



Kwanlin Dün Beneficiary and Citizen - Lottery Package
Two Single-Family Residential Houses
Macaulay Road
McIntyre Subdivision, Whitehorse, Yukon

Lottery Overview

Kwanlin Dün First Nation (KDFN) is releasing by lottery two single-family, 2-bedroom houses on Macaulay Road in the McIntyre Subdivision.

Note: an amendment to this lottery may include houses that are returned from the first McIntyre Lottery; applicants who have submitted an application prior to any amendment will be notified and given the opportunity to revise their application to include another house selection on their priority list of choices.

Applicants choosing to be on the Eligibility Draw List may be eligible for any house returned to KDFN for a period up to 90 days after the lottery closing, see the Eligibility Draw List section of this lottery package.

Applicants and co-applicants entering this lottery must be Kwanlin Dün Beneficiaries or Citizens and meet the eligibility requirements of this lottery.

All applicants must complete a current Citizen or Beneficiary Statutory Declaration provided as part of the lottery package.

Applicants interested in applying for this lottery should ensure all the documentation provided has been read and understood.

Applicants must submit a down-payment deposit (the Deposit) of \$500.00 cash guarantee in the form of cash, certified cheque or money order with their application. The Deposit will be refunded to any unsuccessful applicant; for successful applicants the Deposit will form part of the down-payment toward the property.

Notice regarding financing:

The residential properties in this lottery are eligible for financing through the First Nation Market Housing Program (FNMHP) and are subject to the Kwanlin Dun First Nation Macaulay Road and Identified Lots First Nation Market Based Housing Policy (the Policy). To qualify for this financing, applicants must meet all the eligibility requirements of the Policy and this lottery.

A copy of the Policy and an FNMHP Information Package including an application are available as a separate package.

Applicants considering financing through the FNMHP and the Policy should ensure all the relevant documentation is reviewed.

In respect of this lottery, the FNMHP will not be available after the closing date; all applicants applying for this program must be pre-approved prior to the lottery closing date.

Applicants obtaining financing through a conventional loan or other method should ensure the funds will be available to complete the financial process within the lottery timelines.

Although only Kwanlin Dün Beneficiaries or Citizens can enter this lottery, applicants may, for the purpose of obtaining financing, include their non beneficiary or non-citizen partners as a co-applicant on any loan application, however, any legal documents provided by Kwanlin Dün regarding tenure will only be in the name of the Beneficiary or Citizen applying in the lottery.

Questions and information relating to this lottery can be directed to:

Kwanlin Dün First Nation Heritage, Lands & Resources Office (Lottery Office)

35 McIntyre Drive
Whitehorse, Yukon
Y1A 5A5

Contact: 867-633-7800 ext.128 or email at lands@kdfn.net

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

All applicants are encouraged to seek legal advice at their own discretion.

Lottery documents include:

- Kwanlin Dün Beneficiaries and Citizens - Lottery Package;
- City of Whitehorse Zoning Package;
- Grant of Allocation template;
- Fact sheets on Home Ownership Obligations;
- KDFN Citizen Lottery Process and Guidelines;
- RE/MAX information on individual house specifications;
- Property Tax Rebate Information.

The Lottery Package contains information on:

- important dates, times, and locations;
- eligibility requirements;
- application process;
- eligibility draw list;
- applicant checklist;
- the lottery selection process;
- successful applicant financial requirements;
- map showing location of houses;
- civic addresses, lot size, house size, and price list;
- contact information on utilities, garbage and fire department.

Forms included in this Lottery Package include:

- Lottery Application Form;
- Applicant's Agent Authorization Letter;
- Citizen and Beneficiary Statutory Declaration.

Important Dates, Times and Location

Application Closing, date and time: **Thursday September 1, 2022, 4:00 p.m. Yukon Time**

Applications will not be accepted after the closing time. 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 prior to the closing date and time.

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

Lottery Draw, date and time: **Wednesday, September 7, 2022 at 11:00 a.m. Yukon Time**

The location of the Lottery Draw will take place at:

Kwanlin Dün First Nation
35 McIntyre Drive
Whitehorse, Yukon

Lottery Results, date and time: **Thursday, September 8, 2022 at 8:30 a.m. Yukon Time**

Lottery results will be posted at:

Kwanlin Dün First Nation
35 McIntyre Drive; and online at:
www.kwanlindun.com

Eligibility Requirements

Eligibility requirements are set out in section 21. (1) of Kwanlin Dün First Nation Lands Regulations

- Applicants must be Beneficiaries or Citizens of Kwanlin Dün First Nation.
- Applicants must be nineteen (19) years of age or older.

