

APPLICATION NUMBER 2021-8140

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>Martin</u>	Middle Name: <u>James</u>	Surname: <u>Knutson</u>
Registered or Incorporated Business Name:		
Street/Box/Bag:		
City/Town: <u>Redoubt</u>	Territory/Province/State:	Postal/Zip Code:
Country:	Home Phone:	Bus. Phone:
Email: <u>*</u>	Preferred method of contact:	

To be completed by co-applicant (if required)

Given Name: <u>MaryAnn</u>	Middle Name:	Surname: <u>Knutson</u>
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>1.99 ha</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 type="checkbox"/> Sole Owner <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, Legal Description:	Lot No. <u>1188</u>	Certificate of Title No. <u>2016 Y0 917</u>	Size of existing titled parcel (hectares) <u>2.0 ha</u>
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 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 checked="" 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: Hunter Creek

Name of community or Local Area Plan: Klondike Valley 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)

<input type="checkbox"/> Carcross/Tagish First Nation	<input type="checkbox"/> Little Salmon/Carmacks First Nation	<input type="checkbox"/> Teslin Tlingit Council
<input type="checkbox"/> Champagne & Aishihik First Nation	<input type="checkbox"/> First Nation of Nacho Nyak Dun	<input checked="" 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"/> 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.

See Attached Schedule "A"

Latitude/Northing				
Longitude/ Easting				
Map Sheet Quad: <u>116 B 36</u>	Nearest community: <u>Dawson City</u>		Distance: <u>13</u> km	
To be completed by applicant prior to submission to the Land Management Branch:				
I agree that the <u>Redacted</u> te to the best of my knowledge.				
Applicants Sign: <u>✓</u>		Date: <u>March 16/2021</u>		
Co-Applicants Signature		Date: <u>March 16/2021</u>		
* 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 gasses etc.)	<u>Willows - North Area / No Vegetation - South Area</u>	
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?		<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?	<u>{ DRIVEWAY INTO SOUTH AREA AND LOT 1189 } <u>NORTH AREA HAS AN INFREQUENTLY USED TRAIL/ROAD THROUGH, THAT IS UNNECESSARY AS PLEAS CAN BE OBTAINED VIA HUNTER CREEK ROAD</u></u>	<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.	<u>HUNTER CREEK - POSSIBLE FISH HABITAT MOOSE HABITAT IN AREA</u>	
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 # <u>54</u>
If yes, have you contacted the owner/operator of the trapping concession?		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	if yes, what was the outcome of any discussion? <u>Phone conversation with Darren Kormendy - has no problems</u>	

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 #
			42774, P22480 YC35577
If yes, have you contacted the owner/operator of the mineral claim?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, what was the outcome of any discussion? Claim 42774, owners agreeable have included signed letters and CSR. Claim P22480 & YC35577		

Applicant is owner, have included Claim Status Reports.

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?
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?	
Owner will haul garbage to Dawson City 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 transmission line and easement on NE boundary of application. Residential power line easements exist to house and shop.
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. Pre-existing, power and telephone lines already in place.
Will any petroleum products be stored at the site?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, will a petroleum fuel storage facility be established at the site? No petroleum fuel storage on site. small quantity of oil/petroleum product stored in shop.
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 Dept. Km 696 Klondike Hwy, Rock Creek YT
What is the location of and distance to nearest school and school bus route? (Where applicable)	
N/A, School Bus route in on Howker Creek Road.	

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.

Hand cut willows to make area for a small smoke shack / meat shed to hang meat. Shack will be approximately 64sqft and built off site. A small trailer will be used to move it onto clearing with side by side.

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

Approximately 1 week to hand clear area and install shack.

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.

Road access already exists with no need of upgrading.

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.

Smoke Shack will be built off site and will be 8'x8' or approximately 9m². This is small enough to be easily moved onto site with a side by side and trailer.

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.

This lot enlargement consists of two parcels that when added to Lot 1188 will increase the size to 3.99 Ha. meeting the guidelines for the Rural Residential program.

The North Area encompasses 1.10 Ha and is situated on placer claim 42774 owned by Nancy Titus and Arne Sundt. We have secured letters from each of them granting permission to apply for titled land over their placer claim. Letters and a claim status report are attached.

This area is a flat willowed area with wild raspberry patches throughout. It is excellent moose habitat and moose are frequently seen here in the winter grazing on the willows. We would like to preserve this area not only for the moose, but also for traditional uses such as berry picking and tanning hides. This is also an excellent site for a small smoke shack to hang and smoke, meat and fish. This area is also far enough from the house yet has a line of sight to it so we can keep an eye on the shack.

Having this area would be ideal in this rural setting to carry on and pass down the traditional ways to the future generations.

The South Area encompasses 0.89 Ha and is situated on placer claim P22480 owned by the applicant, Martin Knutson. A claim status report is also included. This area is fully developed with a pre-existing personally owned shop located there.

Built in 2000/2001 with the blessing of our mining inspector back then, this building has been a central location for the repairs of our mining equipment. As retirement approaches this building will be solely for personal use and would like to include it in our titled parcel to legitimize and justify the expense of the annual property tax that is levied. The current assessment is \$218,400 and the most recent tax invoice was \$1366.26 per annum. No improvements are needed to this fully functioning area.

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 Redacted Co-applicant Redacted
Date: March 16, 2021 Date: March 16, 2021

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 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)

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