APPLICATION for LAND

KWANLIN DÜN FIRST NATION

WE ARE HERE TO HELP

Staff at Heritage, Lands and Resources will assist and help guide citizens through the land application process. If you have questions or need help, please call Jimmy at 334-2746 or email jimmy.kennedy@kdfn.net

Application Number: 2019-5-LE

Parcel Code Number: C-175B

Date / Time Rec'd:
Updated App. 14-Jun-2021/16:33hrs
(Original App. 17-OCT-2019)
(office use only)

PART 1 – APPLICANT CONTACT INFORMATION

APPLICANT INFORMATION

Are you a Kwanlin Dün First Nation Beneficiary and/or Citizen?	Are you a COMPANY?	Are you currently 19 years of age or older?
☐ BENEFICIARY ☐ CITIZEN ☐ NO	X YES ☐ NO Business Licence #: ___8481___	X YES ☐ NO ☐ n/a
Company/Organization: Chu Niikwan Limited Partnership		
Address: 121 A Platinum Road		
City/Town: Whitehorse	**Territory/Province:** Yukon	**Postal Code:** Y1A 5M3
Country: Canada	**Phone No.:** [redacted]	**Business Phone No:** [redacted]
Company Contact Person: Les Wilson		
Cell No.: [redacted]	**Business Phone No.:** [redacted]	
Email: [redacted]	**Preferred Method of Contact:** email	

AGENT ACTING ON BEHALF OF APPLICANT(S) (if required)

Company/Organization:		
Last Name:	**First Name:**	**Middle Name:**
Address:		
City/Town:	**Territory/Province:**	**Postal Code:**
Country:	**Phone No.:**	**Business Phone No:**
Email:	**Preferred Method of Contact:**	
Company Contact Person:		
Cell No.:	**Business Phone No.:**	

Email:	Preferred Method of Contact:

This is to confirm that the person named above may act as the agent on behalf of the applicant(s).

Signed: _____ Date:_____ (applicant)

Signed: _____ Date:_____ (co-applicant)

PART 2 – LAND TENURE AND PROPOSED USE

LAND TENURE

Type Interest, Estate applied for:

- [X] Lease
- [ ] Allocation (KDFN Citizen / Beneficiary only)
- [ ] Easement
- [ ] Licence
- [ ] Other (specify): _____

PROPOSED / INTENDED USE

Type of Use applied for:

- [ ] Residential
- [ ] Traditional Use Site (KDFN Citizen / Beneficiary only)
- [ ] Commercial Use
- [X] Industrial Use
- [ ] Quarry
- [ ] Agriculture
- [ ] Grazing
- [ ] Trapping
- [ ] Institutional Use
- [ ] Utility
- [ ] Government Use
- [ ] Enlargement or Extension of an Existing Lot
- [ ] Other _____

TENANCY BY ONE OR MORE PERSONS

Type of tenancy requested:

X **Sole Tenancy** (interest in the name of only one person or business)

☐ **Joint Tenancy** (equal and undivided interest by two or more persons. If one person dies, the interest passes to surviving interest holder)

☐ **Tenants in Common** (proportional interest by two or more persons. If one person dies, his/her interest transfer to the estate of the deceased)

PART 3 - IMPROVEMENTS OR BUILDINGS

EXISTING OCCUPANCY AND IMPROVEMENTS (HOUSES, CABINS, OTHER FIXED STRUCTURES)

Do you currently reside on the land applied for?

NO X **YES** ☐ (if YES, please provide details about ownership, length of residency etc.)

_____
_____
_____

Are there any fixed improvements (house, cabin, shed, shop, garage, fencing) on the land you are applying for?

NO X **YES** ☐ (if YES, please provide details about these structures)

_____
_____
_____

To the best of your knowledge, does any other person, relative or immediate family member assert or claim any interest or right in the land, improvements or buildings on the land that is subject to this application?

NO X **YES** ☐ (if yes, please explain)

_____
_____

List any other KDFN land holdings that you have:

_____
_____

PART – 4 PROJECT LOCATION

PARCEL SIZE, LOCATION & SITE COORDINATES

Community, Local Area or Vicinity: (eg Marsh Lake Area, Whitehorse) ____Whitehorse_____

Settlement Land Parcel (R, C or S#): _____C-175B_____

Legal Description (Lot, Quad, CLSR, LTO): ___LOT 1620_105D/14__97249 CLSR__2010-0098 LTO_____

Are you applying for ALL X **or PART** ☐ **of this settlement land parcel?**

What is the size/area of the land area or parcel being applied for?

