

APPLICATION FOR YUKON LAND AND SUBDIVISION APPROVAL

APPLICATION NUMBER 2023-0060

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:		Middle Name:		Surname:	
Registered or Incorporated Business Name: The Yukon Electrical Company Ltd. DBA: ATCO Electric Yukon					
Street/Box/Bag: 100 - 1100 Front Street					
City/Town: Whitehorse		Territory/Province/State: YT		Postal/Zip Code: Y1A 3T4	
Country: Canada		Home Phone:		Bus. Phone:	
Email: krista.mckinnon@atco.com			Preferred method of contact: email		

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 type="checkbox"/> Title <input checked="" 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 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 checked="" type="checkbox"/> Commercial/ Industrial & Lot Enlargement (Includes Utility)		<input type="checkbox"/> Water Lot Lease	
<input type="checkbox"/> Lot Enlargement (Residential & Recreational)		<input type="checkbox"/> Institutional/Non Profit	
		<input type="checkbox"/> Big Game Outfitting	
		<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: North Klondike Hwy		
Name of community or Local Area Plan: Mayo Rd Development Area	<input type="checkbox"/> N/A	
Name of applicable zoning regulation/ municipal by-law: Area Development Act O.I.C 2005/175	<input 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"/> Teslin Tlingit Council
<input 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 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	60. 53'00.6"	60. 52' 01.3"	60. 52' 59.3"	60. 52' 58.5"
Longitude/ Easting	135. 11' 08.4"	135. 11' 59.8"	135. 11' 09.0"	135. 11' 01.9"
Map Sheet Quad:	105D/14	Nearest community: Whitehorse	Distance: 20km	km
To be completed by applicant prior to submission to the Land Management Branch:				
I agree _____: written above are accurate to the best of my knowledge.				
Applicants Signature	_____			2022-10-11
				Date
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)	mostly flat with some gentle rises	<input type="checkbox"/> Yes, if yes explain <input checked="" type="checkbox"/> No
Type of vegetation (shrubs, trees gasses etc.)	lodgepole pine, white spruce, bushes & grasses	
Are there any potential hazards in or adjacent to the application area? (flooding, erosion, landslides, wild land fires)	No risk of flooding, erosion or landslides. Area is located within a Critical Fire Management Zone	<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?	Appears to have multiple ATV trails in and around the site.	<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.	None known	
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 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 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?
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? All garbage will be removed from site and taken to Whitehorse 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. Powerline located on the North Klondike Highway, servicing the area. If approved, this application includes building a new substation, equipment will be ground mounted.
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. Existing 35kV line is 500 meters to the south of application area which will need to be extended along the Highway Right of Way and into lease area.
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 Hootalinqua Fire Department
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.

Proposed physical works that are included in this project are:

- Clearing of vegetation and timber
- Grubbing of organic overburden
- Leveling and filling of ground
- Preparation of a gravel pad and ground grid
- Installation of padmounted electrical equipment and control shack
- Installation of one pole mounted antenna for SCADA control
- Installation of underground electrical system
- Installation of site fencing
- Operation and maintenance of the substation
- Replacing failed equipment

List of Equipment

Service truck > 5 tonnes To and from worksite, haul material and crew, Digger truck > 5 tonnes Haul material, crew, lift equipment into place, Backhoe > 5 tonnes Excavate and place equipment, Excavator > 5 tonnes Excavate and place equipment, Mulcher > 5 tonnes Mulch trees, Dump truck > 5 tonnes Carry overburden away, bring in construction material, Bucket truck > 5 tonnes Haul material, access poles, Crane > 5 tonnes Place heavy materials, Hydrovac truck >5 tonnes to excavate around conductors, Skid Steer >5 tonnes for brushing and moving materials.

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

Ideally this substation will be constructed, commissioned and in use in 2023.

The substation will be expected to operate for 25 years and will be evaluated for extension based on and condition of assets.

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.

