

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)

PART 2 – PROJECT INFORMATION

Type of application: Title Lease Licence

Size of area applied for: (hectares) 3.99

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.

Sole Owner Joint Tenancy 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)? Yes No

If yes, Legal Description:	Lot No.	Certificate of Title No.	Size of existing titled parcel (hectares)
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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 checked="" 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: Hunker Creek

Name of community or Local Area Plan: Hunker Creek Road N/A

Name of applicable zoning regulation/ municipal by-law: N/A

The application area is located within the following First Nations Traditional Territory (s). (Check all that apply)

<input type="checkbox"/> Carcross/Tagish First Nation	<input type="checkbox"/> Little Salmon/Carmacks First Nation	<input type="checkbox"/> Teslin Tlingit Council
<input type="checkbox"/> Champagne & Aishihik First Nation	<input type="checkbox"/> First Nation of Nacho Nyak Dun	<input checked="" type="checkbox"/> Tr'ondëk Hwëch'in First Nation
<input type="checkbox"/> Kluane First Nation	<input type="checkbox"/> Ross River Dena Council	<input type="checkbox"/> Vuntut Gwitchin First Nation
<input type="checkbox"/> Kwanlin Dün First Nation	<input type="checkbox"/> Selkirk First Nation	<input type="checkbox"/> White River First Nation
<input type="checkbox"/> Liard First Nation	<input type="checkbox"/> Ta'an Kwächän Council	<input type="checkbox"/> Tetlit Gwich'in Council

PART 4 - VERIFICATION OF SITE COORDINATES

The applicant is responsible for providing accurate GPS coordinates of at least 4 corners of the application area. Land Management Branch will request an inspection of the application area by a Natural Resource Officer as part of the Land Review Process. Inspections of the site will include verification of site coordinates, geographical suitability and identify any potential site specific issues.

Latitude/Northing	64 0' 39.79336" N	64 0' 36.92318" N	64 0' 28.46698" N	64 0' 29.62657" N
Longitude/ Easting	139 6' 55.28771" W	139 6' 48.71887" W	139 6' 52.6753" W	139 7' 0.13314" W
Map Sheet Quad:	116B03a	Nearest community:	Dawson City	Distance: 9 km

Land Management Branch:
rest of my knowledge.

_____ *March 5, 2023*
Date

_____ *March 5, 2023*
Date

igning before they can proceed any further.

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)	This property is located on top of Dago hill, which is a white channel bench, no major slopes.	<input checked="" type="checkbox"/> Yes, if yes explain <input type="checkbox"/> No
Type of vegetation (shrubs, trees gasses etc.)	Previously mined so willows and grasses	
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?	It currently has a driveway running to it, and is connected to an active mine 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.	No known wildlife habitat other than large reclaimed willow patches that are great for moose within 1 km radius of the proposed application	
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 # 54
If yes, have you contacted the owner/operator of the trapping concession?		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, what was the outcome of any discussion? Not an issue, doesn't use the hill, happy we will have a longterm place to do business	

Will the proposed project overlap with any registered outfitting concessions(s)?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	If yes, concession #
If yes, have you contacted the owner/operator of the outfitting concession?			
<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, what was the outcome of any discussion?		
Will the proposed project overlap with any mineral claims(s)?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If yes, claim #
If yes, have you contacted the owner/operator of the mineral claim?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, what was the outcome of any discussion? We are the owner of both the quartz and placer claims		

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? We currently haul water from either the town water fill station or the klondike valley fire department fill station, for the local residence as well as the camp that is used for the mining operation.
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? It will be installed to service a bathroom that will be put into a new permanent shop and office structure that we hope to install. If yes, have you contacted Environmental Health? No not at this time as we are waiting for approval on a property in order to begin the process of finding a shop and office structure that will work for us.
How and where will garbage be disposed? Local landfill Quigley Dump	
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. Yes there are currently overhead powelines that come to site to service a residential site next door, as well as the lines currently service a portable shop that is located on site.
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. Currently have power lines on the site, will be looking to add more lines in order to service a new shop that we are hoping to install.
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? All tanks will be double walled storage tanks, and a container that stores pails of oil.
Is the application area presently served by a fire department?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, give name and location Klondike Valley Fire Department, they have come up to have a look to familiarize themselves with the area
What is the location of and distance to nearest school and school bus route? (Where applicable) Looking for property for a business	