AREA: ____2.61___ **hectares**

SITE COORDINATES

The applicant must arrange an in-person on site visit with the KDFN Lands Officer and verify the GPS coordinates in writing below prior to submitting this application for review. The corners of the application area is to be flagged/marked.

	Part 1	Part 2	Part 3	Part 4
Latitude/Northing	60° 46’ 06.01”	60° 45’ 59.95”	60° 45’ 59.54”	60° 46’ 05.60”
Longitude/Easting	135° 09’ 27.41”	135° 09’ 26.25”	135° 09’ 27.88”	135° 09’ 34.31”
	Part 5	Part 6	Part 7	
Latitude/Northing	60° 46’ 08.75”	60° 46’ 10.12”	60° 46’ 09.70”	
Longitude/Easting	135° 09’ 37.37”	135° 09’ 31.52”	135° 09’ 30.13”	

NTS Map Sheet No. 105D/14	**Community or Local Area:** Porter Creek Subdivision

Name of Lands Officer verifying the GPS Coordinates: Jimmy Kennedy, Lands Officer

Signature of Lands Officer: *Jimmy Kennedy* **- Digitally Signed**	**Date:** **June 15, 2021**

The Verification of Site Coordinates must be completed prior to submitting this application to the KDFN Heritage, Lands and Resources for review

I certify that I have visited the site with the KDFN Lands Officer, the limits or corners of the property have been flagged or marked/posted, and agree that the coordinates written above are accurate to the best of my knowledge.

Applicant /Co-Applicant Signature(s): **Date:**

Les Wilson (Digitally Signed) **June 14, 2021**

Note: Applications not signed by both the applicant and the KDFN Lands Officer will be returned for signing before the review process can proceed.

PART 5 – SITE INFORMATION

PLANNING, ZONING AND LAND DEVELOPMENT

Applicable Land Use Plans or Community Plan in effect for the land being applied for: ____City of Whitehorse OCP_____

Current Planning / OCP designation of the land applied for: _____Service Industrial IS_____

Current zoning bylaw or zoning regulation designation for the land applied for: ____ Service Industrial IS _____

SITE CHARACTERISTICS AND INFORMATION

Describe the soil conditions: (sand, gravel, rock, clay silt, loam, etc.)	Area is typical clay silt, some sand and gravel.
Describe the vegetation: (spruce, pine, aspen, willow, grasses etc.)	Entire Lot is generally vegetated with spruce with a few aspen near the south east boundary.
Describe the topography or terrain of the site: (flat, rolling, sloped, steep etc)	Terrain is generally flat with a gentle slope towards the north east.

For sloping sites, what is the aspect or direction the slope is facing? (North, South, East, West etc)	Aspect is in a north easterly direction.
What is the approximate elevation of the site? (in meters or feet above sea level)	757 meters
Describe any significant landscape or terrain features that may be present? (permafrost, erosion, flooding, bank stability etc)	No significant features are present.
Are there any adjacent or nearby creeks, rivers, lakes or other bodies of water? (please explain)	Tavern Creek is approximately 150 meters to south west.
EXISTING USES, SERVICES AND ACCESS	
What is the existing use of the land being applied for?	**X Vacant / Unoccupied** ☐ **Traditional Use** (cabin, hunting/fishing camp etc.) please explain ☐ **Residential** (primary or secondary residence) please explain ☐ **Commercial/Industrial** please explain ☐ **Other** please explain _____ _____ _____
Are there any existing improvements or structures on the site? (Buildings, well, septic, fence etc) please explain	**No**
Will the site be accessed from the public road system on an existing road? Or is new access construction required? (please explain)	Site will be accessed by the Bennett Road Extension. A portion of the Bennett Road Extension will constructed to City of Whitehorse Engineering Standards which is a requirement to develop C-175B.
Is the site serviced directly by a municipal water and sewer system?	Parcel will require water servicing on that portion of the Bennett Road Extension.
Are there any existing highways, roads, trails or pathways that people use, located within, or adjacent to, the application site? (please explain)	No
Is there overhead or underground hydro services provided within or adjacent to the lot? (please explain)	Lot 1620 (C-175B) will require 120/208 Voltage with a maximum load overhead power lines (225 kVA) will be installed from Lindeman Road.
Is the site or area served by an established fire department? If so, how far is it to the nearest firehall? (please explain)	Whitehorse Fire Department – Station 2
What is the location of and distance to the nearest school and school bus route? (please explain)	Holy Family Elementary School – 1.5 km
Is the site serviced by garbage pickup? If not, where is the nearest public garbage disposal facility? (please explain)	Whitehorse Municipal Land Fill.