Additional Eligibility Requirements as per Lands Regulations s. 22

- Applicants financing through the FNMHP and the Policy must be pre-approved by the First Nation Bank of Canada prior to the closing date of the lottery.

Application Process

- Only one application per person; a co-applicant on the same application is considered one application.
- A person applying as an applicant on one application cannot apply as a co-applicant on a second application.
- If a person submits an application jointly with another person, that person is deemed to have submitted an application.
- If two persons (applicant and co-applicant) are submitting one application, each applicant must be a Kwanlin Dün Citizen or Beneficiary.
- Applications must be completed in ink, be legible and signed by the applicant(s).
- Applicants should ensure they have listed their house choices in order of preference on the application. Ensure you have indicated on the application if you wish to have your name included on the Eligibility Draw list.
- Applicants accessing FNMHP financing must provide pre-approval documentation as noted in the eligibility requirements.
- Applicants must submit their application and any other lottery documentation required to the Lottery Office prior to the lottery closing date and time.
- Applicants requiring an Agent must include the Agent Authorization letter
- Applications will be reviewed for completeness at the time of submission.
- Once the application has been accepted and date-stamped, a numbered Lottery Ticket with the applicant's name(s) affixed will be placed in the lottery draw box by a designated staff member from the Lottery Office. Applications, deposits and supporting documentation will be kept in a secure area until the lottery opening.

Applications received by the Lottery Office but not considered complete may be held in a pending file by the Lottery Office until any outstanding documentation is received.

Applicants and Co-Applicants will be required to show photo identification when submitting an application.

Ability to Withdraw an Application

An applicant or their agent may withdraw an application from the lottery by submitting a written request to the Lottery Office prior to the closing date and time. Withdrawn applications will be returned to the applicant with the deposit. An applicant cannot withdraw an application after the closing date and time or during the lottery draw.

Amending an Application

An applicant may submit an amendment and/or correct a submitted application at any time prior to the closing date and time of the lottery. A written amendment must be personally delivered prior to the closing date and time of the lottery.

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

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

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 application in this lottery and may not participate directly as an applicant in the same lottery.

An agent acting on behalf of an applicant must provide the Lottery Office with

- a signed and witnessed Agent Authorization letter authorizing the agent to enter the lottery on the applicant's behalf;
- copies of any documentation required to confirm the applicant's eligibility; proof of Citizenship or Beneficiary Status, copy of applicant's driver's license or other government issued proof of age documentation, pre-approval letter if financing is through FNMHP.

Amendments to the Lottery

The Lottery 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.

Eligibility Draw List

This list enables an otherwise unsuccessful lottery applicant another chance at a house in the event any house is returned to KDFN, this includes those returned from the first lottery. Only applicants who have indicated on their application they want to be on the Eligibility Draw List will be offered this opportunity.

The Eligibility Draw List is obtained during the lottery selection process by continuing to draw and record all the tickets from the lottery box.

An applicant that indicates they would like to be on the draw list will have their application and deposit held by KDFN Lottery office until either a house they have chosen on their application comes available **or** all the houses have been taken and the lottery process concludes.

Applicants on the Eligibility Draw List will be offered the returned house based on the draw order on the Eligibility Draw List. Applicants offered a selection through this process will be considered successful applicants and will be subject to the same requirements as applicants who received a house through the lottery process - see Successful Applicant Requirements below.

Applicants who do not accept the house offered will have their name removed from the Eligibility Draw list and the Deposit will be refunded.

Applicants who have already accepted a house during the lottery draw are not eligible for a returned house regardless of the priority listing on their application; applicants cannot trade houses with another applicant.

The Eligibility Draw List may be maintained for a period not exceeding 90 days at which time the lottery process will be considered closed and any remaining houses not taken will be held in the Lottery Office until a determination is made on further release.

