



Kwanlin Dün Beneficiary and Citizen - Land Lottery Package
Five Single Family Residential Parcels
Porter Creek, Whitehorse, Yukon
November 1, 2021

LAND LOTTERY PACKAGE

Kwanlin Dün First Nation (KDFN) is releasing five residential, legally surveyed parcels of Settlement Land, in Porter Creek through a land lottery.

All Kwanlin Dün Beneficiaries and Citizens, 19 years old or over, are eligible to enter the lottery.

Applicants are responsible for reviewing all land lottery documents and understanding the lottery requirements and process, before submitting an application.

Applicants are responsible for reading, understanding, and if successful, agreeing to the terms and conditions of the Lease Agreement included with this lottery package. Successful applicants will be required to enter into a Development Agreement with KDFN regarding the requirement to build a house on the lot within 3 years of signing the lease.

Please contact the Lottery Office if you have any questions or concerns regarding the lottery process and/or any documents associated with the lottery.

Land Lottery documents include:

- Kwanlin Dün Beneficiaries and Citizens - Land Lottery Package;
- City of Whitehorse Zoning Package;
- Kwanlin Dün Residential Lease Agreement; and
- Home Ownership Obligations fact sheet.

The Land Lottery Package contains information on:

- important dates, times and locations;
- eligibility requirements;
- application process;
- applicant checklist;
- land lottery selection process;
- successful applicant and payment requirements;
- maps;
- parcel price list;
- general information on parcels and zoning

Forms included in this Land Lottery Package include:

- Statutory Declaration;
- Application Form; and
- Agent Statutory Declaration.

Questions and information relating to the land lottery can be directed to:

Kwanlin Dün First Nation Heritage, Lands & Resources Office

Please note:

The Kwanlin Dün Administration offices are expected to move to their new location on or before October 1, 2021.

While Kwanlin Dün staff will make every attempt to keep interruptions to the lottery process at a minimum, there may be a disruption in the ability to drop off applications or pick up lottery packages. To reduce any potential inconvenience to applicants, please call or email our office to confirm the location of the lottery office before picking up lottery packages or dropping off applications on or after October 1, 2021.

Current Address:

301 Hawkins Street
Whitehorse

New Address:

Kwanlin Dün Administration Offices
35 McIntyre Drive
Whitehorse
Y1A 5A5

Contact:

Phone: 867-334-2624
Email: lands@kdfn.net

Hours of Operation, Monday to Friday 8:30 a.m. to 4:30 p.m.

Important dates, times, and locations

Kwanlin Dün's Land Lottery Office is located at:

Current Address

Kwanlin Dün First Nation
301 Hawkins Street
Whitehorse
Phone: 867-334-2624
Email:

Pending New Address

35 McIntyre Drive
Whitehorse
Y1A 5A5

Application Closing Date and Time

Closing Time: Friday, October 29, 2021, 4:00 p.m. Yukon Time

Applications will not be accepted after the closing time. Any applications received or submitted after the closing time will be considered invalid and deposits will be returned to the applicant.

Applications will not be accepted by fax or email. Mail-in applications with all documentation and the required deposit will be accepted but must be received in the office before the closing date and time.

All applications will be date and time-stamped upon receipt.

Land Lottery Draw:

The land lottery will take place at:

Kwanlin Dün First Nation
35 McIntyre Drive
Whitehorse
Y1A 5A5

November 1, 2021, at 2:00 p.m. Yukon time

Land Lottery Results

Land lottery results will be posted at:

Kwanlin Dün First Nation
35 McIntyre Drive; and on
www.kwanlindun.com

Eligibility Requirements

Parcels will only be offered to Beneficiaries and Citizens of Kwanlin Dün First Nation, 19 years old or over.

Successful applicants will be required to enter into a 125-year Residential Lease Agreement with Kwanlin Dün First Nation.

Successful applicants will have 3 years to construct or have constructed a residential dwelling subject to all City of Whitehorse zoning requirements.

Applicants must submit:

- a completed, signed application;
- one application per person, a co-applicant on the same application is considered one application;
- a Statutory Declaration affirming Citizenship or Beneficiary status, if two persons are submitting one application, each applicant must disclose the other applicant's name in the Statutory Declaration;
- an Agent Statutory Declaration naming an agent, if they're using an agent.

All applicants will be required to show photo identification when submitting an application.

Application Process

- Only one application per person; a person applying as an applicant on one application cannot apply as a co-applicant on a second application.
- Applications must be completed in ink, legible, and signed by the applicant(s.)
- If a person submits an application jointly with another person, that person is deemed to have submitted an application.
- Applicants will submit their application, deposit, and any lottery documentation to the Land Lottery Office prior to the lottery closing date and time.
- Applications will be reviewed for completeness at the time of submission.
- Applicants must submit a \$500.00 land lottery deposit in the form of cash, money order, or certified cheque with their application (refundable if not successful in the lottery).
- Applicants must list their lot choices in order of preference on the application.
- Once the application has been accepted and date stamped, a Land Lottery Ticket with the applicant's name affixed will be placed in the lottery box by a designated staff member from the Land Lottery Office.
- Applications and supporting documentation will be kept in a secure area until the lottery opening.

Ability to Withdraw an Application

An applicant or their agent may withdraw an application from the lottery by submitting a written request to the Heritage, Lands & Resources Office before the closing date and time. Withdrawn applications shall be returned to the applicant with the deposit. An applicant cannot withdraw an application after Friday, October 29, 2021, at 4:30 pm or during the land lottery draw.

Amending an Application

An applicant may submit a written amendment and/or correct a submitted application at any time before the closing date and time of the land lottery; amendments must be personally delivered.