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 property has already been fully cleared during the mining process and the piece of ground we are applying for is a reclaimed portion of the mine that is being used as a yard for the mining operation. It has been levelled ditched and is well maintained currently, it has two portable tent structures on it that are being used as shops to service the mine and mining equipment.

We are applying for the property as we are hoping to expand our business and use this yard to service other business ventures in the local region. We are looking to install a permanent shop structure that will be 80ft long by 40ft wide with a concrete floor in order to work out of it year round, small amounts of dirtwork may need to be completed in order to set up the foundation, but the location of the shop does not need to be dug out as it is already levelled and prepared.

We will also be looking to have a small portable office installed in order to service the new business ventures, this will be a skid style mobile office.

On the southern most portion of the lot we plan to grade and ditch another yard section that is mostly complete in order to install another portable tent 50ft x 150ft where we will be storing split firewood for sale. This new yard would need to be fairly large and flat as we will begin storing logs that will be to be turned to firewood on one side of the access road and storing scrap steel to be hauled out for recycling on the other side of the access road.

The equipment needed to do any of the dirtwork will be an excavator around the 30 ton size for ditching and regular yard work and a grader used to maintain roads and level yards.

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

The site is already prepared and is currently in use for the active mine, if we receive approval we would like to prepare the area for the foundation of the new shop, then begin construction of the new shop which will be a concrete/wood framed building that is approximately 80ft by 40ft. While getting the new shop installed we would also bring in the portable office so we can have power and septic hooked up to the office and shop at the same time. Once the building is under construction and the office is set-up we would also get a septic field installed that would service both the office and the new shop.

The yards that we intend on using to store both scrap steel and wood products are mostly in place. These yards were left in place after we had completed mining on this section and now need a small amount of ditching and grading to be completed, this work would be completed upon approval of the property. This section of the property would also be the section that would have the fire wood storing tent installed and it would get set-up shortly after all grading and ditching would be complete, within a year of approval.

All new yards would need ongoing maintenance, including maintaining ditches and grading, as well as regular organizing and cleaning in order to prepare both wood and steel loads to be hauled away to consumers. Snow removal will need to be completed throughout the winter.

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.

This piece of property is with-in 1km of a year round maintained road being Hunker Creek Road and we have access year round to the site as we service the road to the personal residence located adjacent to this location. No road upgrades will need to be done.

We currently use a grader or plow truck for snow removal and driveway maintenance year-round for the residential property as well as we maintain the road using the grader for summer time mining activities.

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

We are looking to build a concrete footing and concrete floor shop that will be 297 sq M.

We are also looking to install a 700 sq M tent/shed to store fire wood that will be sold to the local community.

A 220 sq M portable office structure will be brought in as well.

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

There are currently two existing large tent structures with dirt floors that are being used as shops for the mining activity, these two shops will continue to be used for mining equipment as well as being used to maintain and house our fleet of on and off-highway equipment.

The new shop will also be used for working and maintaining all equipment related to the mining, firewood, scrap steel, and transportaion business.

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.

We are placer miners and are already using the area for our placer mining operations as it is currently our shop yard. To date it has been used exclusively for our placer mining operations. However we see many other opportunities in the Dawson region that will benefit the community and environment and we would like to be able to expand our business to cover these other opportunities including, sale of firewood, scrap steel recycling, heavy haul trucking as well as mechanics and welding for hire.