There is an existing access road directly off the North Klondike Hwy (#2) that services Lot 1554, Quad 105D/14 which turns to the south to meet up with Surveyed Road Right-of-Way (80566 CLSR, 97-130LTO) which is adjacent to lease area. This surveyed road is the only access which has an existing power line on it to feed Lot 1361-1. The access road from the North Klondike Hwy to the site will need to be upgraded/re-established. YECL will engage Highways and Public Works to seek approval for the exact location of said road.

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 type="checkbox"/> Yes <input checked="" 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.

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.

This new substation will serve the growing area north of Whitehorse and support the electrification of home heating and transportation. There are two main purposes for this project:

1. Increased electrical demand north of Whitehorse

Electrical use is increasing in the area and it's much more efficient to have a substation closer to the users than in Whitehorse where the existing substation exists currently. We expect electrical use to keep increasing with electrification of home heating and transportation in the next few years. This substation will support these efforts by providing a reliable supply source for the area.

2. Provide a reliable back-up to existing substations in the event of an outage

As load increases our existing substations cannot fully supply all load if there is an unexpected failure. This new substation provides resiliency to our system and builds a reliable supply for the area.

Alternatives considered included:

- Expanding existing substations to serve the increased load. This alternative was rejected due to high cost for larger and non-standard equipment. The existing substation is in Whitehorse and would not provide the same benefit as having the substation north of the City.
- Installing a new substation in Whistle Bend. This alternative is viable, but does not completely address the need to serve electrical load north of Whitehorse. ATCO Electric Yukon expects to build a new substation in Whistle Bend in the upcoming years.
- Installing a traditional rural substation with poles and overhead wires. This alternative was rejected due to aesthetic and reliability concerns. The footprint of a traditional substation would also be much larger.

THIS DRAWING IS THE PROPERTY OF YUKON ELECTRICAL CO. LTD. AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF YUKON ELECTRICAL CO. LTD.



Project: Proposed Vista Substation
Location: Mayo Road (N. Klondike Highway)
Drawing scale: 1:1200

 PROPOSED SUBSTATION LOCATION

ATCO Electric
YUKON



LOT 1209
72560 CLSR Y/T
90-06 LTO Y/T

LOT 1091-4
103641 CLSR Y/T
2014-0100 LTO Y/T

LOT 1091-1
103641 CLSR Y/T
2014-0100 LTO Y/T

LOT 1091-3
103641 CLSR Y/T
2014-0100 LTO Y/T

LOT 1091-2
103641 CLSR Y/T
2014-0100 LTO Y/T

ROAD
80566 CLSR Y/T
97-130 LTO Y/T

LOT 1493
91548 CLSR Y/T
2006-0155 LTO Y/T

LOT 1358-2
102472 CLSR Y/T
2014-0001 LTO Y/T

LOT 1553
103054 CLSR Y/T
2014-0034 LTO Y/T

LOT 1456
70553 CLSR Y/T
83194 LTO Y/T

Stockley Road

LOT 1554
103054 CLSR Y/T
2014-0034 LTO Y/T

KUKONIHMYWINOZIKLONDIKEHMYW
42221 CLSR Y/T
25239 LTO Y/T

ROAD
80566 CLSR Y/T
97-130 LTO Y/T

LOT 1408
66535 CLSR Y/T
67721 LTO Y/T

Klondike Highway

LOT 1351-1
101733 CLSR Y/T
10042872 LTO Y/T

LOT 1351-2
101733 CLSR Y/T
10042872 LTO Y/T

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: 2022-10-11 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

SECTION 2 - APPLICATION INFORMATION PACKAGE

Land legislation and policies are posted on the Energy, Mines and Resources public website <http://www.emr.gov.yk.ca/landmanagement/> along with other valuable lands information and mapping tools. The materials can also be found at the EMR Client Services & Inspections District Office in your region (see Page 11 for contact information) or at the Land Management Branch. **It is your responsibility as the applicant to understand the legislation, regulations, and policies that may affect the application and future use and development on the proposed site.**

The Department of Energy, Mines and Resources, Land Management Branch has the mandate to dispose of Yukon Lands under the *Lands Act* Section 3.1 and the *Territorial Lands (Yukon) Act* Section 6, as well the Department of Energy Mines and Resources, Land Planning Branch has the mandate to approve Subdivision applications under the *Subdivision Act* and the *Area Development Act*.