Any amendment received after the closing date and time will not be considered.

Any amendment to the application must be signed by the applicant or the agent acting on their behalf. The Land Lottery Office will review the amendment and accept or reject the amendment in consideration of the land lottery requirements or restrictions.

Appointing an Agent

An applicant may appoint an agent to act on their behalf if they are personally unable to submit an application. An agent may represent only one applicant in a land lottery and may not act for themselves as well in the same lottery.

An applicant requiring an agent to act on their behalf must:

- provide the agent with the applicant's written signed authorization allowing the agent to enter the lottery on their behalf;
- supply the agent with copies of any document required to confirm eligibility; and
- submit a signed Agent Statutory Declaration on behalf of the applicant.

Amendments

The Heritage, Lands & Resources Office has the right to amend the lottery package including required terms and conditions, or cancel the lottery if required.

- If the lottery is canceled, applicants will be notified and the deposit will be returned to the applicant.
- If the lottery is amended, all applicants will be notified in writing and the date to submit an application will be extended.
- Prior to the final draw, an applicant may request to withdraw their application after receiving notice of an amendment, the deposit submitted with that application will be returned to the applicant.

Applicant Checklist

- ✓ Have you reviewed all the lottery documentation?
 - ✓ Is the application complete with current contact numbers and address?
 - ✓ Is the application signed?
 - ✓ Have you listed the parcels in order of preference?
 - ✓ Is the Statutory Declaration complete and signed?
 - ✓ If applicable has the Agent Statutory Declaration been completed and signed?
 - ✓ Have you provided the required \$500.00 deposit?
 - ✓ Do you have valid identification to show when submitting your application?
 - ✓ Do you have any questions regarding the lease, building, and financial obligations?
 - ✓ Have all your questions regarding this lottery been answered?
-
- Applicants proven to have falsely sworn the Statutory Declaration or any other portion of an application will not be eligible for parcel selection if they were successful in the lottery.
 - Applicants are responsible for ensuring their application is submitted according to the requirements of the lottery package.
 - Submission of a lottery application, deposit, and associated documents form a binding legal obligation on the applicant.

Land lottery Selection Process

The lottery draw will be conducted as follows:

- On **Monday, November 1, 2021, at 2 p.m. Yukon time**, the Director of the Heritage, Lands & Resources Department will open the locked land lottery box containing applicants' Land Lottery Tickets.
- The first name drawn will be announced, the applicant's lot selections will be reviewed and the applicant will be assigned their first choice.
- The next applicant drawn will receive their first choice if it is still available, if not they would get their second choice, this process will continue until all lots are assigned.

Example:

First name drawn	1 st choice is parcel 1	Assigned their first choice
Second name drawn	1 st choice is parcel 1 2 nd choice is parcel 2	Parcel 1 has already been assigned Applicant assigned parcel 2
Third name drawn	1 st choice is parcel 1 2 nd choice is parcel 3	Parcel 1 has been assigned Assigned parcel 3
Fourth name drawn	1 st choice is parcel 1 2 nd choice is parcel 2 3 rd choice is parcel 3	Parcel 1 has been assigned Parcel 2 has been assigned Parcel 3 has been assigned

In this example, the fourth name drawn would be considered unsuccessful as the applicant only wanted to be considered for their top 3 choices, all their other choices were taken before their name was drawn.

Successful Applicant Requirements

The Director shall maintain a list of successful applicants with assigned parcels for the information of the general public.

- The Heritage, Lands & Resource Office will only contact successful applicants to arrange the next steps regarding confirmation of acceptance and collection of payments.
- Successful applicants will have 7 calendar days from the date they are notified to accept their assigned parcel. Successful applicants will be required to sign an Offer Letter that includes the legal description of the parcel being offered, any remaining financial requirements relating to the purchase of the parcel and, timelines required to complete the process
- Successful applicants will have 30 calendar days from the date of signing the Offer Letter to arrange financing and submit to Kwanlin Dün any outstanding balance on the lot price.
- The lottery deposit submitted with a successful applicant will be allocated against any payment owing on that parcel.
- When the parcel is paid in full, successful applicants will be required to enter into a 125-year Residential Lease Agreement for the annual fee of \$1.00 paid in advance for a lease fee of \$125.00 plus \$6.25 GST (\$131.25)

Building Requirements

- Successful applicants will have 3 years to construct or have constructed a residential dwelling subject to all City of Whitehorse zoning requirements
- Successful applicants will be required to enter into a Development Agreement with KDFN.
- Successful applicants will be responsible for all permits, fees, and development cost charges associated with the construction of a dwelling and obtain an Occupancy Permit

Summary of Requirements for successful applicants:

- Within 7 calendar days of notification, applicants must sign the Offer Letter.
- Within 30 calendar days of signing the Offer Letter, applicants must pay to Kwanlin Dün the outstanding balance on the lot price, plus GST.
- Within 30 days of signing the Offer Letter, applicants must enter into a 125-year Residential Lease Agreement, pay a \$125.00 lease fee plus GST and enter into a Development Agreement to ensure the construction of the dwelling.
- Within 3 years of signing the Offer Letter, applicants must construct or have constructed a residential dwelling.