We hope to start into the firewood market, we see this as a growing market as the Yukon looks to reduce its greenhouse gas emissions and is encouraging wood burning boilers for home heating. We think we can help meet the local demand to avoid trees being hauled from communities as far as 1,200 km away, we will do this by collecting trees that are typically burned in slash piles or buried during the placer mining process. We have currently begun collecting wood off of our own claims by acquiring a forrest resource permit and then harvesting the timber before we clear the land for placer mining. Currently our wood that was harvested last season is being stored at the mine site where it was cut which is more than 1 hour out of town and not accessible during the winter. We hope to be able to transport the logs from our own mining properties and in the future other miners properties back to this central location where the road and driveway are currently maintained year around. When at this property it will be stock piled and left to dry for two years, then cut and split and stored in a large tent to keep dry. We will also store full length logs that can be delivered in bulk.

With scrap steel recycling we see a growing need to begin clearing some of the older legacy mine sites and help keep the operating mines clean by hauling the recyclable steel back out. In order to do this we need to have a location that we or other miners can haul scrap steel from the goldfield back to a central location. We feel our location on Hunker Creek would be a good location as Hunker Creek Road is the main access to the klondike goldfields and is only 4km from the highway which makes it a good place for miners to drop steel off and is a short distance from the highway in order to organize back hauls for trucking companies headed south. As stated earlier this location is already serviced year around so it provides good access for backhauls year around.

Prior to now we have always done our own heavy haul trucking and have hauled our own equipment and parts that are being used for our mining operations. As time goes on in the future we may be able to employ our own truck and driver full time by providing open deck hauling services that haul equipment and supplies north as well as hauling recyclable materials from placer mines south. By providing this service ourselves we will be able to cut down on the amount of materials going into land fills and avoid empty highway trucks headed south.

With the current two shops on-site we are able to keep up to our current demand for mechanics and welding for the placer operation, with us jumping into other business opportunities we will be needing more maintenance work to be done, so we are looking to build a new shop to keep up to the maintenance requirements. We will also be looking to employ a few employees for year round work out of the new shop, which would bring in the opportunity to do heavy duty mechanics and heavy duty welding for hire when we have extra time.

By having this application accepted it would provide us the opportunity to grow our business and allow us to enter into some new business opportunities that are currently in demand and have an expected growth in demand in the coming years. It would also be good for the local area as currently there is no scrap steel service in Dawson, and there is a major shortage of firewood in the Yukon, we have spoke to many community members, and over half of them that we have spoken to are currently getting their firewood hauled up from southern Yukon. This is a major inefficiency and we hope to be able to help answer some of that market by using a byproduct of placer mining.

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

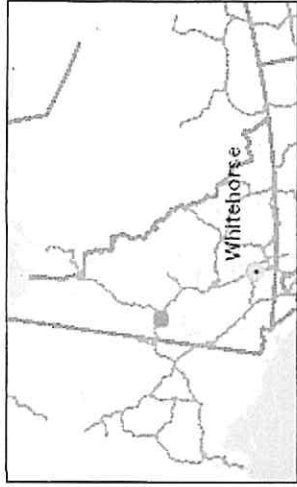
- Incorporated certificate under the *Societies Act*
- Proof of good standing