Applicant Checklist

Before submitting your application:

- Have you reviewed all the lottery documentation?
- Is your application complete with current contact numbers and address?
- Have you listed the lot numbers of the houses in order of preference?
- Have you signed your application?
- Have you completed a Citizenship Statutory Declaration?
- If applicable, has the Agent Authorization Letter been completed and signed?
- Do you wish to be on the Eligibility Draw List?
- Have you provided the \$500.00 down payment deposit?
- If accessing the FNMHP financing, have you provided the pre-approval letter from the FNBC?
- Do you have valid identification to show when submitting your application?
- Are you aware of the agreements you must enter if successful and all the financial obligations?
- Have all your questions regarding this lottery been answered?

Applicants proved to have falsely sworn the Statutory Declaration or any other portion of an the 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 this lottery.

Lottery Selection Process

The lottery draw will be conducted as follows:

On September 7, 2022 at 11 p.m. Yukon time, the Director of the Lands, Heritage and Resource Department (the Director) or an assigned representative of the Lottery Office will open the locked lottery box containing applicants' lottery tickets.

An Elder or other representative from Kwanlin Dün First Nation will draw the lottery tickets from the Lottery box.

The first name drawn will be announced, that applicant's application pulled, their priority list of house selections 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 will get their second choice and this process will continue until all lots are assigned.

Successful Applicant Requirements

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

The Lottery Office will notify successful applicants within 24 hours of the lottery draw.

- Successful applicants will have 10 calendar days from the date they are notified to accept their assigned house and make arrangements to sign a Conditional Agreement to Allocate (the Agreement). The Agreement formally offers the house to the applicant, includes the legal description, financial commitment and outlines any terms and conditions to the successful applicant. KDFN will determine the form of the Agreement that will be provided for you to sign. The terms of the Agreement will prevail over any document contained in this lottery package.
- Once the Agreement is signed, successful applicants have 90 calendar days to complete financing arrangements and submit to Kwanlin Dün any outstanding balance on the purchase price.
- The lottery deposit submitted with a successful applicant will form part of the down payment.
- Successful applicants paying in full will receive a grant of Allocation from KDFN in accordance with the terms of the Agreement.

Unsuccessful Applicants

It is the responsibility of all unsuccessful applicants to contact the Lottery Office to confirm the lottery results and arrange to pick up their deposits. Deposits will only be held for 14 calendar 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.

Lot/House Price List

2 Residential lots with houses on Macaulay Road in the McIntyre Subdivision Legal Descriptions, Sizes and Price List

Lot	Lot Size - sq.m	Civic Address	House Size sq.ft /sq. m	Sale Price
331	684	10 Macaulay Road	753.50/70	\$263,000.00
432	740	3 Macaulay Road	753.50/70	\$263,000.00

All the above lots are located in the McIntyre Subdivision, in the City of Whitehorse.

General information on parcels and zoning

It is recommended that all applicants undertake a site visit prior to making an application. To make an appointment to visit the properties please contact: Remax Action Reality at 667-2514 or email admin@remaxyukon.com

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 2007-0098.

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

Electrical Services

Contact ATCO Electric Yukon at 633-4062 for questions regarding the transfer of the electrical service account at or <http://www.atcoelectricityukon.com/>.

Telephone and Internet and Television

Contact Northwestel for information regarding telephone land lines or internet connection information at 1-888-423-2333 or online at: <http://www.nwtel.ca/>.