The Director will announce the conclusion of the land lottery when all successful applicants

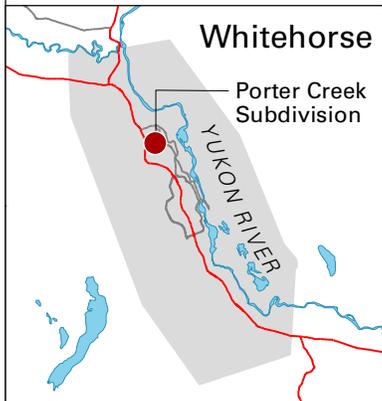
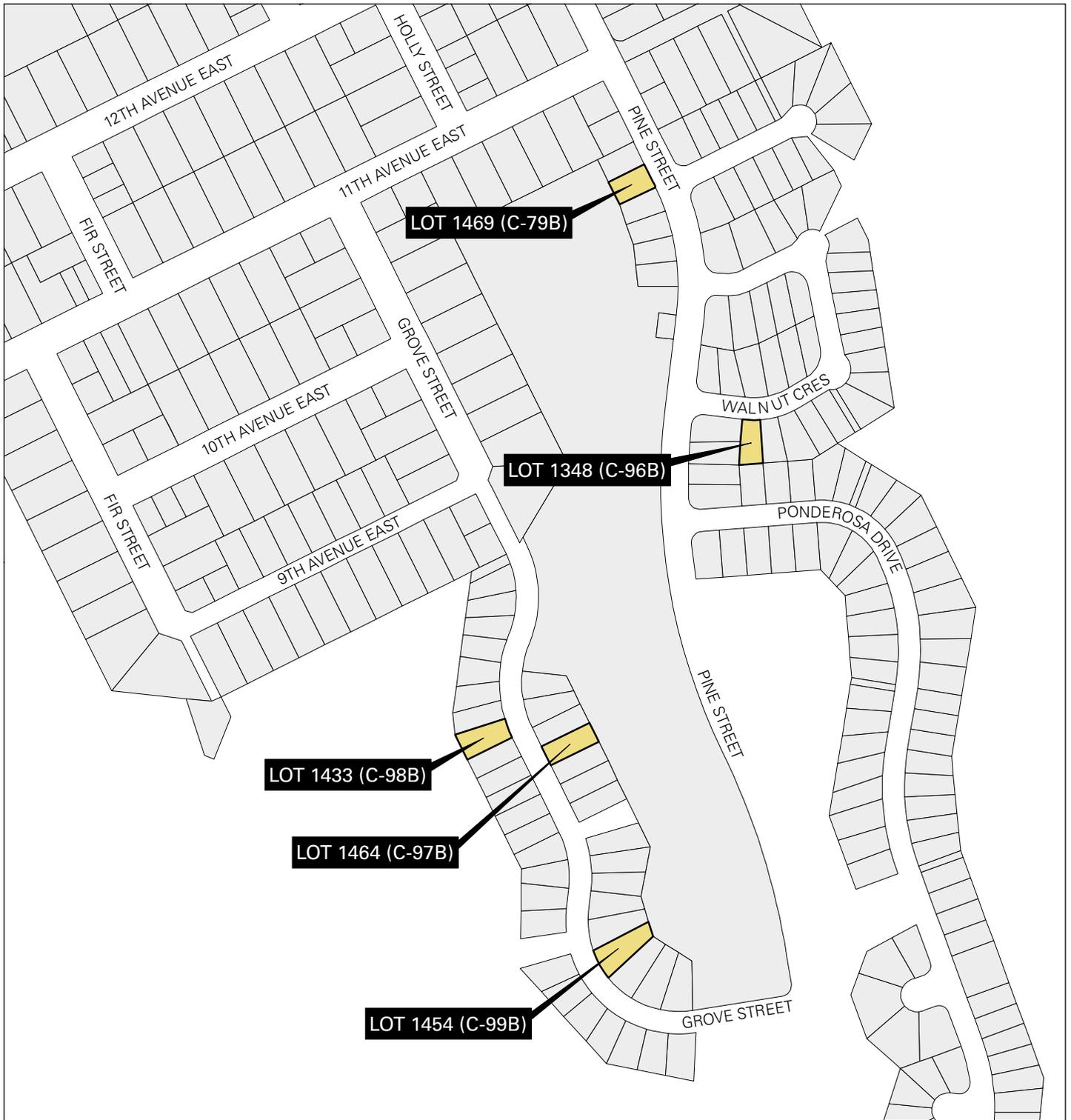
have met their financial obligation to Kwanlin Dün, signed the Development Agreement, and entered into a 125-year Residential Lease Agreement.

Unsuccessful Applicants

It is the responsibility of all unsuccessful applicants to contact the Land Lottery Office to confirm land lottery results and arrange to pick up their deposits. Deposits will only be held for 14 business days from the date of the lottery. Any deposits not picked up within the 14 days will be refunded by cheque payable to the lottery applicant.

Maps

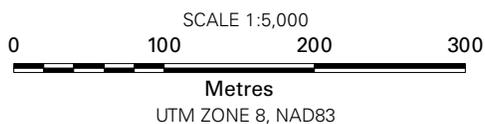
Maps of the general area and specific parcel plans are attached to this package.