PLACER OCCUPANCY APPLICATIONS

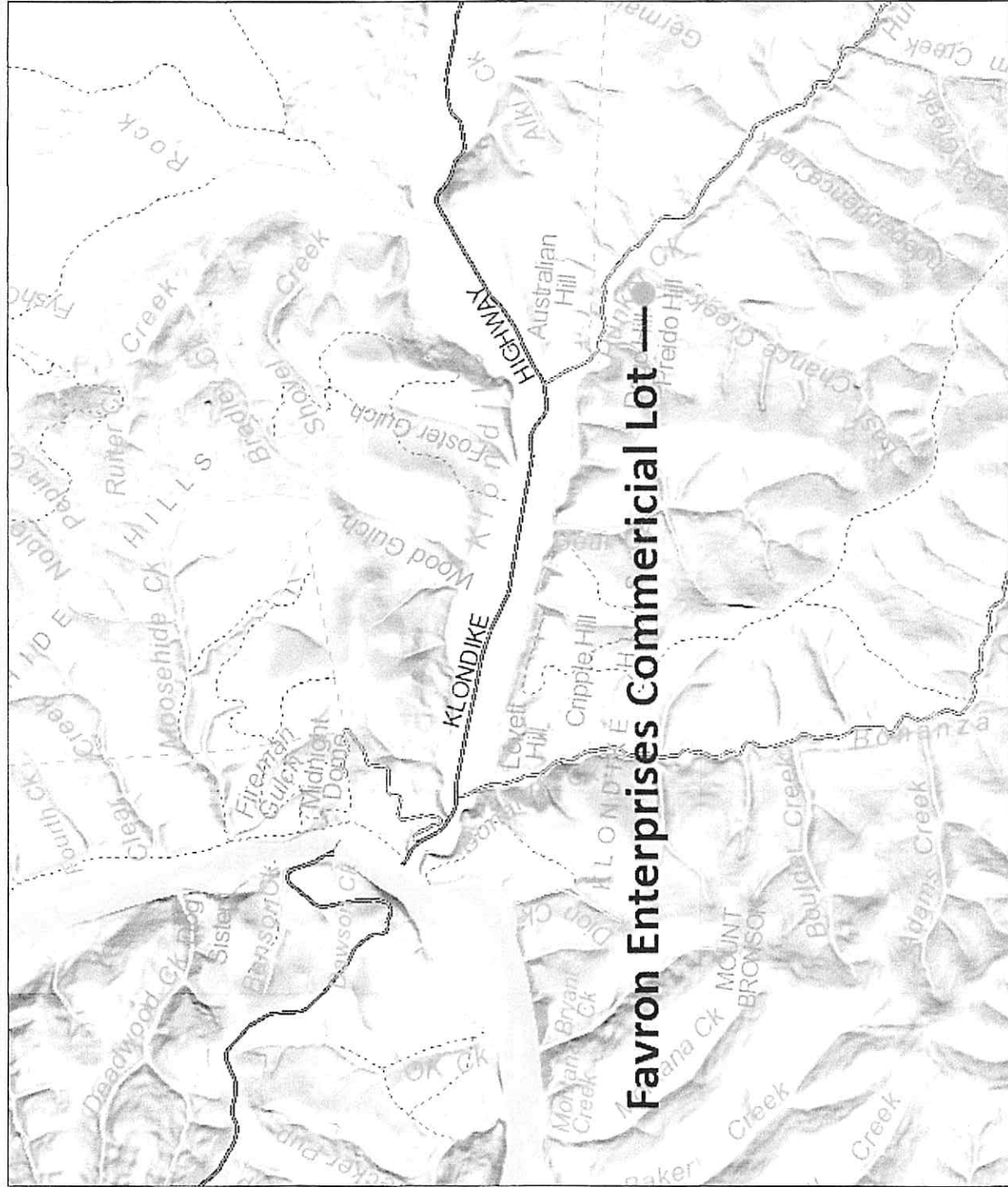
- Copy of the underlying Placer Claim report showing ownership
- Proof of ownership for the buildings on the parcel
- Documentation showing the residence was constructed prior to 1999
- Proof that the applicant(s) are utilizing the dwelling as his/hers/their primary residence