INTRODUCTION

- An application to purchase, lease or licence Yukon Land may be accepted if it conforms to one of the land application policies. Land Management Branch accepts applications for lot enlargements, commercial or industrial ventures, rural residential parcels, accessory structures, trapping, big game outfitting, quarrying, utility installations and easements. Please read the relevant policy prior to submitting an application.
- Anyone interested in applying for Yukon Land should first contact Land Management Branch and/or Land Planning Branch to confirm legislation, programs, policy and if the land in questions falls under Yukon government jurisdiction.
 - Land Management and Land Planning Branch provide information sheets describing this and other land-related programs offered by the Yukon government on the EMR website <http://www.emr.gov.yk.ca/landmanagement/> OR <http://www.emr.gov.yk.ca/landplanning/index.html>

OTHER ASSESSMENTS OR APPROVALS MAY BE REQUIRED

- Depending on the activities proposed, your application may trigger an assessment by the Yukon Environmental & Socio-economic Assessment Board (YESAB). **The outcome of the YESAB process is a recommendation** with respect to the proposed activities. An application must receive a positive recommendation or Decision Document in order to proceed.
- Depending on the nature, magnitude or location of any given application, at the discretion of Land Management Branch you may be required to undertake and provide further studies or assessments to support your application. This may include, but is not limited to environmental impact assessments, fisheries studies, geotechnical investigations and further public consultations.
- Additional approvals/permits may also be required by other agencies or government departments. This may include building permits, development permits, highway access permits, and sewage disposal approvals.

ACCESS TO INFORMATION AND PROTECTION OF PRIVACY ACT

- The information contained in your Application for Yukon Land & Subdivision Approval will be provided to various government & community agencies for technical review. The Land Management Branch will also, as part of the review process, forward a copy of your application to adjacent or nearby property owners and any third party land users, such as trappers and outfitters. Your application will also be posted in the "Current Land Applications section" on the Land Management Branch website.
- A written request to keep business information confidential can be submitted with an application and will be considered.

LAND APPLICATION PROCESS

- All applications are reviewed through the process outlined in the Guide to the Land Application Process document.
- **Acceptance of an application by the Land Management Branch does not imply future tenure or guarantee that a land disposition interest will be granted.**
- You may complete and submit an application for Yukon Land & Subdivision Approval if the land you are interested in is vacant Yukon Land, and if it is not subject to any other pre-existing right or interest. Only complete applications will be accepted.

APPLICATION FEES

- All applications for Yukon Land require a \$25.00 (+ GST) non-refundable application processing fee.
- For all rural residential, commercial, industrial or institutional land applications for purchase there is a \$100.00 + GST subdivision application fee in addition to the land application fee. If the land application is denied, the full amount of the subdivision fee will be refunded. (See Rural Residential or Commercial Policy).
- For all Lot Enlargement applications, the applicant will be required to submit an Application for Subdivision Approval, and a \$100.00 + GST application fee after the land application has been approved, directly to Land Planning Branch. If the application is within the City of Whitehorse or the City of Dawson, the subdivision fee is paid directly to the municipality.
- All payments can be made in cash, debit, credit or cheque. (cheques made payable to Territorial Treasurer).

A GENERAL LOCATION MAP AND DETAILED SITE PLAN MUST BE PROVIDED FOR ALL LAND APPLICATIONS

A general location map must show the location of the application in relation to any nearby known landmarks.

- A general location map similar to the one below can be created using Yukon Lands Viewer <http://mapservices.gov.yk.ca/Lands/Load.htm>. This online tool provides data for surveyed and non-surveyed land; land use; First Nations Traditional Territories and settlement land; Parks and Protected areas, base map and imagery.

A detailed site plan must be drawn to a legible scale, showing the proposed parcel configuration including the following:

- Configuration/location of proposed and existing lot lines
- Roads, trails, pathways located on or near the application area
- Arrow indicating north
- Water bodies, drainage courses located on or near the application area
- Location of existing or proposed improvements on or near the application area.