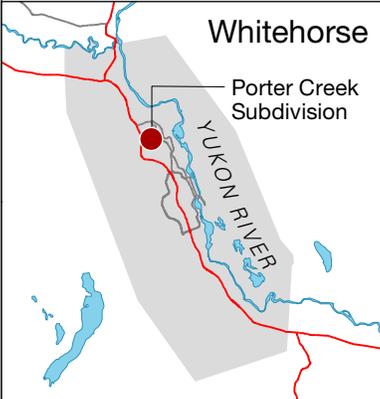
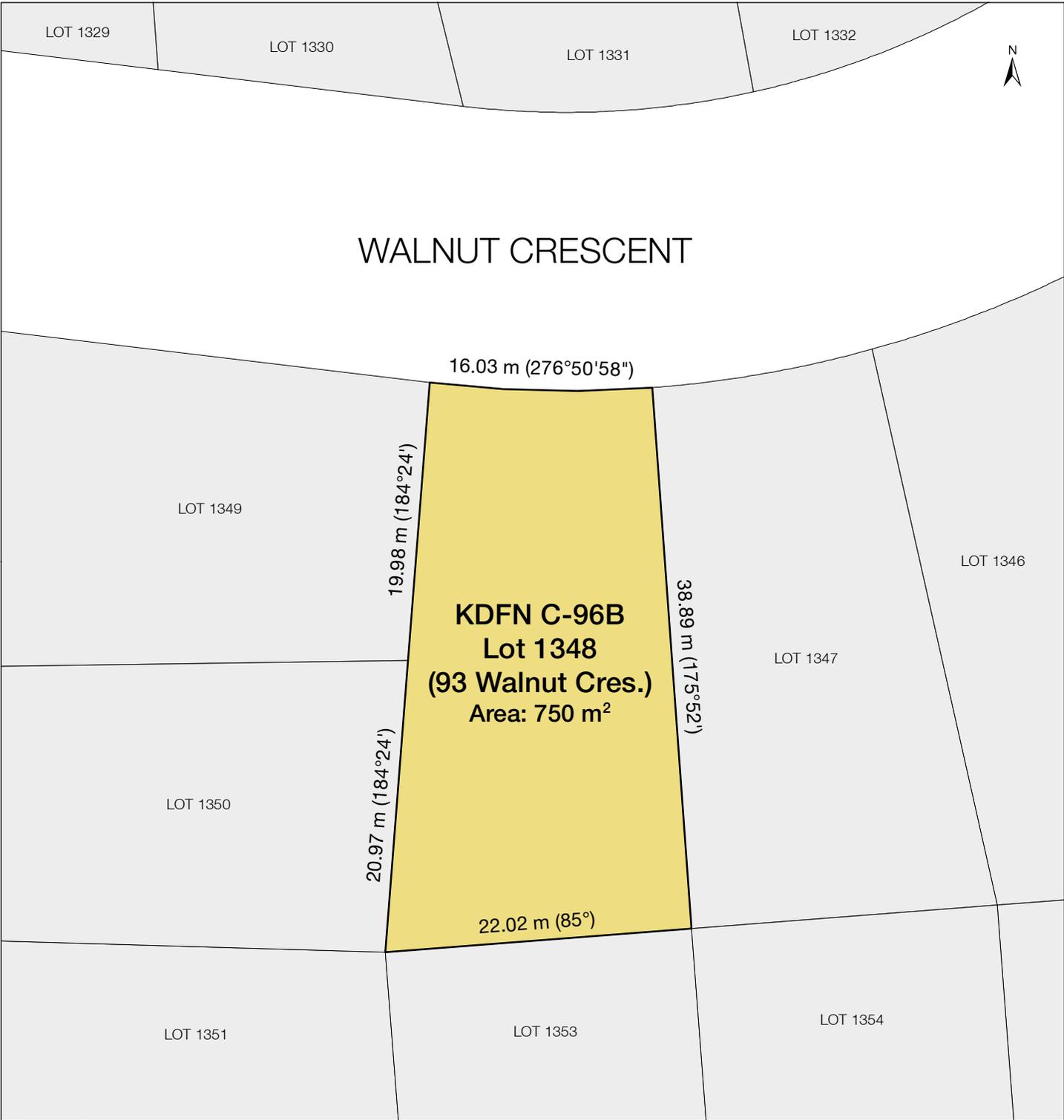