Yukon

General Location Map



Legend



Notes



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Date Printed: 03-Feb-2023

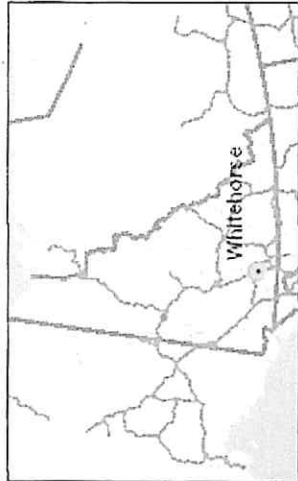
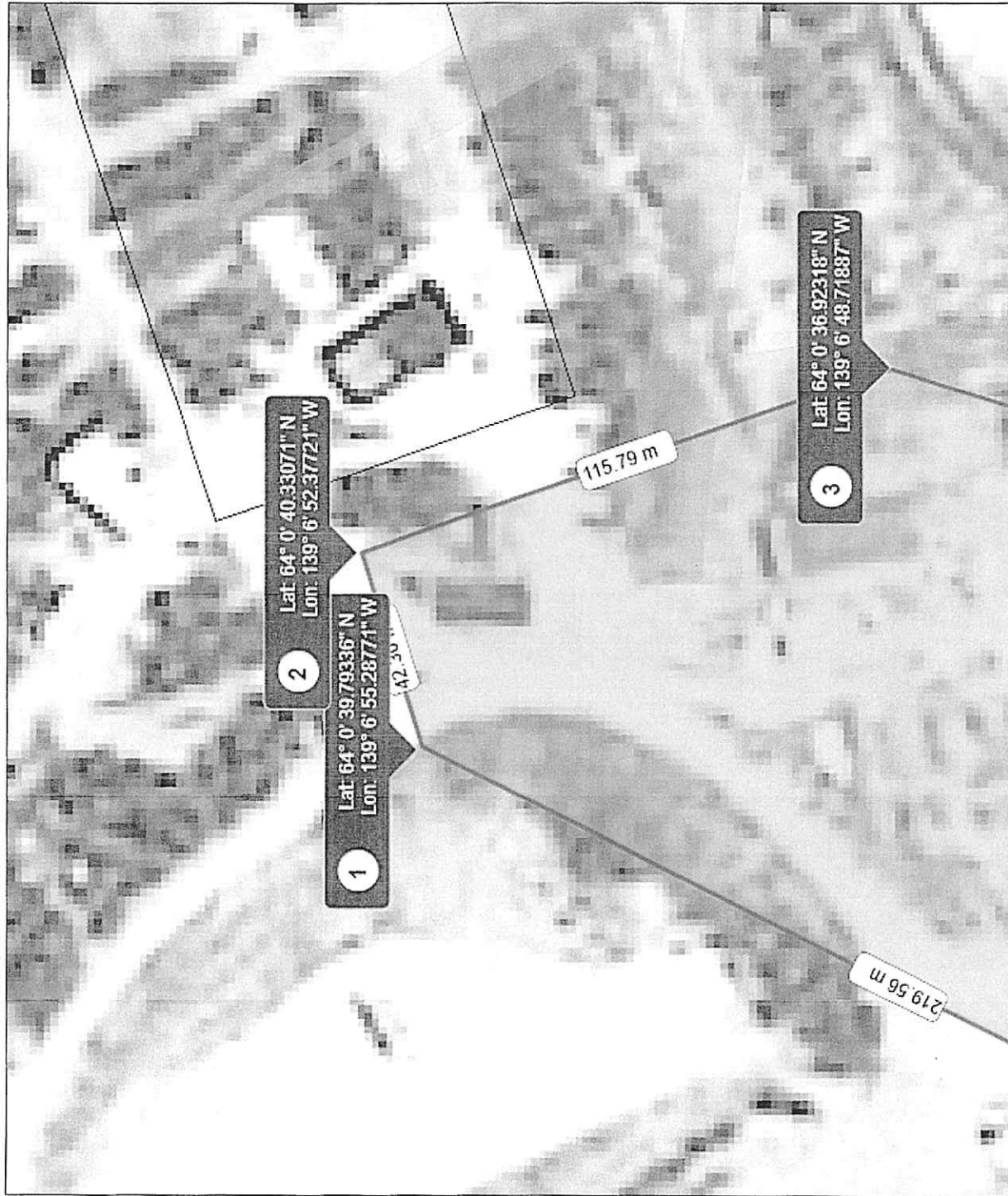
8.1 Kilometers