Postal Service

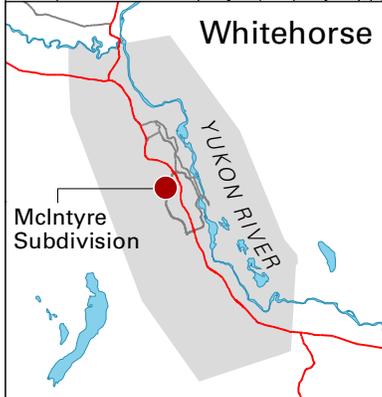
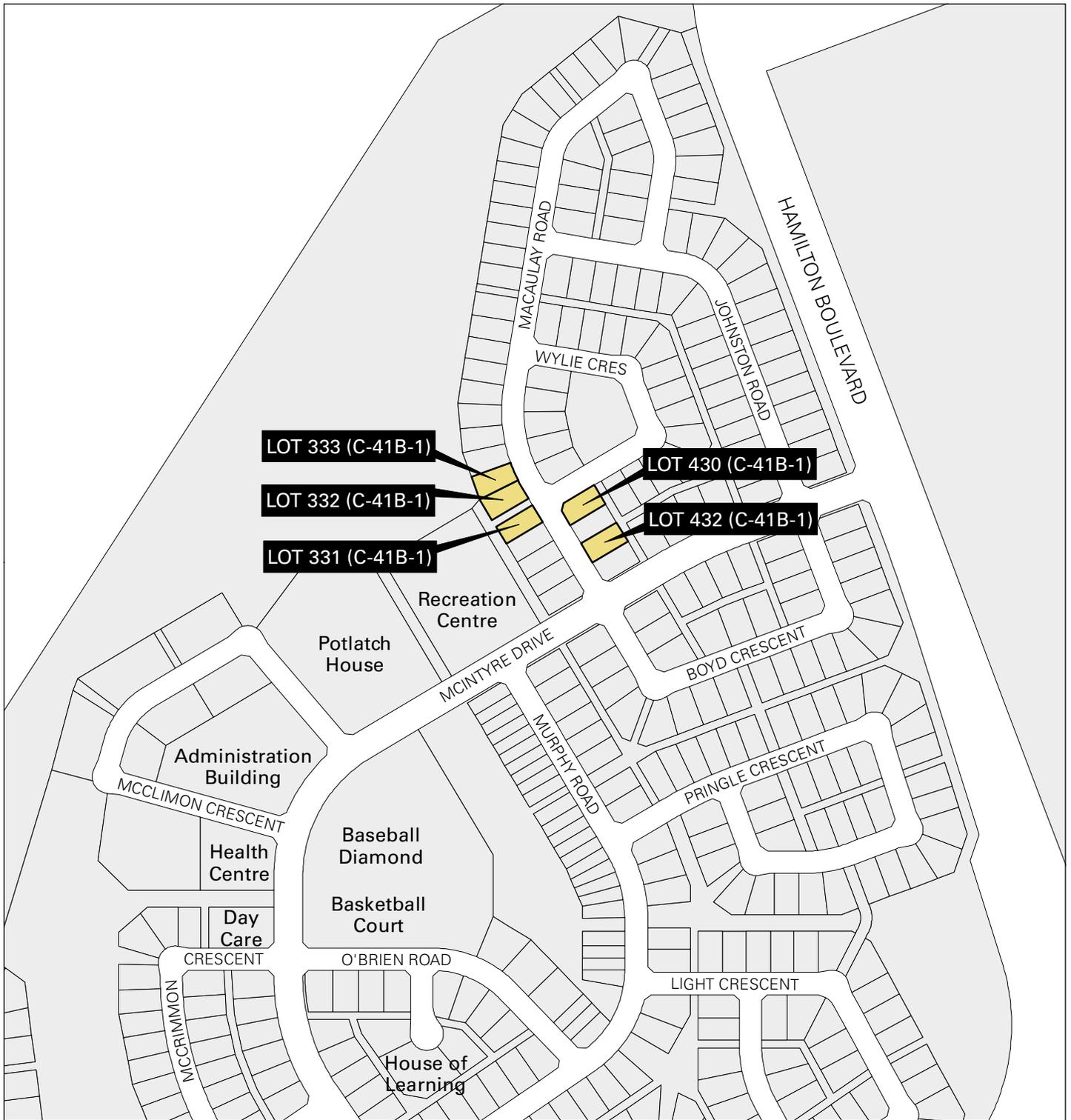
For mail service contact Canada Post regarding postal boxes and mail service at 1-800-267-1177. For more information visit <https://www.canadapost.ca/>.

Garbage

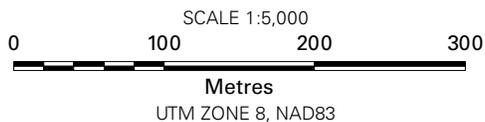
For garbage information contact the City of Whitehorse. Waste management details are available at www.whitehorse.ca.

