

APPLICATION NUMBER _____

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)

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To be completed by co-applicant (if required)

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PART 2 – PROJECT INFORMATION

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| Type of application: <input checked="" type="checkbox"/> Title <input type="checkbox"/> Lease <input type="checkbox"/> Licence | | | |
| Size of area applied for: (hectares) <u>2.86</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 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 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: Haines Junction

Name of community or Local Area Plan: Bear Creek (Nygren Subdivision) 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)


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|---|--|---|
| <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"/> 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.

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|--------------------|---------------|--------------------|-----------------|----------------------|
| Latitude/Northing | 6743994.54461 | 6743839.53493 | 6743866.22578 | 6743986.69235 |
| Longitude/ Easting | 681044.30376 | 681083.91032 | 680818.00565 | 680917.66930 |
| Map Sheet Quad: | 115A13 | Nearest community: | Haines Junction | Distance: 11.5 km 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.

 _____
Date
2022-04-15
Date
2022-04-15
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.

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| 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.) | Spruce Poplar and Willow | |
| 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? | | <input type="checkbox"/> Yes, if yes explain <input checked="" type="checkbox"/> No |
| Identify any known fish and wildlife habitat, game trails, mineral licks or populations within or near application area. | Rodents, moose, deer and songbirds. | |
| Will the proposed project overlap with any registered trapping 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 trapping concession? | | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If yes, what was the outcome of any discussion? | |

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| 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 checked="" 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*.

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| 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? Using a local Contractor |
| | If yes, have you contacted Environmental Health? no |
| How and where will garbage be disposed? Garbage and recycling will be hauled by truck to the Landfill and Recycling Center in Haines Junction. | |
| 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. |
| 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 Volunteer Fire Department located in Haines Junction |
| What is the location of and distance to nearest school and school bus route? (Where applicable) The nearest school is Saint Elias Community School located in Haines Junction roughly 23 km from the proposed land location. | |

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 land shall be used exclusively for Residential purposes and non-commercial Minor Agricultural Pursuit solely aimed to domestic consumption.

Planned endeavours aimed to Residential purposes:

Construction of an access driveway (refer to Detailed Sketch for location).

- Activities: clearing and removing topsoil (3.7m wide access)

- Heavy Equipment involved: Skidsteer and Mini Hoe and Dump Trucks/ Trailers

Construction of an energy efficient primary residence (refer to Detailed Sketch for location)

- Activities: foundation related earthworks (slab on grade, no basement), forming and pouring of concrete foundations, construction of energy efficient residence (framing, sheeting, roofing, insulating, plumbing, electricals and finishing)

- Heavy Equipment involved: Skidsteer, Concrete Trucks, Mini Hoe

Drilling of a water well

- Heavy Equipment Involved: Water Well Drilling Truck

Construction of an energy efficient garage (refer to Detailed Sketch for location)

- Activities: foundation related earthworks (slab on grade), forming and pouring of concrete foundations, construction of energy efficient building (framing, sheeting, roofing, insulating, electricals and finishing)

- Heavy Equipment involved: Skidsteer, Mini Hoe, Concrete Trucks

Planned endeavours aimed to non-commercial Minor Agricultural Pursuit:

Construction of non permanent, movable structures such as a non commercial green house and animals shelters (chicken coop).

- Activities: Assembling shelters and greenhouses kits (no clearing or earthworks to be performed)

- Heavy Equipment involved: N/A

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

No existing buildings are present on the land (no decommissioning).

Summer 2023:

Construction of access driveway

Summer 2023:

Installation of septic tank and water well.

Summer 2023:

House and Garage foundation earthworks, construction of slab on grade foundation formwork + rebar and foam insulation, pour and finish concrete foundation, apply waterproofing and insulation where applicable.

Summer 2024:

Framing House and Garage and apply envelope to walls, insulation and waterproofing, plumbing and electricals, tiles and flooring. Complete plumbing for the house.

September 2024:

Interior finishing, install appliances, bathroom and kitchen completion, home inspections.

Fall 2024:

Solar panels installation and extra time left for interior or exterior miscellaneous work.

November 2024:

Move in.

Summer 2025:

Assembly of non permanent movable agricultural structures

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| 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). | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 to site is currently non-existent, the site is located roughly 20m South of the Nygren Subdivision in Bear Creek (please refer to Detailed sketch for details). The proposed access driveway shall connect the existent culdesac and the proposed garage impacting the least amount of land possible. The planned driveway is to be a gravel road and the access constructed following the Highway and Public Works regulations and best practices.

Highway and Public Works have been contacted by phone and explained that an application for a driveway access can be submitted once the Application For Yukon Land And Subdivision Approval is successful and there is possession of the proposed parcel of land. (Contact: Wendy Highway & Public Works; Phone: 8676678250)

| | |
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| Has Highways & Public Works been contacted?(See page 12 for contact information) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|--|---|

If yes, please provide a copy of the response you received.

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| Are new structure(s) being built on the site? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
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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.

Structures to be built:

Personal residence: shall be built following a Bungalow on a slab on grade foundation design (no basement) piles and beams shall be added if necessary. The residence shall cover an area of 112.5 m2 (please refer to Site Plan Map for details). There are no water bodies close to the proposed location of the house. The purpose of this building would be the primary residence of the joint tenants.

Personal garage: shall be built as a square structure covering an area of 100 m2 (please refer to Site Plan Map for details). There are no water bodies close to the proposed location of the garage. The purpose of this structure would be to hold vehicles, equipment and tools that are property of the joint tenants and to serve as an area to service personal vehicles of the tenants.

Non permanent movable structures aimed at non commercial Minor Agricultural pursuit would be assembled on site (green house 16 m2 and chicken coop 4 m2) and kept in close proximity of the residence. The purpose of these buildings would be to provide food and leisure activities for the joint tenants. These buildings would not be kept on close proximity to water bodies.

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| Are existing structures being modified, decommissioned or abandoned? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
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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.

The land will be acquired to serve as a rural residential property for the joint tenants. The joint tenants intend to build their primary residence on this land and use the rest of the land to start a non commercial minor agricultural pursuit aimed at providing food for their personal consumption.

The amount of land requested in the application is 2.86 hectares. The tenants believe that an area of these dimensions will make possible small agricultural pursuits to be carried out in a sustainable manner without significant impact to the ecology of the 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

[Redacted signature area]

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