

**APPLICATION FOR  
YUKON LAND AND SUBDIVISION APPROVAL**

APPLICATION NUMBER 2021-8480

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: Tamar	Middle Name:	Surname: Van Der Ham
Registered or Incorporated Business Name: -		
Street/Box/Bag:     		

To be completed by co-applicant (if required)

Given Name: Jorgo	Middle Name:	Surname: Van Ovost
Regist     		

**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)			
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 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.			



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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If no, how and from where will water be provided? Hauled from Haines Junction with a water tank on a trailer or pick up truck.
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? Obtain a permit, and when approved hire a local contractor to have the septic system installed as per the Environmental Department Guidelines.  If yes, have you contacted Environmental Health? Yes, on March 02 2021: we discussed the application process for a Permit to install a Septic System, after the property is acquired.
How and where will garbage be disposed? Collect all garbage and bring it to the Silver City Solid Waste Facility (if it still exists by then) and/or to the Haines Junction landfill.	
Are there any overhead or underground utilities (e.g. electricity, telephone) located within or adjacent to the application area?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, explain fully.
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. We will install solar panels for power. No power and/or telephone lines needed.
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? A few jerry cans for chainsaw fuel, generator fuel, etc. These will be kept in a bear proof storage container.
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) N/A	

## 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.

- Upgrading/connecting of access road (app. 3 m wide and 290 meters long) and construction of driveway and building sites: 1. Clearing of brushes and trees, using chainsaw and hand tools (no heavy equipment needed). 2. Leveling ground when needed with gravel, sourced from local gravel pits and using wheel barrows and hand tools (shovel, rake, etc).
- Burning of cleared brushes and tree branches: will occur on the property, from November to March (to minimize disturbance of nesting and migrating birds in the area), when it is safe to do so (low winds, snow on the ground, etc.).
- Building an outhouse: digging and constructing the outhouse using hand tools (no heavy equipment needed).
- Building a cabin, a shop, a green house and a guest cabin: using hand tools and power tools (no heavy equipment needed).
- Building of a solar panel structure on the ground and the installation of solar panels: digging with hand tools to solidify structure in the ground (no heavy equipment needed).
- Installation of a septic system: will be outsourced to local contractor, who will need to do some digging for the septic tank and the drainage field, using a backhoe/bobcat.
- Building will be done from late May to mid October.

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

- Access road and driveway: within 1 year of approval
- Site preparation (building sites): 1 - 1.5 years
- Outhouse: 1 year
- Cabin: 1 - 3 years
- Septic system: 2 - 4 years
- Green house: 2 - 5 years
- Shop: 2 - 5 years
- Guest cabin: 2 - 5 years
- Solar panels: 2 - 5 years
- Clearing and burning will be done from November to March.
- Building will be done from late May to mid October.

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.

There's a year-around maintained road connecting the Alaska HWY with Silver City. This maintained road leads to the airstrip and Silver Creek (solid red line). Branching off from this maintained road, is a wide trail that functions as an access road (dashed green line). This non-maintained access road has several forks leading to different properties (dashed green lines). We are proposing a new access road (red dashed line) that links the already existing ones. The new proposed access road would be located in between the 1th and 2nd row of properties. We have contacted Highway and Public Works. They mentioned that the 100' (30m) wide corridor was deliberate to allow for future access between rows. We've also been in contact with some of the neighbors, they're open to the development of a new road. We would have to upgrade the road in between the rows of properties to connect the 2 existing access roads. The upgrade is 290m long and 3m wide (solid blue line). No use of heavy equipment needed (chainsaw, shovels, wheelbarrow for gravel), work will be done between Oct-Apr. If the lot is approved, the neighbors would still be able to use the "old" access road until the new one is available (easement). See 'proposed access road map' for further info.

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.

- Cabin (main residence) with porch along 2 sides: cabin size app. 150 m<sup>2</sup>, deck/porch size app. 30 m<sup>2</sup> plus 25 m<sup>2</sup>.
- Outhouse (personal use): 2.25 m<sup>2</sup>
- Septic system (personal use grey and black water treatment): 50 - 70 m<sup>2</sup>
- Green houses (personal use vegetable growing): 18 m<sup>2</sup>
- Shop (personal use storage, parking and crafting): 100 m<sup>2</sup>
- Guest cabin (dry cabin, a place where visiting family and friends can stay): 60 m<sup>2</sup>
- Solar panels (generate power for personal use): 40 m<sup>2</sup>
- All of these structures will be a minimum distance of 100 meters away from water bodies.

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.

Our old proposal (#2021-8480) was based on the current trail system in the Silver City area, trying to be mindful of the existing community. We are hereby re-submitting our application, proposing a new location (about 300m to the West), that is hopefully more in line with CAFN and Land Management. Before re-submitting we have been in contact with Land Management and HPW to gather more information for a more suitable location. We have also contacted some of the neighboring properties to discuss the best way to upgrade the existing access road.

We acknowledge our lots fall within CAFN Traditional Territory and therefore we have contacted them to discuss our new proposal. We have followed the recommendations made by CAFN, and re-located within the cluster of existing properties. The new lot is in line with locations suggested earlier by CAFN. We are now no longer less than 1km away from Settlement Land. The current location has no adverse effects on subsistence harvesting rights. We're hoping this relieves CAFN of their previous concerns.

