



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: 2021-16-LE

Number: C-112B-1 / C-112B-2 / C-112B-3 / C-112B-4

Date / Time Rec'd: 6-AUG-2021 / 14:49 hrs

(office use only)

PART 1 – APPLICANT CONTACT INFORMATION

APPLICANT INFORMATION

Are you a Kwanlin Dün First Nation Beneficiary and/or Citizen?

☐ BENEFICIARY ☐ CITIZEN ☐ NO

Are you a COMPANY?

☒ YES ☐ NO

Business Licence #: 8481

Are you currently 19 years of age or older?

☒ 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.: 867 334 4152

Business Phone No.:
867 334 4152

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:

- ☒ 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
- ☐ 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:

- ☒ 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 ☒ 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 ☒ 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 ☒ 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) Copper Ridge Subdivision

Settlement Land Parcel (R, C or S#): C-112B-1, B-2, B-3, B-4

Legal Description (Lot, Quad, CLSR, LTO): LOT 988, 973, 974 & 975_105D/11_100317 CLSR_2012-0073 LTO

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


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

AREA: 12.4 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.

Latitude/Northing	60° 42' 12.37"	60° 42' 15.15"	60° 41' 43.62"	60° 41' 43.62"
Longitude/Easting	135° 07' 8.72"	135° 06' 55.78"	135° 06' 56.19"	135° 06' 56.19"

<p>*Above coordinates are for the general area of C-112 since there are numerous vertices that make up the outline of these parcels. See Landfolio for the exact coordinates*</p>					
NTS Map Sheet No. 105D/11		Community or Local Area: Copper Ridge Subdivision			
Name of Lands Officer verifying the GPS Coordinates: Jimmy Kennedy, Lands Officer					
Signature of Lands Officer:				Date:	
 – Digitally Signed				August 6, 2021	
<p>The Verification of Site Coordinates must be completed prior to submitting this application to the KDFN Heritage, Lands and Resources for review</p> <p>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.</p> <p>Applicant /Co-Applicant Signature(s): _____ Date: _____</p> <p>Les Wilson (Digitally Signed) _____ August 6, 2021</p> <p>Note: Applications not signed by both the applicant and the KDFN Lands Officer will be returned for signing before the review process can proceed.</p>					
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: ____First Nation Future Planning FN-FP____					
Current zoning bylaw or zoning regulation designation for the land applied for: ____ First Nation Future Planning FN-FP ____					
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.)		All four lots are generally vegetated with mostly spruce and some pine tree. Road ROW and culdesac's have already been cleared of trees and Grubbed.			
Describe the topography or terrain of the site: (flat, rolling, sloped, steep etc)		Terrain is generally flat with a gentle slope towards the west.			
For sloping sites, what is the aspect or direction the slope is facing? (North, South, East, West etc)		Aspect is in a westerly direction.			
What is the approximate elevation of the site? (in meters or feet above sea level)		763 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)	McIntyre Creek is approximately 100 meters to the west.
EXISTING USES, SERVICES AND ACCESS	
What is the existing use of the land being applied for?	<input checked="" type="checkbox"/> Vacant / Unoccupied <input type="checkbox"/> Traditional Use (cabin, hunting/fishing camp etc.) please explain <input type="checkbox"/> Residential (primary or secondary residence) please explain <input type="checkbox"/> Commercial/Industrial please explain <input type="checkbox"/> 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 four roads that already exist. The new road finishing will be constructed to City of Whitehorse Street Engineering Standards.
Is the site serviced directly by a municipal water and sewer system?	Parcel is currently not serviced by municipal Water and Sewer system. Our intention is deliver underground servicing to each new lot that is created.
Are there any existing highways, roads, trails or pathways that people use, located within, or adjacent to, the application site? (please explain)	Yes. Roads and culdesac's currently already exist as they were created when the larger surrounding Copper Ridge Subdivision was being constructed. Road access was blocked off to prevent dumping of garbage and gardening material.
Is there overhead or underground hydro services provided within or adjacent to the lot? (please explain)	Not at this time. Underground electrical and communication infrastructure will be installed to each new lot that is created.
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)	Elijah Smith Elementary School – 1.3 km.
Is the site serviced by garbage pickup? If not, where is the nearest public garbage disposal facility? (please explain)	City of Whitehorse garbage pick up will be a feature in new residential development.

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. CNLP wishes, through it's subsidiary company Da Nan Developments, to develop Whitehorse's newest and most appealing residential subdivision, Copper Ridge West. Da Nan wishes to take a phased approach, initially focusing on the development of Phase I and subsequently Phase II and III.

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

CNDC and development partner wish to start subdivision development in May 2022 to start Phase I. Development of Phase II & III will depend on market absorption in Whitehorse, but intend to start Phase II in 2024.

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.

A suite of new single family and townhomes are being considered at this time and will be developed over the winter of 2021 / 2022.

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?

No new structures other than single family and townhomes on parcels.

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.

Roads and culdesac's between the four parcels have had the trees removed and grubbed. Excavators, dozers and double tandem equipment will be used to install water, sewer, ATCO and NWTel infrastructure. House footprint will see some trees removed and driveway, but will depend on what suite of house model is used on each lot.

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.)

Access roads already exist to the subdivision as they were cleared of trees and grubbed out when the larger Copper Ridge Subdivision was being constructed.

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 and sewer infrastructure will be installed to there engineering standards to each Lot created.

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

City of Whitehorse water and sewer infrastructure will be installed to there engineering standards to each Lot created.

[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)

Area will be serviced by weekly garbage and compost removal by the City of Whitehorse.

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)

ATCO and NWTel infrastructure will be installed to City of Whitehorse Engineering standards to each Lot created.

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

ATCO and NWTel infrastructure will be installed to City of Whitehorse Engineering standards to each Lot created.

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 the various portions of C-112

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:



Applicant:

CNDC – Director of Development, Les Wilson

Date:

August 6, 2021

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



Lot 988, 973, 974, 975
100317 CLSR YT
12.38 ha
30.6 acres

Phase III

Phase II

Phase I

Falcon Drive

Lazulite Drive

Downtown
Whitehorse

Airport

Copper Ridge