0 4.06 8.1

0 4.06 8.1

1: 160,000

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



Legend

- Land Applications Active
- Land Dispositions
- Land Licences
- Land Notations
- Development Hold Areas
- Lots For Sale - Surveyed
- Land Parcels Polygon - Surveyed
- Easements Polygon - Surveyed

Claims overlapping

25027
35500
35501
42605
42608

Notes

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0.1 Kilometers

0 0.03 0.1 Kilometers

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

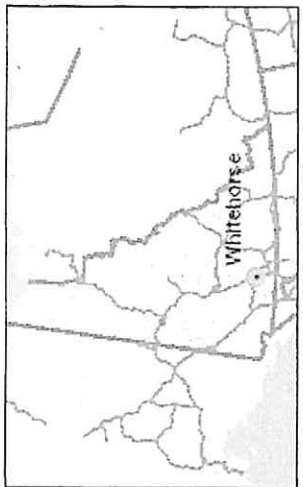
Favron Industrial Lot #2



Area: 3.99 ha
Perimeter: 870.43 m

Legend

- Land Applications Active
- Land Dispositions
- Land Licences
- Land Notations
- Development Hold Areas
- Lots For Sale - Surveyed
- Land Parcels Polygon - Surveyed
- Easements Polygon - Surveyed



Notes

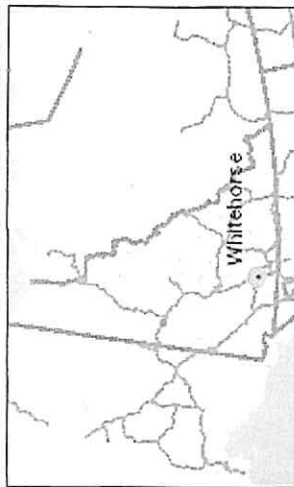
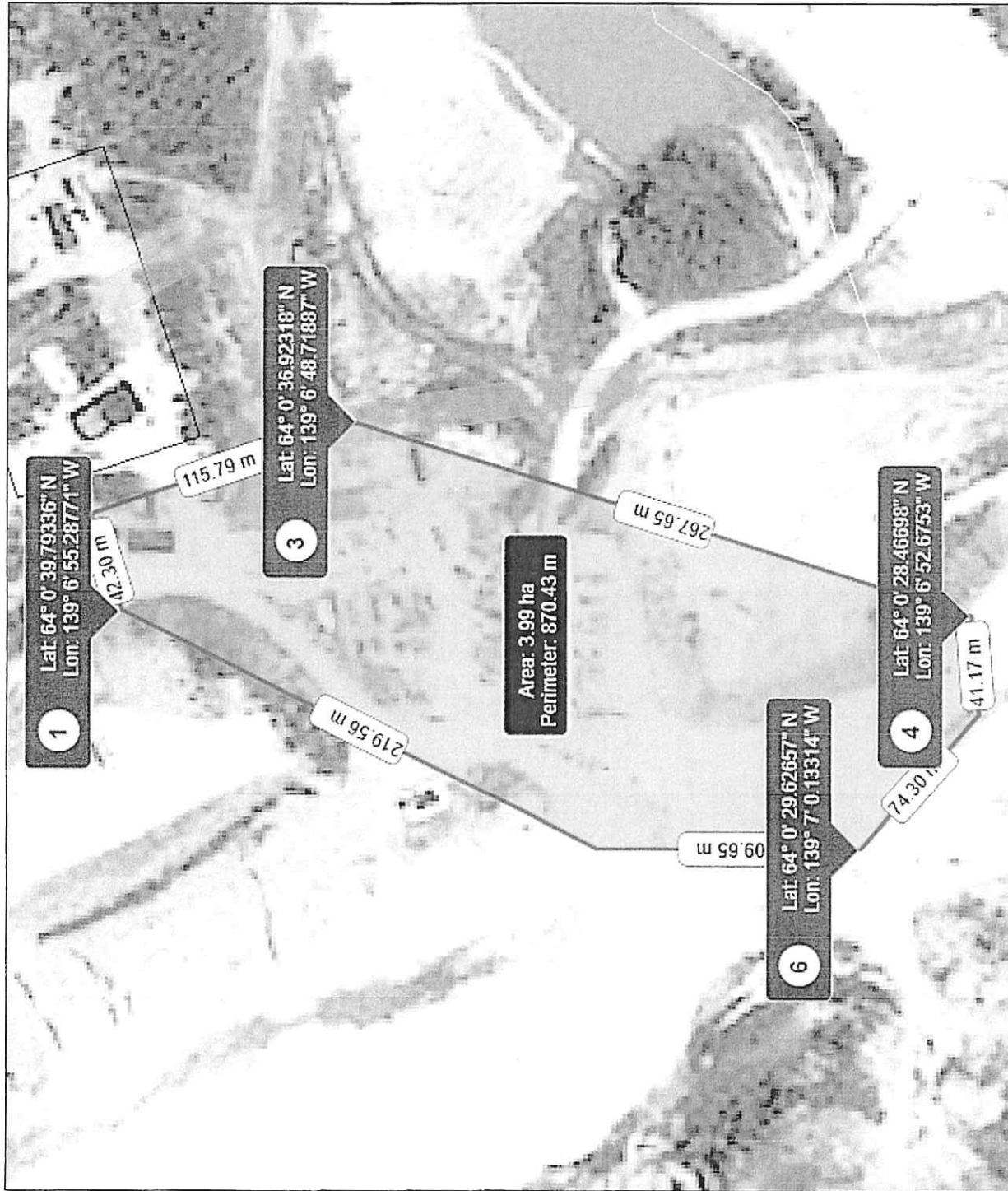
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Projection: Yukon Albers Equal Area Conic
Produced from: GeoYukon application