We would like to build a cabin in Silver City and start a more quiet and self-sustained lifestyle. We know the area well, and love to spend time in Kluane National Park, the Wildlife Sanctuary, The Icefields, St. Elias and Ruby Mountains. We love this beautiful area, it's very peaceful and offers a variety of outdoor activities. My partner has found work in the Haines Junction area. Even more reason for us to move out of the city, and relocate to one of the smaller communities. We have friends in Silver City, and we would like to be part of a small friendly community. We could help each other out and share resources (tools, equipment, time, etc.), so together we can have a good life.

The area already has several existing properties, they have been there for many years. There's currently 2 rows of properties, parallel to one of the maintained roads. We are applying for land in the 2nd row, in between and abutting existing properties. With the new proposal we are closer to the maintained roads. We are also applying for a smaller lot, 8 acres instead of 10. This leaves a smaller footprint, and is similar to the neighboring properties on the 2nd row. We would get our power from solar panels. Build greenhouses to grow vegetables. Work in our shop. Enjoy the numerous outdoor activities possible in the area. Live a simple, but fulfilling lifestyle. See 'site plan map' for more information.

Our application already went through YESAB (#2021-0142). An assessment of the project and area was done. An Evaluation Report was completed, and several recommendations were made. We have every intention to keep us to the terms and conditions of these recommendations. We are now 300m to the West, closer to the cluster of properties. We really hope moving the location of our proposed lot does not trigger another full YESAB assessment. Please let us know if you need any additional information.

**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: 2022-09-02

Date: 2022-09-02

**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 → paid on 2021.05-21
- 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/enr/page/2752/sdc-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

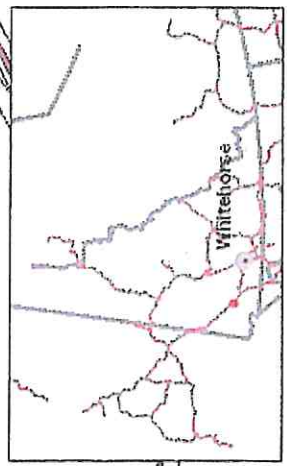
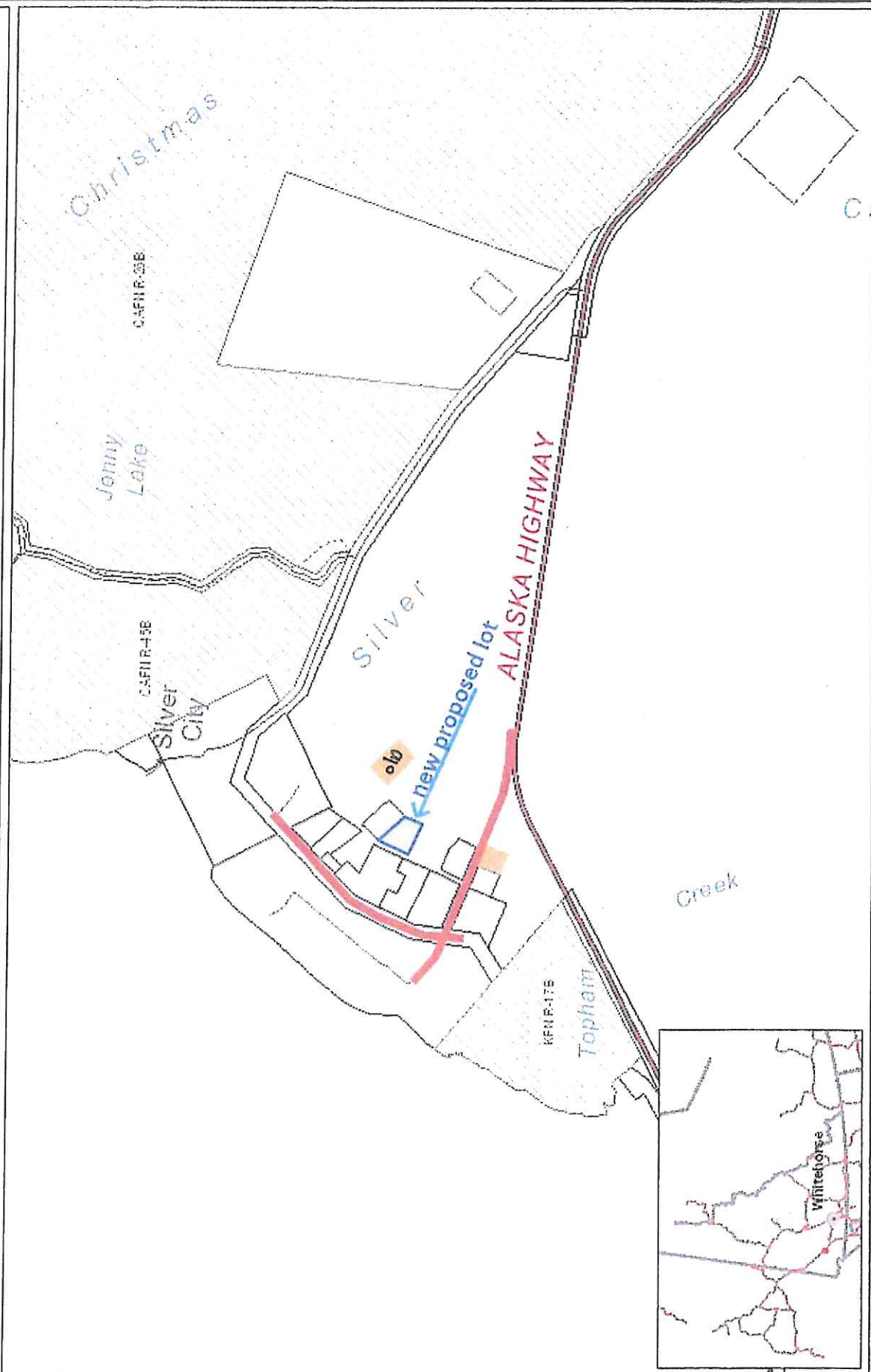
### INSTITUTIONAL/NON-PROFIT APPLICATIONS