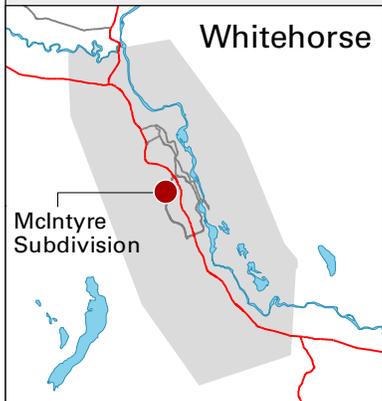
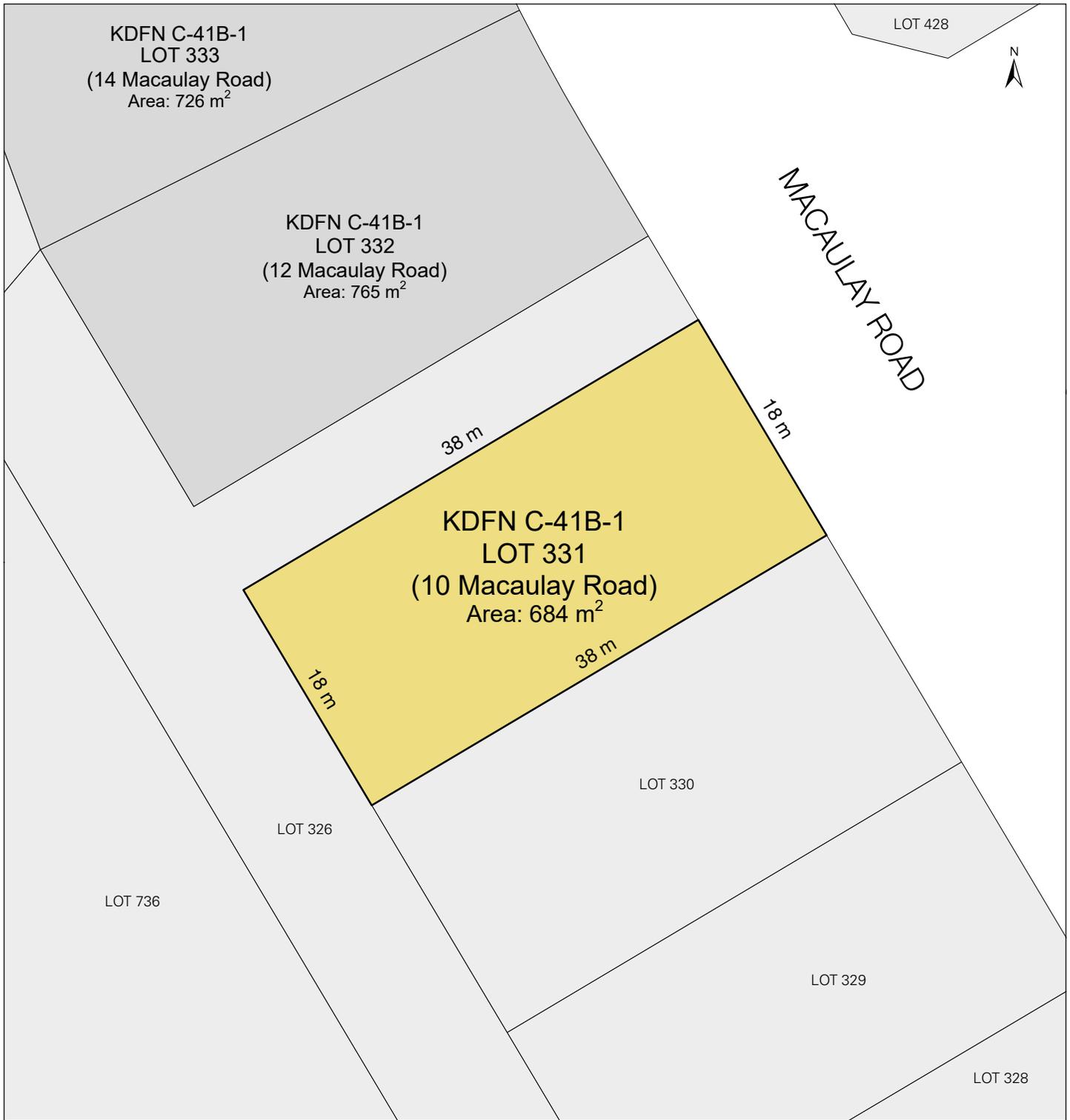
Fire Protection

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

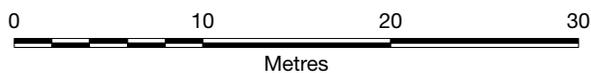


KWANLIN DÜN FIRST NATION
LAND LOTTERY
Macaulay Road Lots
McIntyre Subdivision
 CITY OF WHITEHORSE, YUKON