**KWANLIN DÜN FIRST NATION
LAND LOTTERY**

**Lots 1348, 1433, 1454, 1464, 1469
Porter Creek Subdivision**

CITY OF WHITEHORSE, YUKON

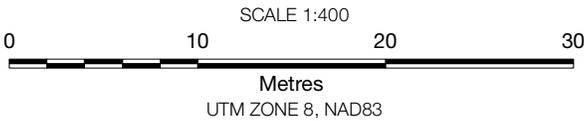


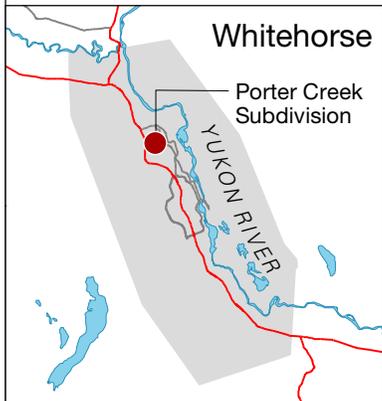
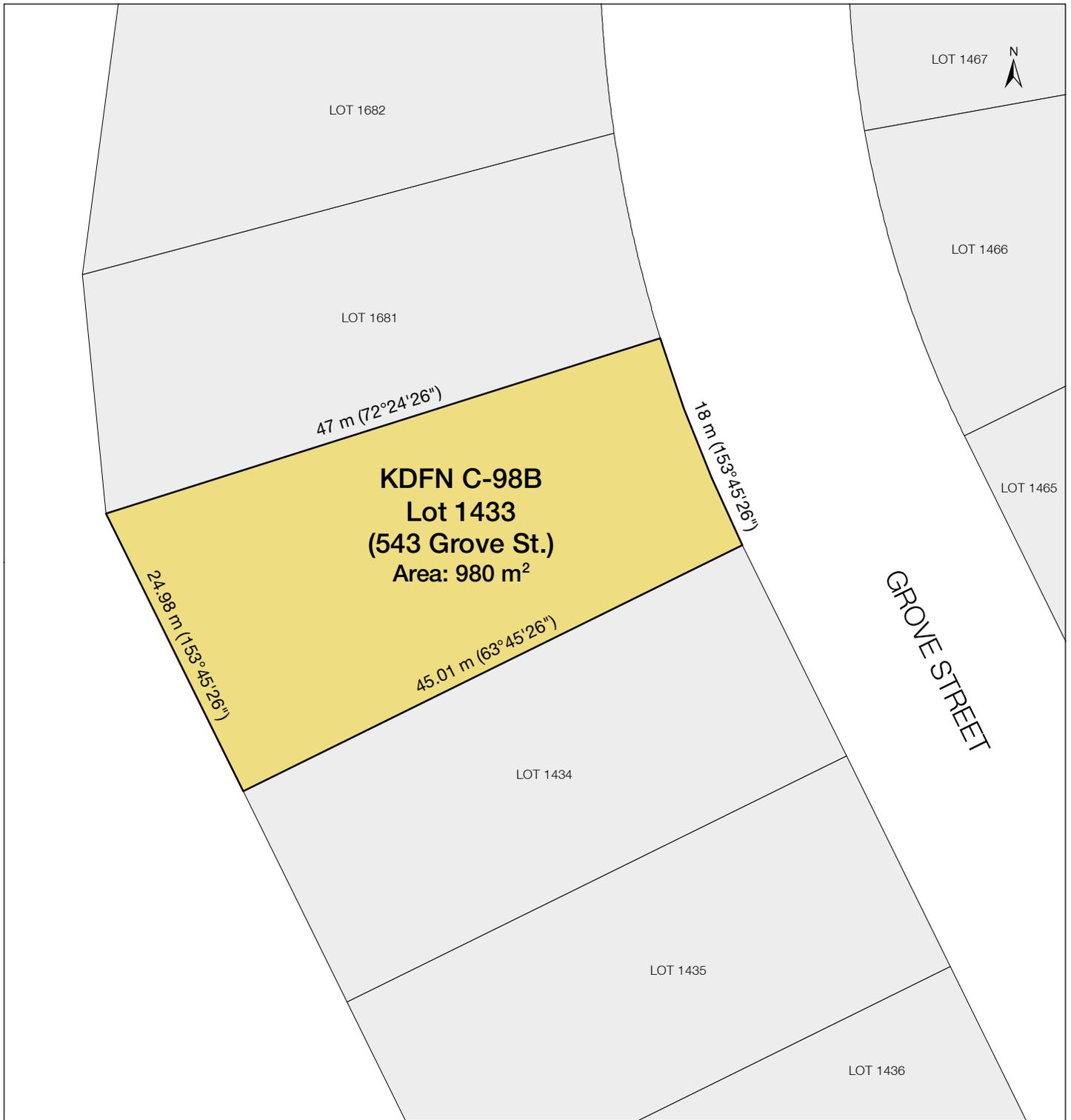


KWANLIN DÜN FIRST NATION

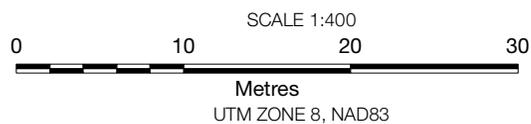
LAND LOTTERY

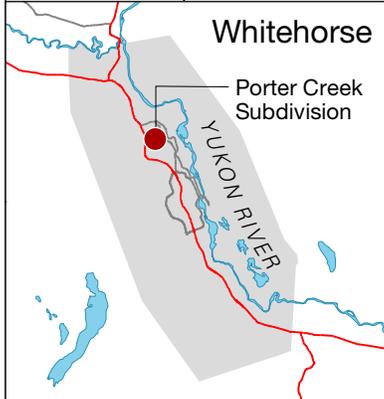
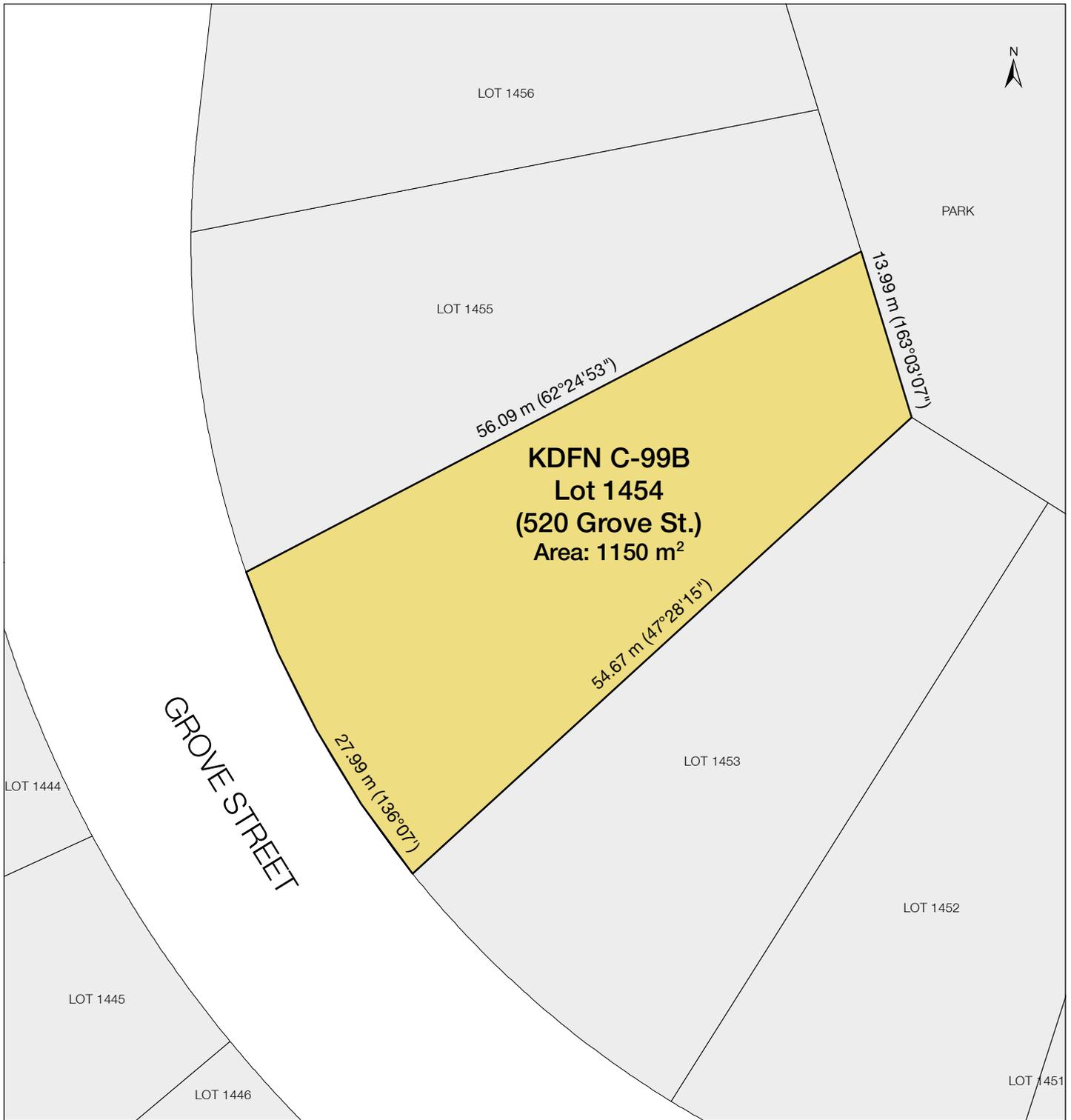
Settlement Land Parcel: KDFN C-96B
 LOT 1348 PORTER CREEK SUBDIVISION
 PLAN 66021 CLSR YT, 57388 LTO YT
 CITY OF WHITEHORSE, YUKON