- 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





1.6

1.6 Kilometers

0.80

0

Projection: Yukon Albers Equal Area Conic  
Produced from: GeoYukon application

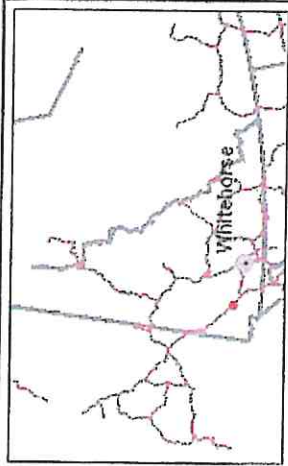
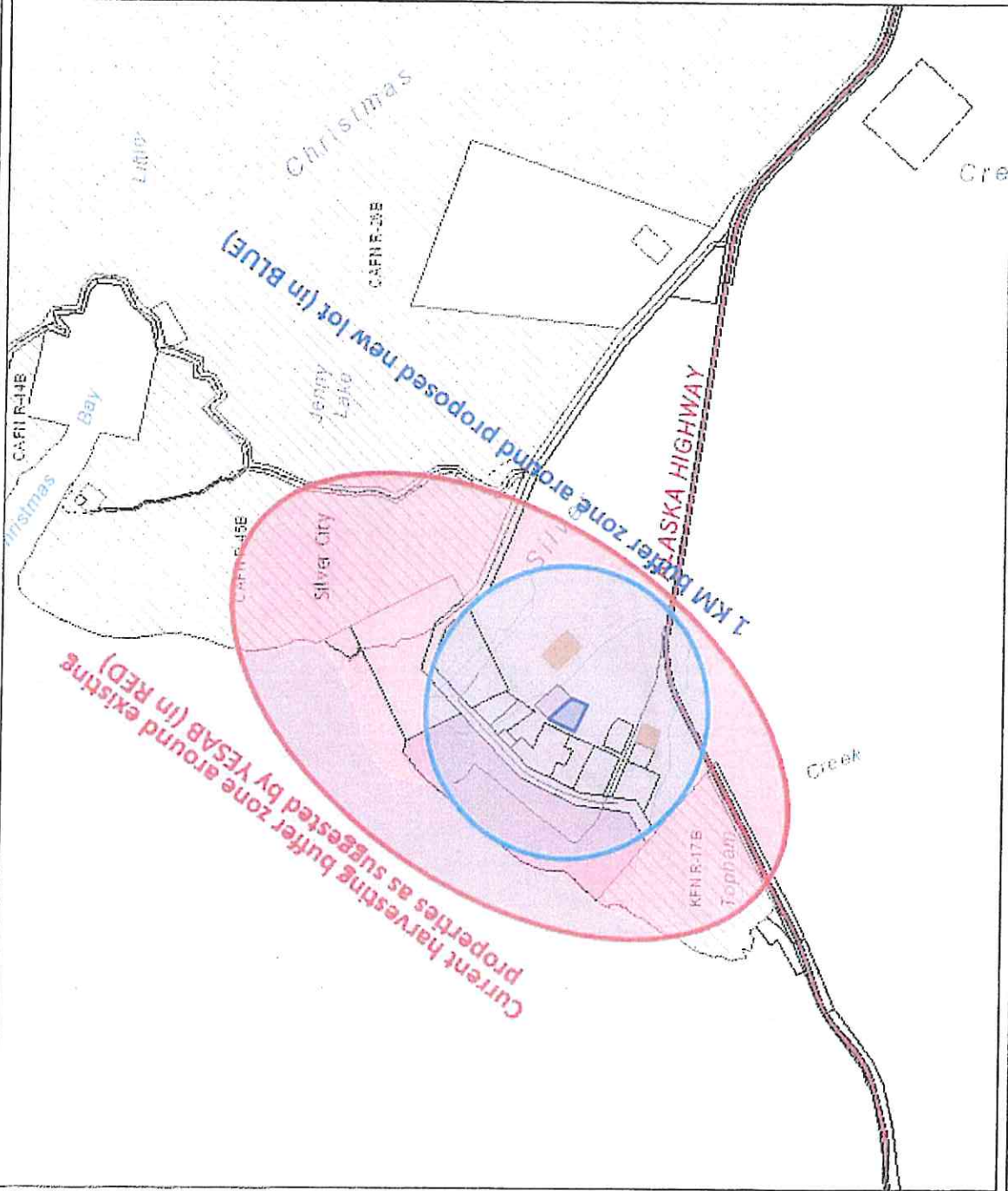
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Date Printed: 28-Aug-2022

