

EMR Lands

- Parcel of Interest
- Application
- Disposition
- Licence
- Notation

EMR Agriculture

- AG Application
- AG Disposition

Legal Surveys

- Easements
- Parcels

First Nations' Interests


- ▲ Heritage Sites
- Heritage Routes
- Heritage Site Areas
- Settlement Land (surveyed)
- Settlement Land (unsurveyed)

Parks & Protected Areas

- Protected Area
- Territorial Park
- National Park


Mining Interests

- Mineral Claim
- Placer Claim
- Quartz Claim




N

1:3,000



0 50 100
Metres





The waterbody base data is a graphical representation only and may differ from the actual geographical feature.

Imagery dated 1989-2019, Courtesy of Geomatics Yukon.

137°01'47"W
60°50'47"N

Mapsheet: 115A14
April 24, 2019

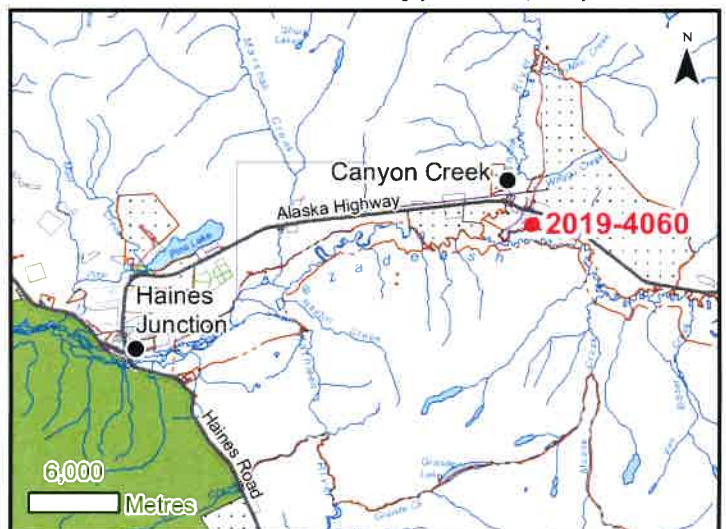
JAMES EDWARD ARMSTRONG

**Application for
Agreement for Sale**

Near Lot 1054-1 Canyon Creek

PID: 200021776

Application: 2019-4060



Initials: _____ Date: _____

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: James	Middle Name: Edward	Surname: Armstrong
Registered or Incorporated Business Name:		
Street/Box/Bag: 56 Cedar Crescent		
City/Town: Whitehorse	Territory/Province/State: Yukon	Postal/Zip Code: Y1A 4P3
Country: Canada	Home Phone: (867) 334-1681	Bus. Phone: (867) 667-5840
Email: Yukon59@icloud.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

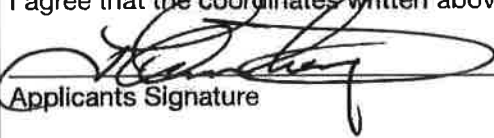
Type of application: <input checked="" type="checkbox"/> Title <input type="checkbox"/> Lease <input type="checkbox"/> Licence			
Size of area applied for: (hectares) <u>2.86 Ha</u>			
Tenancy: (For applications directly related to existing parcels, tenancy must be the same as currently on title). All 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 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:	<i>Canyon Creek</i>		
Name of community or Local Area Plan:			<input checked="" type="checkbox"/> N/A
Name of applicable zoning regulation/ municipal by-law:			<input checked="" 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 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.

Latitude/Northing	60° 50' 49.24677" N	60° 50' 44.73605" N	60° 50' 44.06778" N	60° 50' 48.57848"N
Longitude/ Easting	137° 1' 41.10770" W	137° 1' 40.16671" W	137° 1' 53.57624 W	137° 1' 54.51777" W11
Map Sheet Quad:	115A14	Nearest community: Haines Junction	Distance: 30	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.				
Applicants Signature		Date		
		<i>Jan 29 / 19</i>		
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)	Not in application area	<input type="checkbox"/> Yes, if yes explain <input checked="" type="checkbox"/> No
Type of vegetation (shrubs, trees gasses etc.)	Spruce, Poplar	
Are there any potential hazards in or adjacent to the application area? (flooding, erosion, landslides, wild land fires)	Wild land fires	<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?		<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?	old game trails	<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.	Bison Habitat	
Will the proposed project overlap with any registered trapping concessions(s)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" 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 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 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? According to septic field guidelines by Environmental Health If yes, have you contacted Environmental Health? If approved
How and where will garbage be disposed? Haines Junction 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. Electrical line on other side of access road
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. Potentially, solar is planned for primary source
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 VFD
What is the location of and distance to nearest school and school bus route? (Where applicable) Haines Junction 30km	

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 clearing of sections for roadway and structures when permitted.
Use of back hoe and loader to dig foundation and level and clear land as required.
Construction powered and hand tools.
drilling a well when permitted.
Burning hand piled wood debris during winter

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

Once survey has been registered and I have entered into an agreement for sale:
Commencement of development will be approximately fall of 2019.
Estimated timeline is less than 5 years for total development. continued use from that point will be permanent residence.

<p>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).</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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.</p> <p>Access to the site will be by using existing access road located off of Alaska Highway at approximately km 1546 to lot 1054. I will apply for an access permit from Highways.</p>	
<p>Has Highways & Public Works been contacted?(See page 12 for contact information)</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>If yes, please provide a copy of the response you received.</p>	

<p>Are new structure(s) being built on the site?</p>	<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>First I will construct 78' x 36' house / garage (261 sq. m) with septic field and well I will build a second structure 40 x 32 Dezadeash River is just over 1 kilometre away</p>	

<p>Are existing structures being modified, decommissioned or abandoned?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>If yes, please explain</p>	

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.