PART 6 - PROPOSED USE, SERVICES and DEVELOPMENT

A clear, concise description of proposed development activity will help determine whether the development activity will require assessment under the YESAA. If an assessment is required, the applicant will be required to complete and submit a YESAA Form 1 application to the YESAB designated office. When filling out the sections below, if the space provided is insufficient, please attach any additional pages you may need to fully explain any activity.

Fully explain why you wish to acquire the land and for what purpose it will be used.

CNDC as the business arm of the First Nation is responsible for generating revenue for the benefit of the KDFN Community. Settlement Land within the KDFN TT have significant potential for revenue generation through land leasing. The purpose of the project is prepare Lot 1620 in the Kulan Industrial Area (approximately 2.61 ha) for a long term lease. Development of the site may include any of the permitted activities under the City of Whitehorse's Service Industrial (IS) zoning.

Provide an estimated schedule and overall timeframe from project commencement through to completion of development.

Time frame for development of parcel is dependant on the individual to whom the lease hold interest rests.

Do your plans include construction of a new home, or renovation of an existing home on the site?
If YES, please provide details of your development plans including time frame for anticipated construction, details on house size, number of bedrooms/bathrooms, estimated costs, self-built/contractor built etc.

No new construction is anticipated. Preparing the parcel for development is only being considered at this time.

Will any other new structures be built on the site? If so, what are the proposed sizes (in square metres) and proposed use(s) of those structures?

Any new structures will be the responsibility of the individual who has signed a long term lease hold interest with CNLP. Any new improvements will have to conform to City of Whitehorse zoning bylaw and development regulations.

Will any existing structures be demolished or removed from the site? If so, please provide details.

No

Describe all site preparation activities that will occur. Activities such as clearing, grubbing, stripping, drilling, burning of debris, construction of buildings or structures, and any earthworks. Include the use and type of any heavy machinery planned to be used in these activities. Also confirm the maximum quantity of any petroleum products that may be stored on the site during development or following completion of construction.

2.41 ha will be cleared of any standing trees. Any salvageable trees of 6 inch diameter or greater will be bucked up for fuel wood and given to KDFN elders. Brush and wood waste will be turned into wood chips with a commercial wood chipper. Depending on weather conditions organic overburden will be grubbed and taken to an approved location for disposal. If required, clean pit-run from the McLean Lake quarry will be hauled in and graded to engineered standards for good drainage purposes. On Lot 1620 (C-175B), Engineered gravel will be utilized under the footprint of any proposed new structures.

Explain how you will access the site, and if you plan to construct a new road or upgrade an existing access. Also confirm if or how others may be affected by your access plans. (NOTE: The location of existing, new or upgraded access, crossing settlement land or crown land and connecting with a public street or highway, must be shown and clearly identified on your application sketch. Permits or approvals from other jurisdictions may be required.)

The development of the Bennett Road extension is a City of Whitehorse requirement in order to develop all or a portion of C-175B. Access to C-175B will from the Bennett Road extension utilizing an Associated Engineering 2021 civil design and will be constructed to City of Whitehorse design standards.

How will water for drinking and other purposes be provided to the site? (municipal piped water system, drilled well, delivery etc) (please explain)

City of Whitehorse water mains exist in Kulan. A 40/20 water recirculation service pipe (150 mm) will be installed to the Lot line of C-175B from Lindeman Road.

How will sewage be disposed of? (community piped sewerage, septic tank and field, pump-out, outhouse etc)
(please explain)

A septic system will be permitted and installed in accordance with Yukon Government Environmental Health Guidelines and onsite geotechnical conditions.