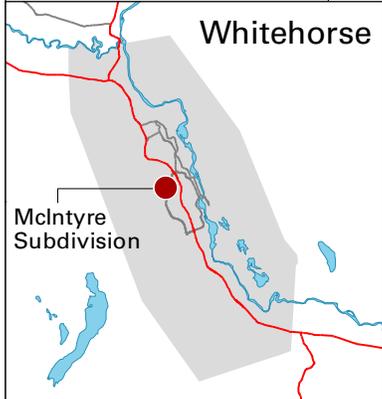


KWANLIN DÜN FIRST NATION
LAND LOTTERY
MACAULAY/WYLIE ROAD LOTS, MCINTYRE
 Settlement Land Parcel: KDFN C-41B-1
 LOT 331 HILLCREST SUBDIVISION
 PLAN 93240 CLSR YT, 2007-0098 LTO YT
 CITY OF WHITEHORSE, YUKON

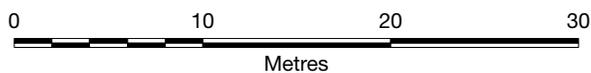


SCALE 1:400; UTM ZONE 8, NAD83





KWANLIN DÜN FIRST NATION
LAND LOTTERY
MACAULAY/WYLIE ROAD LOTS, MCINTYRE
 Settlement Land Parcel: KDFN C-41B-1
 LOT 432 HILLCREST SUBDIVISION
 PLAN 93240 CLSR YT, 2007-0098 LTO YT
 CITY OF WHITEHORSE, YUKON



SCALE 1:400; UTM ZONE 8, NAD83





For Office Use Only			
Drawn:	Successful	Y	N

Lottery Ticket #

LOTTERY APPLICATION

McIntyre Subdivision -Single Family Residential Houses

Submit this Lottery Application Form, and any other required lottery documentation; do not return the entire lottery package.

I/We am/are requesting any applicable agreement by the Kwanlin Dün First Nation be issued in my/our full legal name(s) as stated below.

Last name or business name (<i>Applicant 1</i>)	First name	Middle name
Address		Postal code
Phone	Email	
Last name (<i>Applicant 2</i>)	First name	Middle name
Address		Postal code
Phone	Email	

Joint Tenants <input type="checkbox"/> Tenants in Common <input type="checkbox"/> Applicant 1 ___% Applicant 2 ____% Note: Applicants applying as Tenants in Common who do not indicate a percentage share will be considered as having a 50/50 share.

Only list in order of priority those properties you are willing to purchase.

Priority	Lot Number	Civic Address
1		
2		

Please check the boxes to indicate I/we acknowledge the following:

- I/We have read, understood, and agree to comply with the terms of this lottery.
- If applicable, I/We have provided financing pre-approval documentation

If successful in this lottery:

- I/We will not seek financing through the FNMHP in connection with the payment of the purchase price. Note: the FNMHP is only available prior to the closing date of the lottery.

If unsuccessful in the lottery, please indicate if you want your names entered on the Eligibility Draw List (see the Eligibility Draw List information in the lottery package)

- Yes, please include our names on the Eligibility Draw List.
- No, we do not want our names on the Eligibility Draw List.

By participating in this lottery, I/we agree that the Kwanlin Dun First Nation may publish my/our names on the lottery results listing on the website.

Optional - If unsuccessful in the lottery:

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

The provision of false information in this application is an offence under the *Lands Act* and will result in disqualification from the lottery and possible legal action. By signing this application I/we affirm the information contained in this application is true to the best of my/our knowledge.

Applicant: _____ Co-Applicant: _____

Signed and dated this _____ day of _____, 2022

<p>Office Use Only</p> <p>KDFN acknowledges receipt of a lottery deposit in the amount of \$500.00</p> <p>Cash <input type="checkbox"/> Certified Cheque <input type="checkbox"/> Bank Draft <input type="checkbox"/> Money Order <input type="checkbox"/></p> <p><input type="checkbox"/> Beneficiary Citizenship Stat Dec</p> <p><input type="checkbox"/> FNBC Pre- Approval Letter <input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Agent Authorization Letter <input type="checkbox"/> N/A</p> <p>HLR Staff Initials: _____ Date and Stamp</p>



**KWANLIN DÜN FIRST NATION
DEPARTMENT OF HERITAGE, LANDS AND RESOURCES
CITIZEN OR BENEFICIARY 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
CITIZEN OR BENEFICIARY 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 _____, 2022.

Signature of Notary Public, Justice of the Peace
or Commissioner for Oaths

Signature of Declarant

Expiry of Commission: _____