### Notes

New proposed lot is in BLUE

# Buffer area map (1 KM) - Van Der Ham



**Legend**

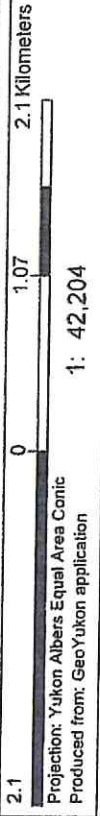
- First Nation Settlement Lands - Surveyed
- Right of Way and Subsurface Rights
- B. Surface Rights
- 2.1.1 Reserved Portions
- FS, Pre Sale
- First Nation Settlement Lands - Unserved
- Settlement Land - A
- Settlement Land - B
- Settlement Land - C
- Settlement Land - D
- Settlement Land - E
- Settlement Land - F
- Settlement Land - G
- Settlement Land - H
- Settlement Land - I
- Settlement Land - J
- Settlement Land - K
- Settlement Land - L
- Settlement Land - M
- Settlement Land - N
- Settlement Land - O
- Settlement Land - P
- Settlement Land - Q
- Settlement Land - R
- Settlement Land - S
- Settlement Land - T
- Settlement Land - U
- Settlement Land - V
- Settlement Land - W
- Settlement Land - X
- Settlement Land - Y
- Settlement Land - Z
- Community Zoning
- Development Areas
- Local Area Plans
- Land Applications Active
- Land Dispositions
- Land Licences
- Land Notations
- Development Field Areas
- Lot For Sale - Surveyed
- Land Use Permits Polygon - 50k
- Application
- Traced
- Revised
- Agricultural Land Dispositions
- Agricultural
- Grading
- Agricultural Land Applications
- Agribusiness
- Grading
- Parcel Addresses
- Land Parcels Polygon - Surveyed
- Easements Polygon - Surveyed

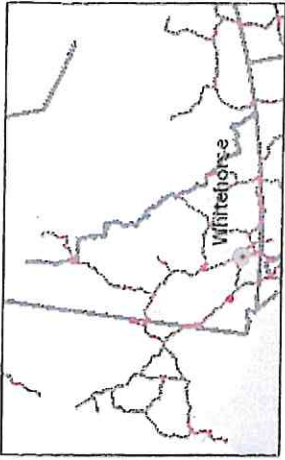
**Notes**

New proposed lot in BLUE, not interfering with Settlement Land, 1 KM buffer

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Date Printed: 28-Aug-2022





**Legend**

- First Nation Settlement Lands - Surveyed
- A. Surface and Subsurface Rights
- B. Surface Rights
- FS. Fee Simple
- 4.1.1. Reserved Reserve Lands - Unsurveyed
- Settlement Land - A
- Settlement Land - B
- Settlement Land - FS
- Indian Possession - A
- Indian Possession - B
- Indian Possession - FS
- Unknown
- Community Zoning
- Development Areas
- Local Area Plans
- Land Applications A/D/S
- Land Dispositions
- Land Licences
- Land Notations
- Development Hold Areas
- Lots For Sale - Surveyed
- Land Use Permits Polygon - 50k
- Application Issued
- Application Returned
- Agricultural Land Dispositions
- Agriculture
- Grazing
- Agricultural Land Applications
- Agriculture
- Grazing
- Parcel Addresses
- Land Parcels Polygon - Surveyed
- Easements, Polygon - Surveyed



**Notes**

- Year round maintained road (red solid line)
- Existing road/trail (green dashed line)
- New proposed lot in BLUE

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Date Printed: 02-Sep-2022

0.5 Kilometers

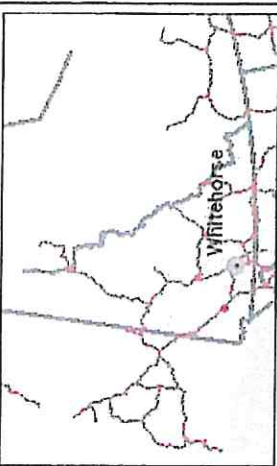
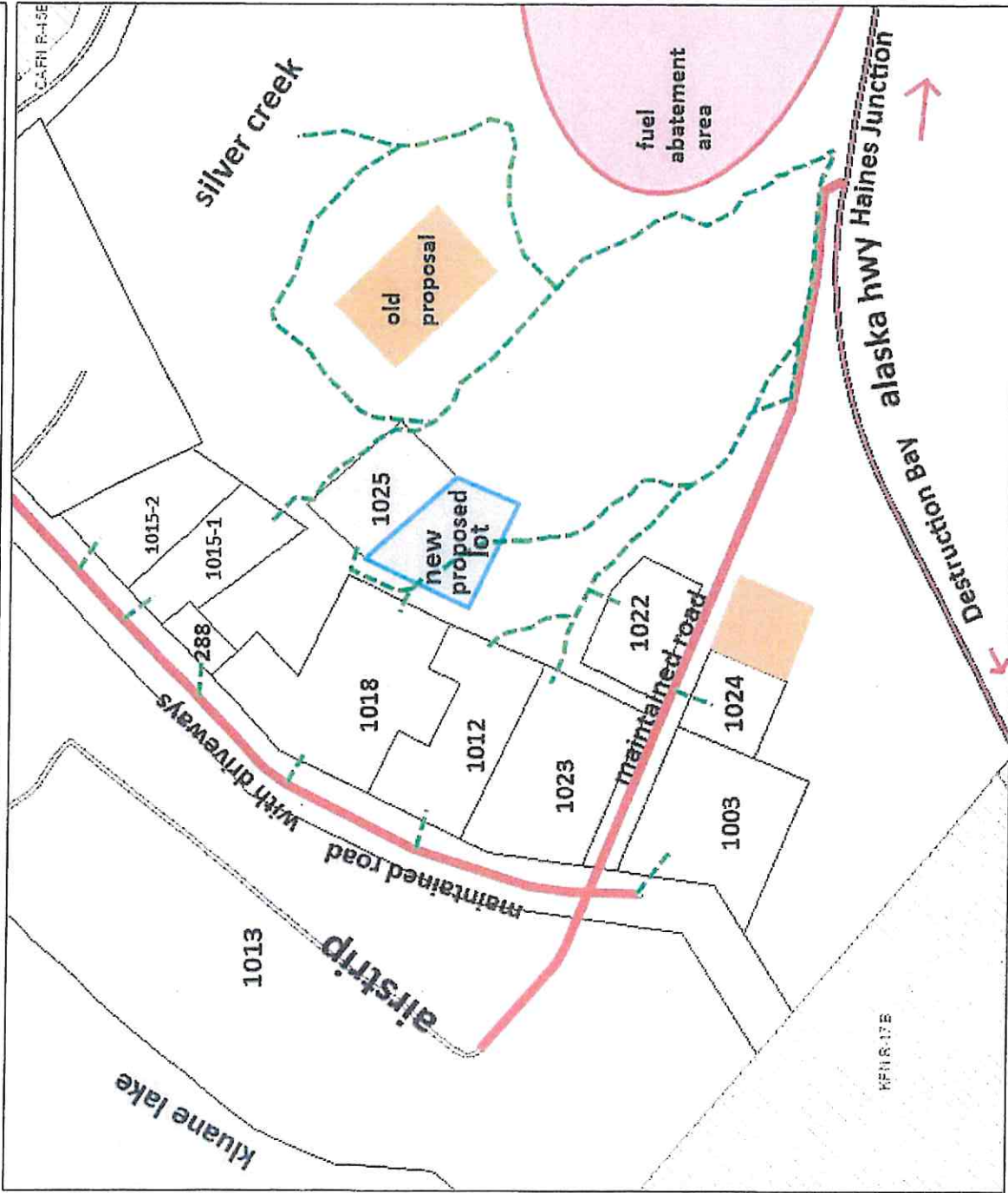