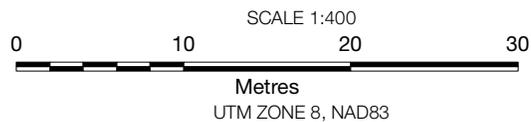


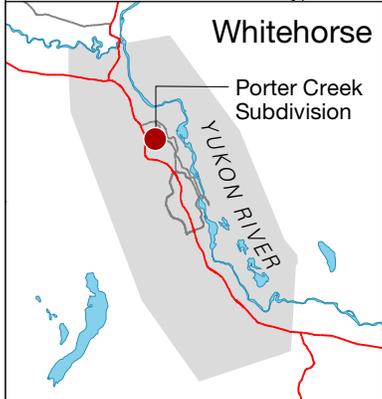
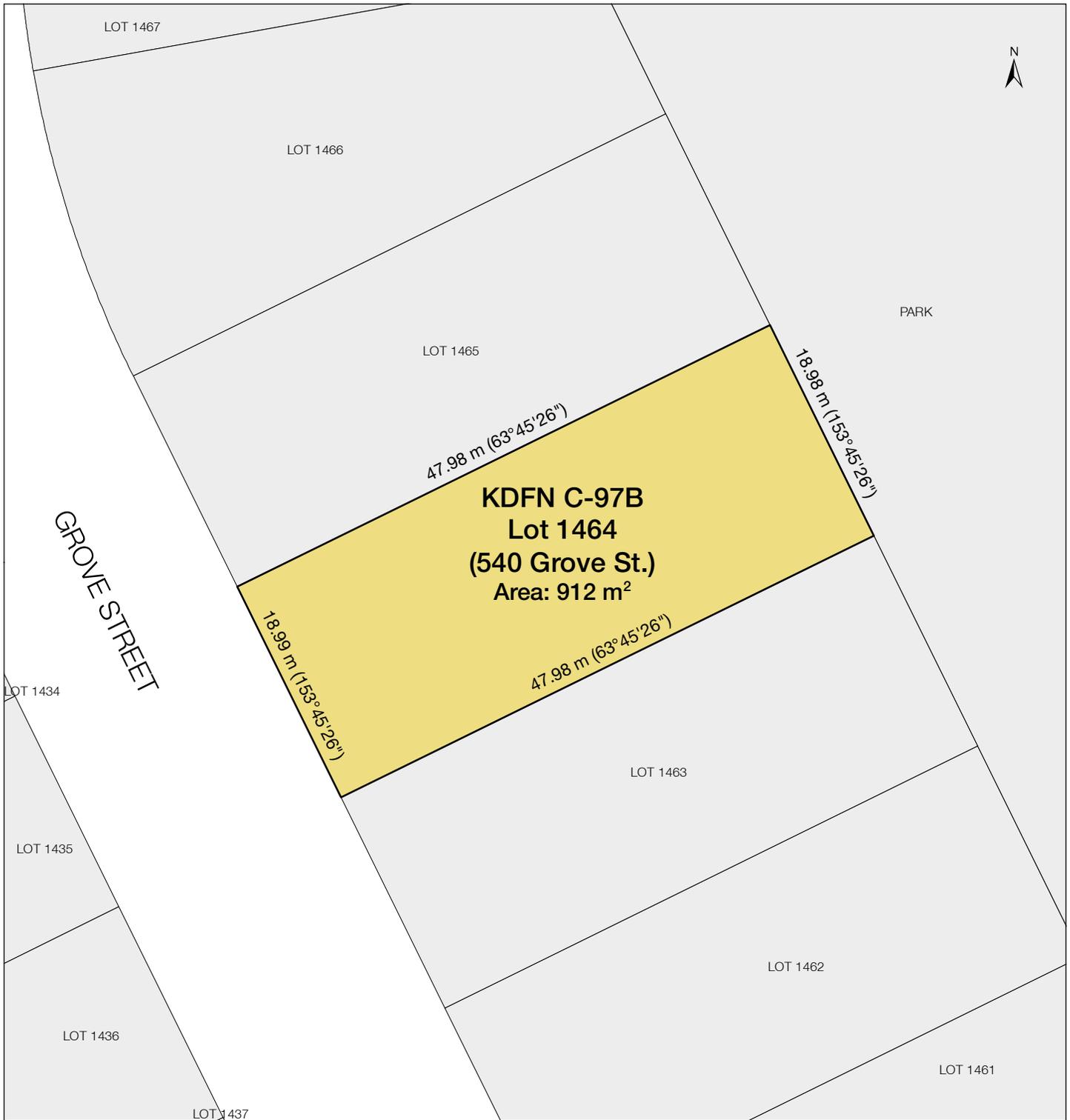
KWANLIN DÜN FIRST NATION
LAND LOTTERY
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 LOT 1433 PORTER CREEK SUBDIVISION
 PLAN 66021 CLSR YT, 57388 LTO YT
 CITY OF WHITEHORSE, YUKON