Note: Septic system installations require permits from Yukon Environmental Health

How and where will garbage and solid waste be disposed of? (local waste pickup service, rural garbage dump, compost etc)
(please explain)

Waste management specialists will service sub-lessee waste needs and utilize the City of Whitehorse Landfill.

What are your plans for providing electrical / hydro service to the site? Will a new overhead or underground electrical service connection be required within the site?
(provide details)

Lot 1620: 120 /208 voltage with a maximum load overhead power lines (225 KVA) will be installed from Lindeman Road.

What are your plans for providing services such as telephone, internet or television to the site? (provide details)

NWtel will bring in telephone and internet services to the Lot line of C-175B at the same time as ATCO installs power infrastructure to parcel.

PART 7 - APPLICATION SKETCH

A detailed, legible, and drawn-to-scale sketch must be provided outlining the applied for area and including:

- **The boundary and configuration of the proposed parcel,**
- **The dimensions (in metres) of all proposed parcel boundaries,**
- **The area (in hectares) of the proposed parcel,**
- **Any existing, surveyed properties or Road rights-of-way that are adjacent or near the parcel,**
- **Any existing roads, trails or pathways within or near the proposed parcel,**
- **Any road, trail or driveway that is proposed to be constructed to connect the parcel to a public road, street, or highway,**
- **All waterbodies and drainage courses within or near the proposed property,**
- **Any existing or proposed buildings or other improvements on or near the proposed property,**
- **An arrow indicating north,**
- **The scale at which the sketch is drawn,**
- **(Any other specific information as may be required by HLRD.)**

Note: HLRD will assist citizens in preparation of application sketches.

See the last page of this application for a map showing C-175B

APPLICANT CONSENT

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.

I/we certify that all submitted information is true and correct to the best of my knowledge and belief.

I/we understand that any misrepresentation in this application may invalidate this application and may result in the revocation of any land interest resulting from this misinformation.

I/we hereby acknowledge and confirm that the submission of this application does not grant me/us any rights to occupy or use the land for which I/we applied for prior to the approval and completion of all conditions attached to this land authorization, should this application be approved.

I/we have read all of the relevant regulations and policies and believe to the best of my knowledge that my/our application is in compliance with all requirements.

The information contained in or attached to this application is being collected under the authority of the Kwanlin Dün First Nation Lands Act (2020). This information may be shared with other persons or agencies for the purpose of reviewing the request for land. Care will be taken to protect your personal information.

SIGNATURE: [redacted]

Applicant:
CNDC – Director of Development, Les Wilson

Co-applicant:

Date:
June 15, 2021

Date:

PLEASE RETAIN A PHOTOCOPY OF THIS APPLICATION FOR YOUR PERSONAL RECORDS

CHECKLIST

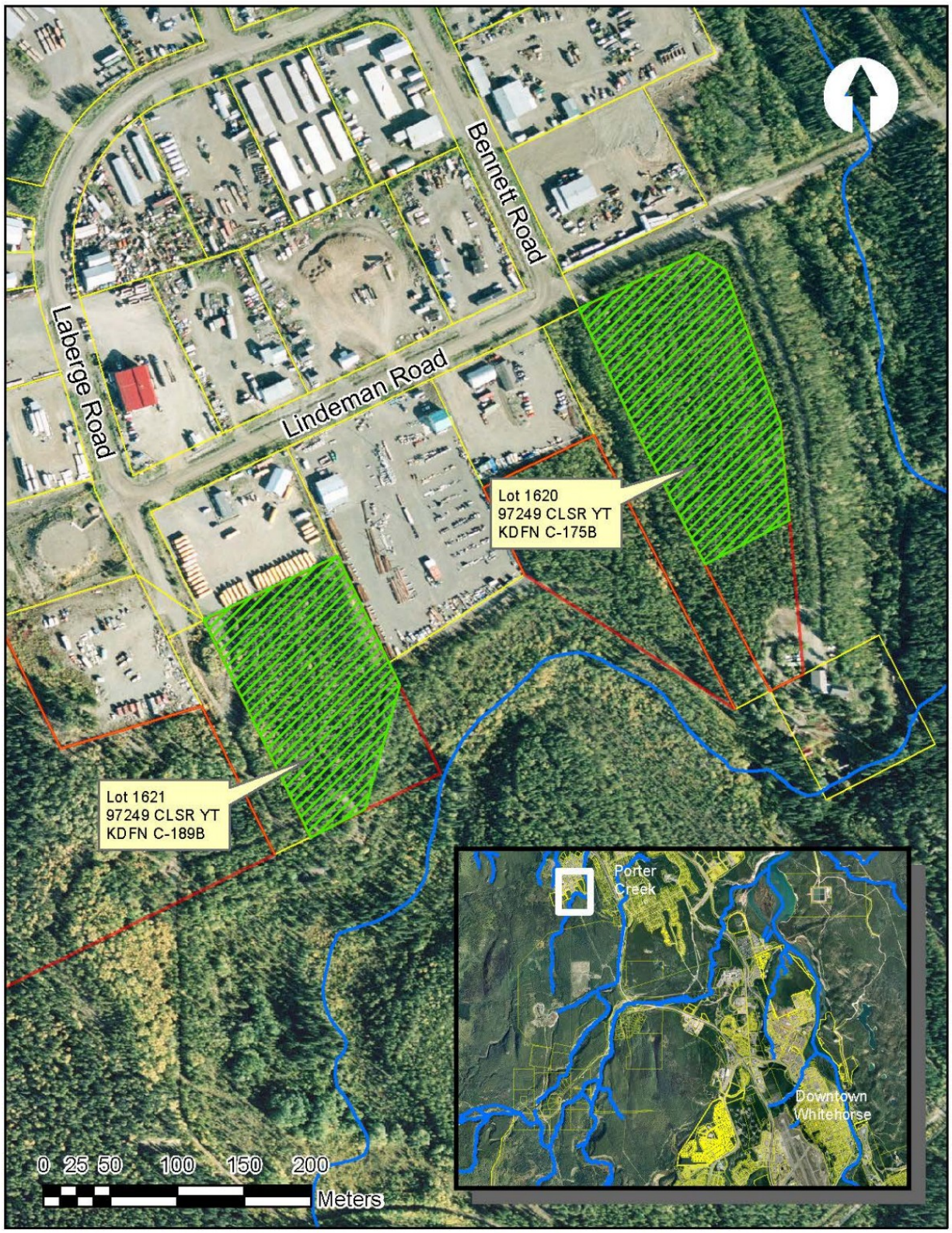
The checklist is to help you complete all applicable sections of this application and to ensure that all additional information is attached. Incomplete applications will not be accepted and will be returned to the applicant for completion.