1: 10,551

Projection: Yukon Albers Equal Area Conic  
Produced from: GeoYukon application



# Silver City area - Van Der Ham



## Legend

- First Nation Settlement Lands - Surveyed
- First Nation Settlement Lands - Unsurveyed
- Surface Rights
- 4.1.1 Reserved Persons
- First Nation Settlement Lands - Unsurveyed
- Settlement Land - A
- Settlement Land - B
- Settlement Land - FS
- Interim Protected - A
- Interim Protected - B
- Interim Protected - FS
- Interim Protected - Unknown
- Community Zoning
- Development Areas
- Local Area Plans
- Land Applications Active
- Land Dispositions
- Land Licences
- Land Notations
- Development Hold Areas
- Lots For Sale - Surveyed
- Land Use Permits Polygon - 50%
- Application Issued
- Renewed Agricultural Land Dispositions
- Agricultural Grazing
- Agricultural Land Applications Approval
- Ongoing
- Parcel Addresses
- Land Parcel Polygon - Surveyed
- Estimates Polygon - Surveyed

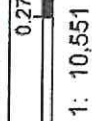
## Notes

- Year round maintained road (red solid line)
- Existing road/trail (green dashed line)
- New proposed lot in BLUE



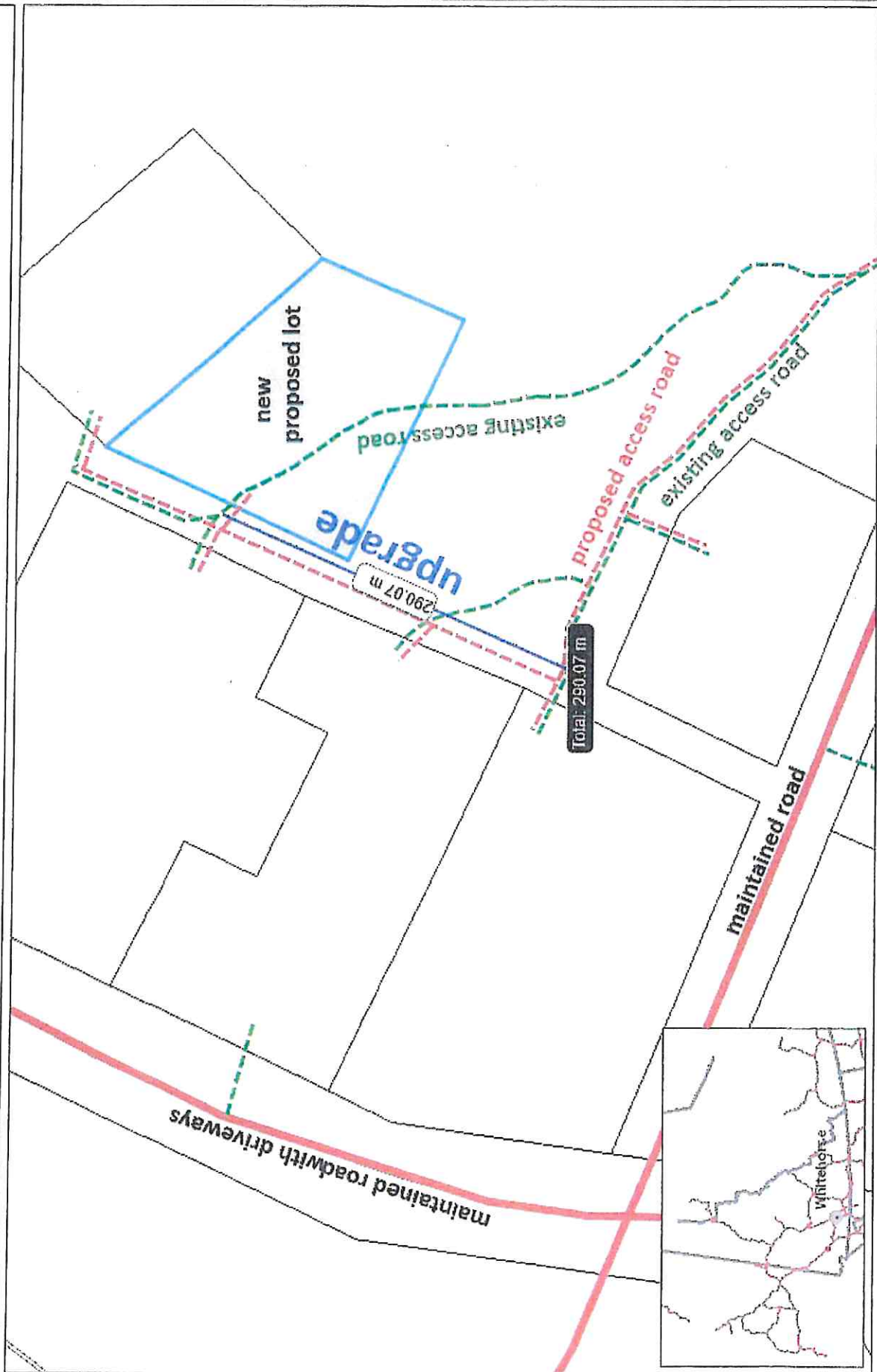
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 Date Printed: 02-Sep-2022