1: 1,250

Favron Industrial Lot #3



- Legend**
- Land Applications Active
 - Land Dispositions
 - Land Licences
 - Land Notations
 - Development Field Areas
 - Lots For Sale - Surveyed
 - Land Parcels Polygon - Surveyed
 - Easements Polygon - Surveyed

Notes



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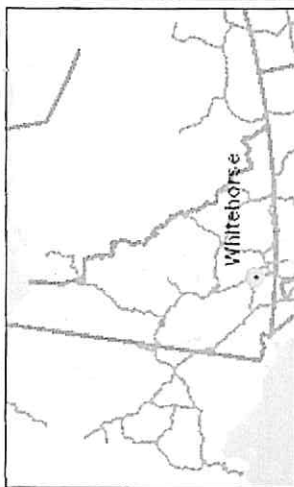
0.1 Kilometers

0 0.06 0.1 Kilometers

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

1: 2,500

Site Sketch: Yard Planning



Legend

- Land Applications Active
- Land Dispositions
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- Development Field Areas
- Lots For Sale - Surveyed
- Land Parcels Polygon - Surveyed
- Easements Polygon - Surveyed

Notes



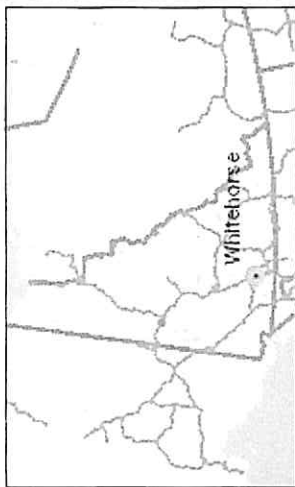
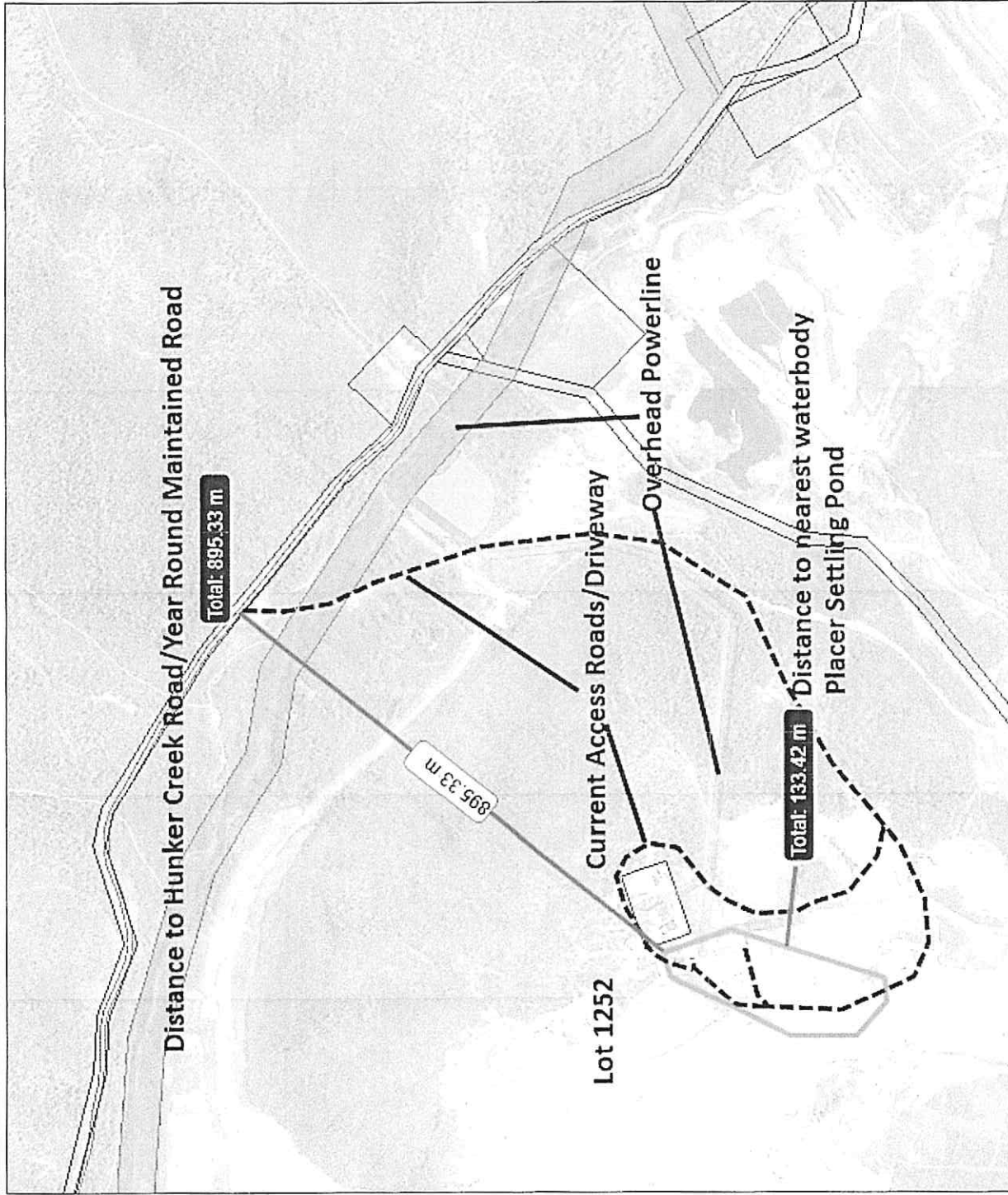
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Date Printed: 08-Feb-2023

0.1 Kilometers



1: 2,500

Projection: Yukon Albers Equal Area Conic
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Legend

- Land Applications Active
- Land Dispositions
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- Land Parcels Polygon - Surveyed
- Easements Polygon - Surveyed

Notes

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Date Printed: 09-Feb-2023

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1: 10,000

Projection: Yukon Albers Equal Area Conic
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