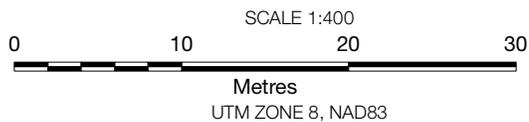


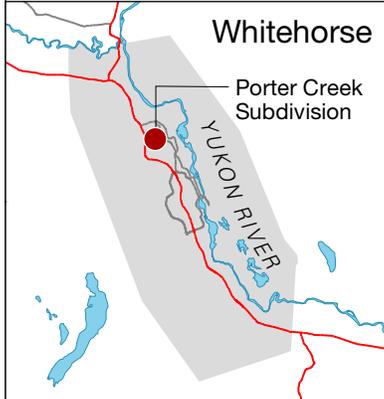
KWANLIN DÜN FIRST NATION
LAND LOTTERY
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 LOT 1454 PORTER CREEK SUBDIVISION
 PLAN 66021 CLSR YT, 57388 LTO YT
 CITY OF WHITEHORSE, YUKON



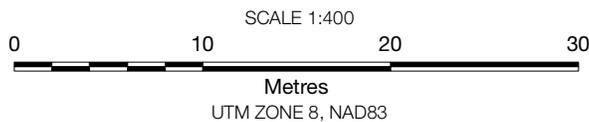


KWANLIN DÜN FIRST NATION
LAND LOTTERY
 Settlement Land Parcel: KDFN C-97B
 LOT 1464 PORTER CREEK SUBDIVISION
 PLAN 66021 CLSR YT, 57388 LTO YT
 CITY OF WHITEHORSE, YUKON





KWANLIN DÜN FIRST NATION
LAND LOTTERY
 Settlement Land Parcel: KDFN C-79B
 LOT 1469 PORTER CREEK SUBDIVISION
 PLAN 66021 CLSR YT, 57388 LTO YT
 CITY OF WHITEHORSE, YUKON



LOT 1302

PINE STREET

KDFN C-79B
Lot 1469
(1009 Pine St.)
Area: 819 m²

PARK

LOT 1470

LOT 1471

LOT 264-2

LOT 263

LOT 1468



Parcel price list

5 Porter Creek Residential Parcels Available for Lottery, Legal Descriptions, Sizes and Price List

Lot	Size	Civic Address	Sale Price	GST	Total
1469	819m ²	1009 Pine Street	\$47,065.00	\$2,353.25	\$49,418.25
1348	750m ²	93 Walnut Crescent	\$42,325.00	\$2,116.25	\$44,441.25
1464	912m ²	540 Grove Street	\$50,525.00	\$2,526.25	\$53,051.25
1433	980m ²	543 Grove Street	\$52,835.00	\$2,641.75	\$55,476.75
1454	1150m ²	520 Grove Street	\$57,250.00	\$2,862.50	\$60,112.50

All the above parcels are located within the City of Whitehorse, in the Porter Creek Subdivision, and registered under plan CLSR 66021, LTO 57388.

General information on parcels and zoning

All parcels are offered on an 'as is, where is' basis. It is recommended that all applicants undertake a site visit before making an application to assist with parcel selection. The Kwanlin Dün First Nation assumes no responsibility for missing survey pins.

The survey plan for these parcels is registered in the Land Titles Office under LTO 57388.

For zoning information please refer to the attached City of Whitehorse Zoning Package.

For specific information on zoning and development fees please contact the City of Whitehorse directly at 668-8340 or www.whitehorse.ca.

Electrical Services

Power is supplied to the lot line. Contact ATCO Electric Yukon for questions regarding power installation and electrical service at 633-7062 or <http://www.atcoelectricityukon.com/>.

Telephone and Internet and Television

Contact NorthwesTel for more information at 1-888-423-2333 or online at: <http://www.nwtel.ca/>.

Postal Service

For mail service contact Canada Post regarding postal boxes and mail service at 1-800-267-1177. For more information visit <https://www.canadapost.ca/>.

Garbage

For garbage information contact the City of Whitehorse. Waste management details are available at www.whitehorse.ca.