I am currently retired have a full time position as signmaker for Dept. of Environment in Whitehorse, my wife operates a Dayhome in Whitehorse. We are looking to retire and move to Canyon Creek area. I have been in the Yukon since 1968 and my wife was born in Whitehorse, we love the area and would like to spend our retirement there. The location was hand picked and planned.

Thank you for accepting my application.

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: Jan, 29/19

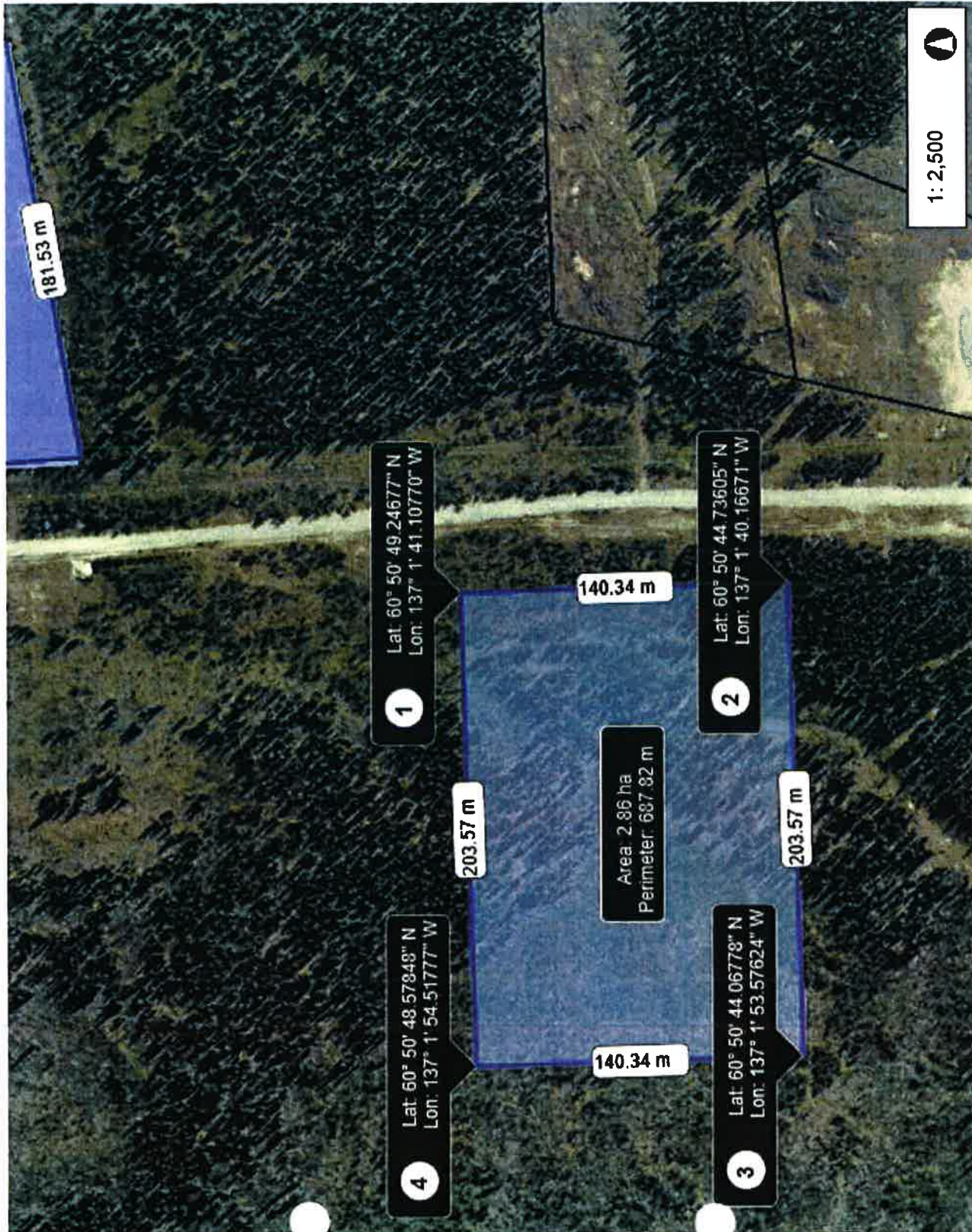
Date: _____

FOR INTERNAL USE

LMB or District Office Representative: _____ Date: _____

Receipt Number: _____

PLEASE RETAIN A PHOTOCOPY OF THIS APPLICATION FOR YOUR RECORDS



Legend

- Land Applications - Active
- Land Dispositions
 - Transfer Request
 - Agreement for Sale
 - Easement
 - Lease
 - Reservation
- Land Licences
- Lots for Sale
- Notations
- Development Hold Areas
- Agricultural Planned Land App
- Agricultural Land Applications
 - Agricultural
 - Grazing
- Agricultural Land Dispositions
 - Agricultural
 - Grazing
- Surveyed Land Parcels (<80k)
- Settlement Lands (Surveyed)
 - A: Surface and Subsurface Rights
 - B: Surface Rights
 - FS: Fee Simple
 - 4.1.1 Retained Reserve
- Settlement Lands (Unsurveyed)
 - A: Surface and Subsurface Rights
 - B: Surface Rights

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Date Printed: 17-Jan-2019

ARMSTRONG'S RURAL RESIDENTIAL LAND APPLICATION (JANUARY 29, 2019)