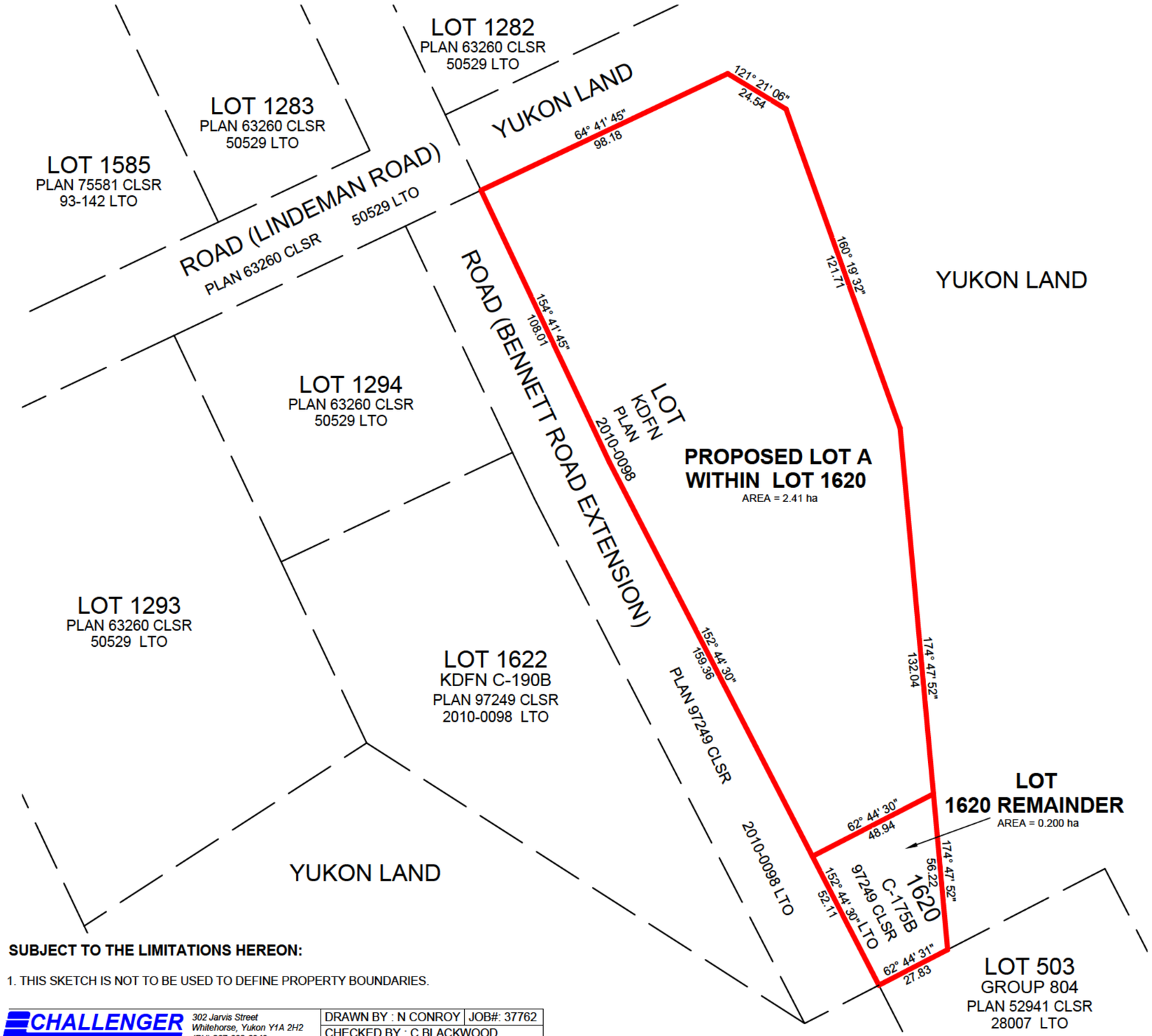
All Land Use Applicants must provide:

- □ Fully Completed Application
- □ Detailed Site Sketch
- □ GPS coordinates verified by the KDFN Lands Officer
- □ Site flagged consistent with the GPS coordinates
- □ Other documents, permits, authorizations or approvals as may be required on a case by case or use-specific basis.

In addition, Commercial/Industrial Applications must also include:

- Business Plan or Project Plan
- Detailed Site Plan
- Copy of Business Licence
- For quarries and industrial applications, an operations plan and a decommissioning/rehabilitation plan
- Fee with the application


Bennett Road
Laberge Road
Lindeman Road
Lot 1620
97249 CLSR YT
KDFN C-175B
Lot 1621
97249 CLSR YT
KDFN C-189B
Porter Creek
Downtown Whitehorse
0 25 50 100 150 200
Meters



SKETCH OF

PROPOSED SUBDIVISION WITHIN LOT 1620, PORTER CREEK SUBDIVISION

KWANLIN DUN FIRST NATION
SETTLEMENT LAND SELECTION C-175B,
(PLAN 97249 CLSR, 2010-0098 LTO)

CITY OF WHITEHORSE
YUKON

SCALE 1:1500

25 0 25 50 75 100 Meters

LEGEND

BEARINGS ARE UTM GRID AND ARE DERIVED FROM CADASTRAL DATA PROVIDED BY NATURAL RESOURCES CANADA.

DISTANCES ARE HORIZONTAL AT GROUND LEVEL AND ARE EXPRESSED IN METERS.

LANDS DEALT WITH BY THIS SKETCH SHOWN THUS . . .

SUBJECT TO THE LIMITATIONS HEREON:

1. THIS SKETCH IS NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.

CHALLENGER GEOMATICS LTD.
302 Jarvis Street
Whitehorse, Yukon Y1A 2H2
(PH) 867-668-6940
email:whitehorse@chalgeo.com

DRAWN BY : N CONROY	JOB#: 37762
CHECKED BY : C BLACKWOOD	
JUNE 02, 2021	

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37762 Proposed Sub Option C.dwg

PROP SUB'D SKETCH