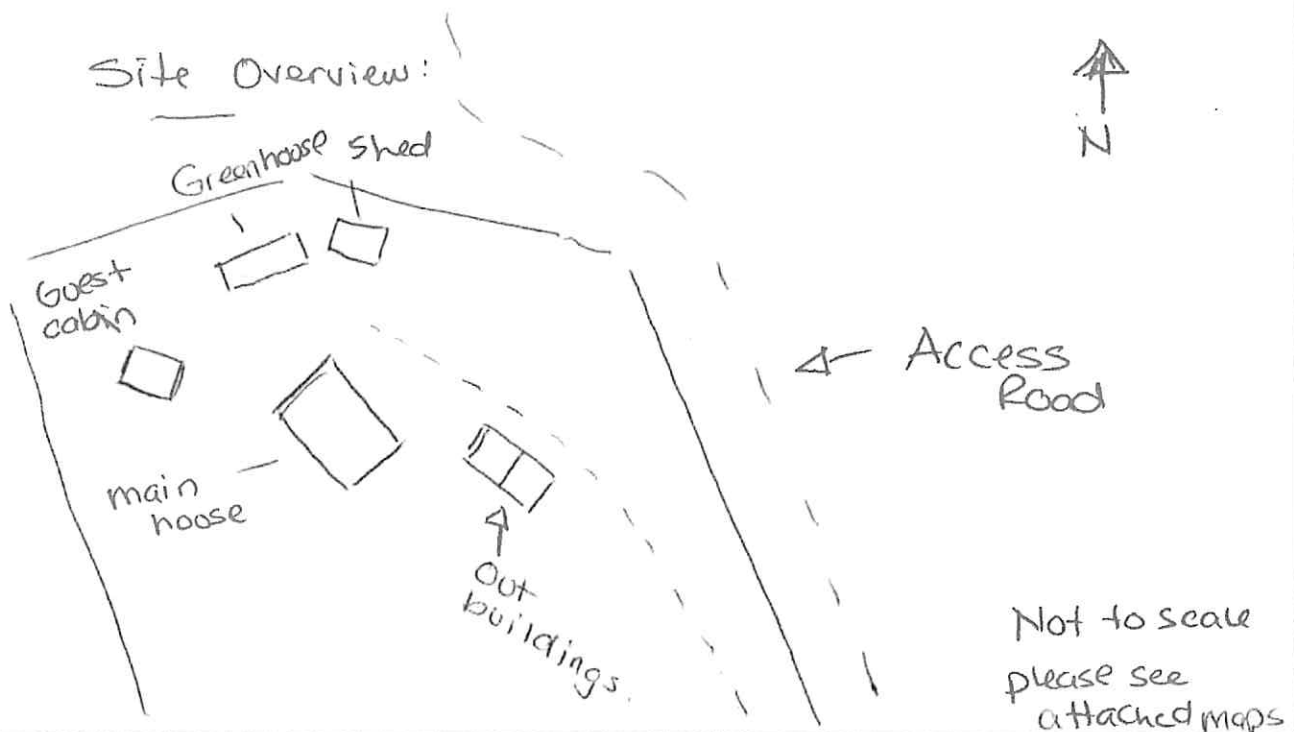
All to stay the same.

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.

Please see attached maps of parcel with buildings.

- * We have been living here for the past 40 years raised our children and worked the ground placer mining. We still actively mine further down hunker ~~and~~.
- * Title would allow for security of the site and establish ownership for me and my children.
- * Since hunker road has become a year round maintained roadway, adjacent properties have also sought and got rural land title.

Site Overview:



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: ___ _____ Date: _____

FOR INTERNAL USE

LMB or District Office Representative: _____ Date: _____
Receipt Number: _____

PLEASE RETAIN A PHOTOCOPY OF THIS APPLICATION FOR YOUR RECORDS

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
- 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 and 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