0.5 Kilometers



1: 10,551

Projection: Yukon Albers Equal Area Conic  
 Produced from: GeoYukon application



0.2 Kilometers



1: 3,941

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Produced from: GeoYukon application

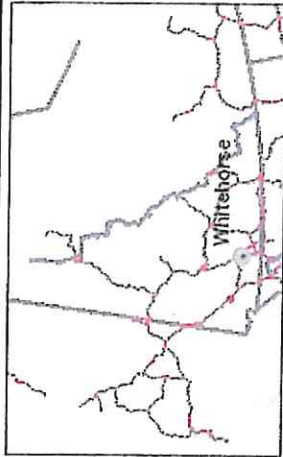
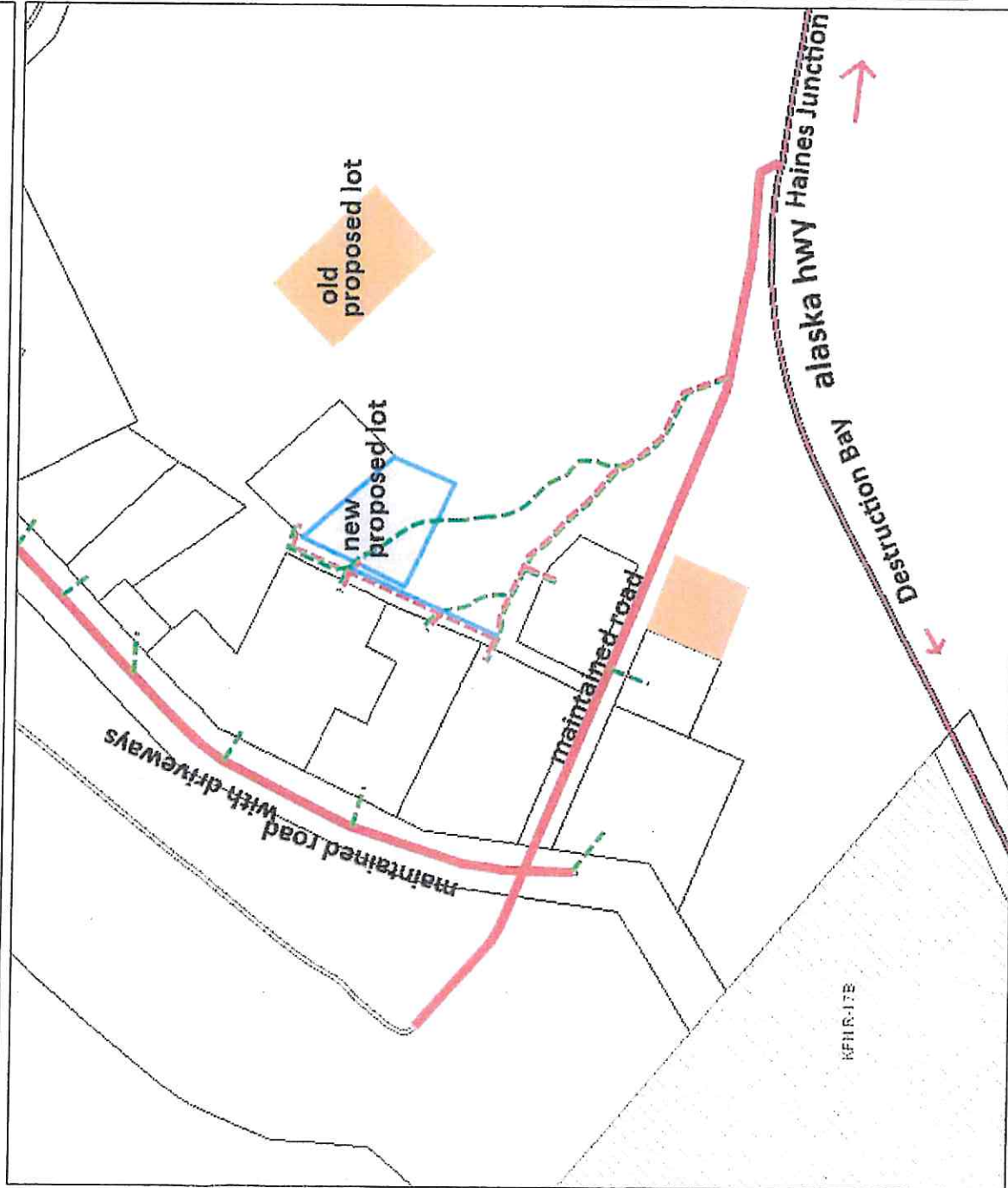
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**Notes**

