

Dec 2/20



# APPLICATION FOR YUKON LAND AND SUBDIVISION APPROVAL

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)


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>3.51 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 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: Braeburn

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)

<input type="checkbox"/> Carcross/Tagish First Nation	<input checked="" 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 checked="" 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 checked="" 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.

Latitude/Northing	61.4716	61.4720	61.4691	61.4693
Longitude/ Easting	135.7801	135.7780	135.779	135.7769
Map Sheet Quad:	105 E05	Nearest community: Carmacks	Distance: 75	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.



Co-Applicants Signature

\* 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.)	a mix of spruce/pine and aspen trees	
Are there any potential hazards in or adjacent to the application area? (flooding, erosion, landslides, wild land fires)	no risk of flooding. Risk of wildfire will be mitigated by clearing around the structure.	<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?	no known historical value	<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?	no pathways or trails	<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.	Braeburn elk heard range.	
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 # 217
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? no expected conflict due to existing residential properties in the vicinity	



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? water delivery will be utilized
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? Braeburn transfer station	
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. A YEC transmission line directly north of the property (adjacent). A YEC distribution line 50 meters to the east of the property
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 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) Carmacks is the nearest school via the North Klondike 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.

The land will be utilized as a primary residence. A driveway will be constructed from the existing Braeburn Camp road by hand. A small area will be cleared by hand for the construction of a residence and secondary outbuildings. A garden will be created to provide food for the residence.

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

Pending acceptance of the application the following schedule for development will be followed.

**Year 1: Site Preparation**

- Clearing and construction of the driveway
- Clearing of the site for the residence and outbuildings
- Leveling and construction of the residence foundation

**Year 2:**

- Construction of the primary residence

**Year 3:**

- Complete residence
- Build outbuildings

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
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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.

Access to the site will be from the North Klondike Highway onto the existing Braeburn Camp road. The land is located directly adjacent to the Braeburn Camp road in an area with clear site-lines along the Camp road. A driveway will be constructed from the Braeburn Camp road utilizing a culvert and gravel.

Has Highways & Public Works been contacted?(See page 12 for contact information)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please provide a copy of the response you received.	

Are new structure(s) being built on the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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>A residence will be constructed on the propert with a size no greater than 75 square meters. An outhouse (2 square meters), wood shed (6 square meters) and one small storage shed (10 square meters) will also be constructed.</p>	

Are existing structures being modified, decommissioned or abandoned?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

The rationale for acquiring the land is to build a permanent, year round, residence. Housing prices in all Yukon communities have increased drastically over the past few years and are unattainable by Yukon residence. I seek an affordable place to dwell outside of a community.

For site plans please see attached maps

**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 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