Fire Protection

The subdivision is served by the City of Whitehorse Fire Department. For more information visit: www.city.whitehorse.yk.ca.

Water and Sewage

For water supply and sewage details contact the City of Whitehorse.

Survey Plan

The survey plan is registered in the Land Titles Office under **LTO 57388**.

Zoning, Development Cost, Building Permits

City of Whitehorse, Planning and Development Services
Phone: 668-8346
www.city.whitehorse.yk.ca

Land Lottery Application Form – 5 Porter Creek Parcels



Land Lottery Ticket Number _____
 *Assigned by Lands Office

Submit this Land Lottery Application Form, the Statutory Declaration and if applicable the Agent Statutory Declaration.
 Do not return the entire lottery package

I/We am/are applying for a lot and request the Kwanlin Dün First Nation Lease be issued in my/our full legal name(s)
 as stated below and if applicable as Joint- Tenants or Tenants in Common

Print full legal name(s) (no initials), this is required for the Lease Agreement. Please ensure the information given is correct and legible.

Applicant Surname, First Name:		Middle Name:
Address:		Postal code:
Email Address: (Optional) Home Phone/Cell Phone		Business Phone:
Co-Applicant Surname, First Name:		Middle Name:
Address - same as above or:		Postal Code:
Email Address: (Optional) Home Phone/Cell Phone		Business Phone:
Lot Selection Priority Choice	Legal Description - Please indicate the Lot # and Civic address	
1		
2		
3		
4		
5		

1. I/We have read, understood, and agree to comply with the terms of this Lottery sale.
2. I/We understand that the effective date on the Lease Agreement is the date of the lottery.
3. I/We agree to enter into a Lease Agreement with the Kwanlin Dün First Nation
4. I/We have enclosed the \$500.00 Deposit made payable upon submission of this Application Form and Statutory Declaration.
5. i/We understand the lots are being leased 'as-is, where-is
6. I/We understand the information contained within the lottery application form is collected under the authority of the Lands & Resources Act for the purpose of a public lottery process and agree that the Kwanlin Dün First Nation may publish name(s) and lot allocation on the lottery results listing
7. I/We have attained the full age of 19 years and will present photo ID at the time of submitting this Application

If unsuccessful in the lottery I/We grant _____ (Applicant to insert name) to pick up the \$500.00 deposit on my/our behalf. The person who is named shall present photo ID and sign for the receipt of the deposit.

Applicant _____ **Co-Applicant** _____ **Dated:** _____

Kwanlin Dün Agent Statutory Declaration



YUKON TO WIT

) IN THE MATTER OF THE
) THE ABOVE STATED HELD
) PURSUANT TO LANDS
) ACT AND REGULATIONS

I _____, of _____ Yukon Territory solemnly declare:

1. THAT this Statutory Declaration is made in support of an Application for a parcel of land (the “Application”) and for no fraudulent or improper purpose;
2. THAT _____ (and if applicable co-Applicant) _____, state that I have been appointed to be the Agent for the Application and a true copy of the duly witnessed letter that appoint me is attached as Exhibit A to this declaration and I declare the following:
3. THAT the Applicant(s) have attained the full age of 19 years, are Beneficiary or Citizen of the Kwanlin Dün First Nation and have enclosed proof to the Application Office;
4. THAT we understand and acknowledge that the information contained in the lottery application is being collected under the authority of the Lands Act to be used for the purpose of the public Lottery process. By participating in this Lottery, we agree that the Kwanlin Dün First Nation may publish the names of successful Applicants on the Lottery results listing. If I have any questions about the collection of this information, I will contact the office at 867-334-2624
5. AND I MAKE THIS SOLEMN DECLARATION, conscientiously believing it to be true, and knowing that it is of the same force and effect as if made pursuant to the “CANADA EVIDENCE ACT”.

DECLARED BEFORE ME at the _____)
 _____) Agent Signature

In the Yukon Territory this _____ day of _____ 2021 A.D.)
 _____) Agent (Print Name)

_____)
 Notary Public in and for the Yukon Territory) Notary Public (Print Name)



KWANLIN DÜN FIRST NATION
DEPARTMENT OF HERITAGE, LANDS AND RESOURCES
STATUTORY DECLARATION

CANADA
YUKON TERRITORY
TO WIT:

In the matter of an application for a grant of an interest in settlement land pursuant to the *Lands Act* (KDFN)

I, _____ of _____, Yukon Territory do Solemnly
Declare that:

1. The following is the only aboriginal land claims settlement in Canada that I am currently enrolled under:

2. The following are all of the aboriginal land claims settlement(s) in Canada that I have ever been enrolled under:

3. The following are all of the aboriginal land claims settlement(s) in Canada that I believe I may be eligible to enroll under:

4. The following are all of the indigenous governments in Canada that recognize me as a citizen, member, or other equivalent, in whose elections I am entitled to vote, or from whom I am entitled to receive programs and services:



KWANLIN DÜN FIRST NATION
DEPARTMENT OF HERITAGE, LANDS AND RESOURCES
STATUTORY DECLARATION

5. The following are all the indigenous governments in Canada that have ever recognized me as a citizen, member, or other equivalent, in whose elections I have ever been entitled to vote, or from whom I have ever been entitled to receive programs and services:

And I make this Solemn Declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath by virtue of the *Canada Evidence Act*, R.S.C. 1985, c. C-5, and the *Evidence Act*, R.S.Y. 2002, c. 78.

Declared before me _____, at _____ this
_____ day of _____, 20_____.

Signature of notary public, Justice of the Peace
or Commissioner for Oaths
Expiry of Commission: _____

Signature of Declarant