- Existing road/trail (green dashed line)
- proposed access (red dashed line)
- Upgrade (blue solid line)



# Proposed access road - zoomed out (2) - Van Der Ham



## Legend

- First Nation Settlement Lands - Surveyed
- Agreements and Subsurface Rights
- D. Surface Rights
- FS Fee Simple
- 4.1.1 Reserved Reserve
- First Nation Settlement Lands - Unsurveyed
- Settlement Land - A
- Settlement Land - B
- Settlement Land - FS
- Settlement Land - A
- Settlement Land - B
- Settlement Land - FS
- Settlement Land - A
- Settlement Land - B
- Settlement Land - FS
- Settlement Land - A
- Settlement Land - B
- Settlement Land - FS
- Community Zoning
- Development Areas
- Local Area Plans
- Land Applications Active
- Land Dispositions
- Land Licenses
- Land Nobilitations
- Development Hold Areas
- Lots For Sale - Surveyed
- Land Use Purms
- Polygon - SBK
- Application
- Recent
- Aggricultural Land Dispositions
- Aggriculture
- Aggricultural Land Applications
- Aggriculture
- Parcel Addresses
- Land Parcels Polygon - Surveyed
- Easements Polygon - Surveyed

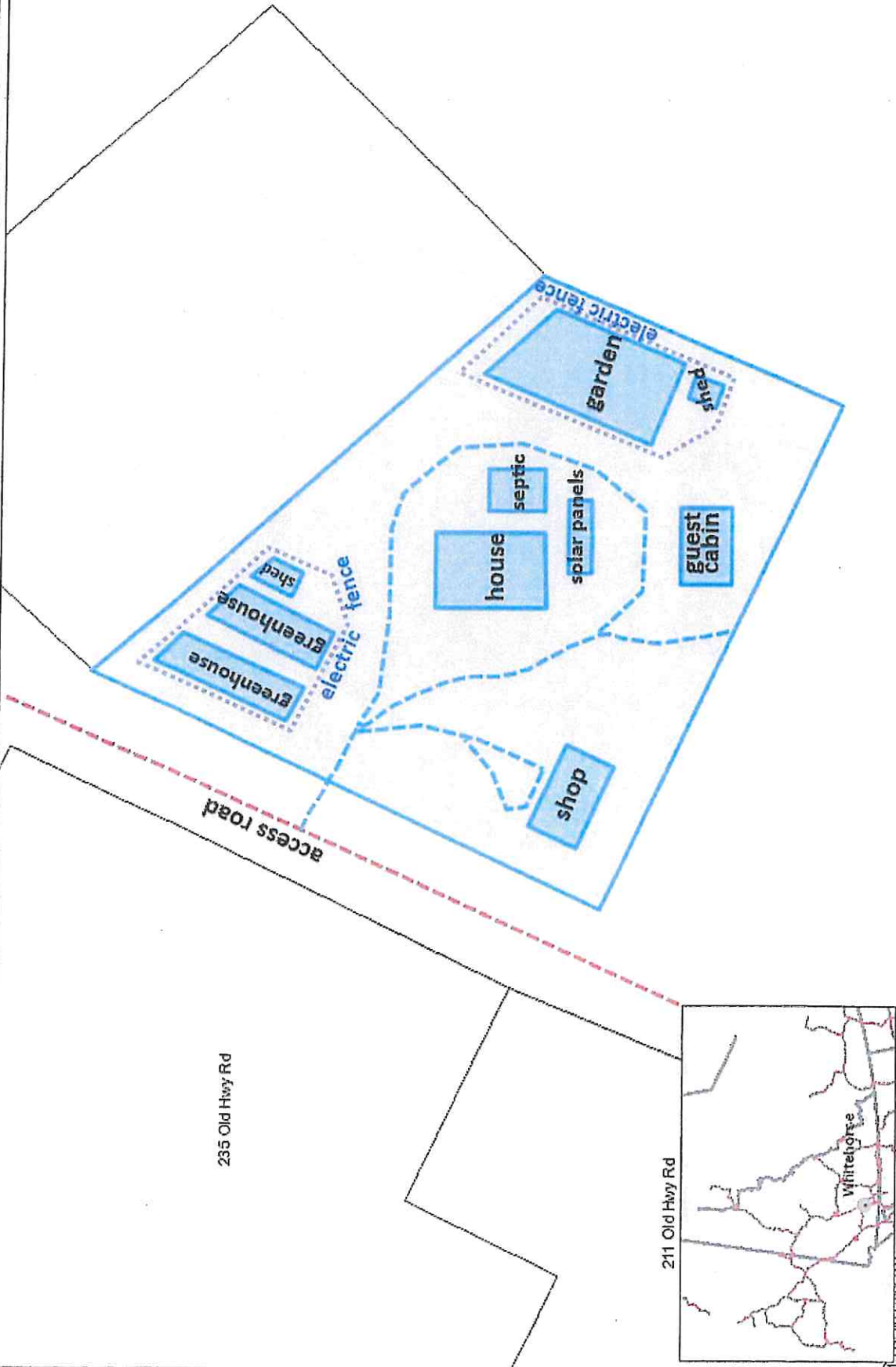
## Notes

- Existing road/trail (green dashed line)
- Proposed access road (red dashed line)
- Upgrade (solid blue line)

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Projection: Yukon Albers Equal Area Conic  
Produced from: GeoYukon application  
1: 10,551



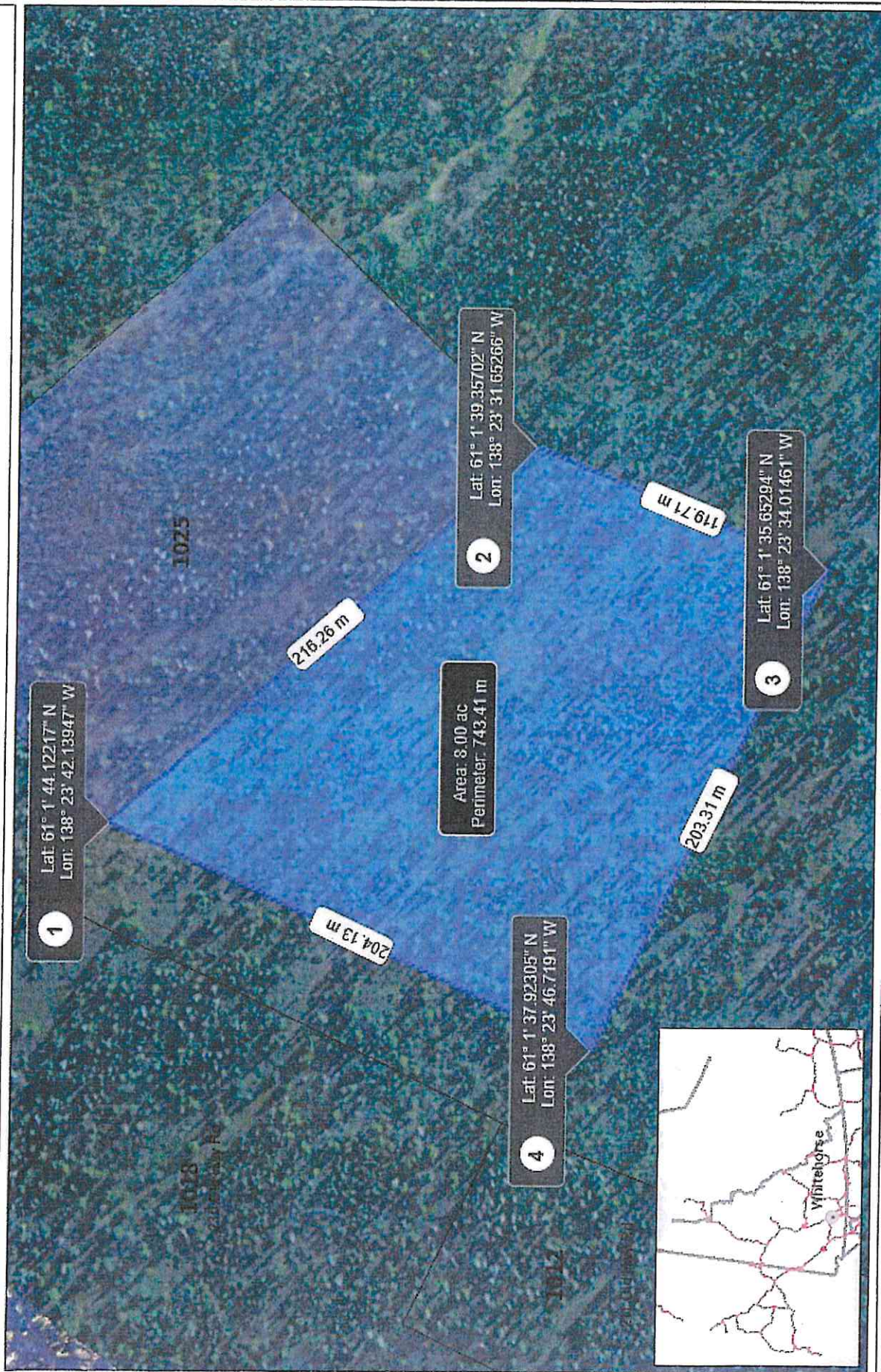
0.1 Kilometers  
0 0.05 0.1

Projection: Yukon Albers Equal Area Conic  
Produced from: GeoYukon application

1: 1,970

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**Notes**  
Within 1km of year round maintained road. All structures between 600m-800m away of any water bodies.



Area: 8.00 ac  
Perimeter: 743.41 m

0.1 Kilometers

0 0.05 0.1  
1: 1,970

Projection: Yukon Albers Equal Area Conic  
Produced from: GeoYukon application

**Notes**

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Proposed lot is abutting #1025