



# APPLICATION for LAND USE PERMIT

## 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](mailto:jimmy.kennedy@kdfn.net)

Application Number: 2022-4-LU

Parcel Code Number: C-112B (all)

Date / Time Rec'd: 2022/04/26 10:29am  
(office use only)

### PART 1 – APPLICANT CONTACT INFORMATION

#### APPLICANT INFORMATION

Company/Organization:  
Stantec Consulting Ltd.

Last Name: Young	First Name: Mark	Middle Name: Earl Vincent
Are you a Kwanlin Dün First Nation Beneficiary and/or Citizen? <input type="checkbox"/> BENEFICIARY <input type="checkbox"/> CITIZEN <input checked="" type="checkbox"/> NO	Are you a COMPANY? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO  Business Licence #: 2022-5484	Are you currently 19 years of age or older?  <input checked="" type="checkbox"/> YES

Address:  
202-107 Main Street

City/Town: Whitehorse	Territory/Province: Yukon	Postal Code: Y1A 2A7
Country: Canada	Phone No.: [REDACTED]	Business Phone No.: [REDACTED]
Email: [REDACTED]	Preferred Method of Contact: [REDACTED] or email	

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

Last Name:	First Name:	Middle Name:
Address:		
City/Town:	Territory/Province:	Postal Code:
Country:	Phone 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 – PROJECT PROPOSAL & LOCATION

### PROJECT SUMMARY

Describe briefly the activity or project you wish to undertake on settlement land:

Field-based heritage resources impact assessment (HRIA) on behalf of Chu Niikwän LP. Completion of the HRIA is required by the terms and conditions of the [Copper Ridge West Development](#) (YESAB 2021-0121-0045). The HRIA project area includes KDFN settlement land parcels C-112B-1, C-112B-2, C-112B-3, C-112B-4.

The HRIA will involve pedestrian survey throughout the project area and shovel testing to identify buried archaeological materials. Shovel tests will be excavated by hand. Work is anticipated to occur over four days in mid May by a crew consisting of Stantec archaeologists, KDFN field technicians and KDFN heritage department staff.

The Class 2 Archaeologist Permit application for the HRIA is attached for reference.

### PARCEL SIZE, LOCATION & SITE COORDINATES

Community, Local or Geographic Area: (eg Marsh Lake Area, Whitehorse): Copper Ridge Subdivision, Whitehorse

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

Legal Description (Lot, Quad, CLSR, LTO): Lots 973, 974, 975 and 988 Copper Ridge Subdivision 100317 CLSR YT 105D/11

What is the area (in hectares) of the extent of land being applied for?

AREA: 12 hectares

### SITE COORDINATES

The applicant must flag the limits of the proposed project area.

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 are to be flagged/marked.

Latitude/Northing	60 42' 15.19"		Latitude/Northing	60 64' 37.15"
Longitude/Easting	135 06' 55.77"		Longitude/Easting	135 02' 11.19"
Latitude/Northing	60 41' 43.62"		Latitude/Northing	60 42' 12.39"
Longitude/Easting	135 06' 56.24"		Longitude/Easting	60 42' 12.39"
NTS Map Sheet No. 105D/11	Community or Local Area: Copper Ridge Subdivision, Whitehorse			

### 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.)

See Figure 1 in the attached Copper Ridge West permit application document.

## PART 3 – SITE CHARACTERISTICS AND INFORMATION

### PLANNING and ZONING

Applicable Land Use Plans or Community Plan in effect for the proposed project area: COW OCP

Current Planning / OCP designation of the proposed project area: N/A

Current zoning bylaw or zoning regulation designation for the proposed project area: Residential

### SITE CHARACTERISTICS

Describe the Site Characteristics (topography, soil conditions, landscape features, vegetation coverage etc):

As described in the Copper Ridge West Development YESAB proposal (YESAB 2021-0121-001);

“Lots 973, 974, 975, and 988 of the Copper Ridge Subdivision are all in the same vicinity of each other and share common topographic characteristics. The lots are located within the city limits of Whitehorse, in the Copper Ridge Subdivision. The parcels are fully vegetated with young pine and spruce. The parcels are generally flat, but well drained with a gentle slope in the west and south direction.”

Describe any adjacent or nearby creeks, rivers, lakes or other bodies of water?

Arnell wetland is approximately 125m to the west. McIntyre Creek is 1200 m west.

## PART 4 – PROJECT DETAILS

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.

**DETAILED PROJECT DESCRIPTION:** Please describe the details, scale, scope and nature of the proposed activity or project:

Field-based heritage resources impact assessment (HRIA) on behalf of Chu Níkwän LP. Completion of the HRIA is required by the terms and conditions of the [Copper Ridge West Development](#) (YESAB 2021-0121-0045). The HRIA project area includes KDFN settlement land parcels C-112B-1, C-112B-2, C-112B-3, C-112B-4. The Class 2 Archaeologist Permit application for the HRIA is attached for reference.

The HRIA will involve pedestrian survey throughout the project area to identify heritage resources. Shovel testing will be undertaken in areas with potential for buried archaeological materials. Shovel tests will be excavated by hand, measure 35 cm x 35 cm and be excavated to a maximum depth of approximately 80 cm. Tests will be backfilled once they are completed. It is anticipated that 60 to 80 shovel tests will be excavated, though additional shovel tests may be required.

Work is anticipated to occur over four days in mid May by a crew of two to five individuals consisting of Stantec archaeologists, KDFN field technicians and KDFN heritage department staff.

The Class 2 Archaeologist Permit issued by Government of Yukon, Heritage Resources Unit for the HRIA is attached with this application.

**TIMEFRAME:** Provide an estimated schedule and overall timeframe from project commencement through to completion of development and potential restoration on the site.

Heritage resources impact assessment fieldwork will require snow free and thawed ground conditions. Fieldwork is anticipated to occur over four days during the week of May 17.

**FUEL STORAGE AND CONTAINMENT:** Please provide detailed information regarding the delivery, type, volume capacity and storage of fuel to be used on site. Also provide a fuel spill contingency plan.

Fuel will not be stored on site. Stantec vehicle will be equipped with a spill kit.

**EQUIPMENT:** Please describe or list any equipment (heavy equipment, drills, pumps etc) intended to be used):

Only hand tools (shovels and screens) will be used.

**SITE PREPARATION:** 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.

No site preparation activities will occur. Ground disturbance will be limited to shovel tests (approximately 60 to 80) measuring 35 cm x 35 cm and excavated by hand to a maximum depth of approximately 80 cm.

**ACCESS:** 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.

No new access will be developed. The project area will be accessed on foot from existing access points from Falcon Drive within the Copper Ridge subdivision.

**SERVICES & DISPOSAL:** Describe provisions or requirements for:

Supply of Water (for drinking or other purposes): Not applicable

Garbage Disposal: Garbage produced during project will be removed daily and disposed of.

Sewage (sanitary or grey water): Not applicable. Washrooms located outside of site.

Overburden Disposal (organic soil and waste): Not applicable

Brush and Tree Disposal: Not applicable

**PROPOSED RESTORATION:** Please describe how the site will be restored or reclaimed upon completion or decommissioning of the activity or project:

Each shovel test will be refilled with back dirt once it is completed. Tests will be restored to natural grade.

**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: \_\_\_\_\_

2022-04-26

Date: \_\_\_\_\_

Co-applicant: \_\_\_\_\_

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:

- X Fully Completed Application
- X Detailed Site Sketch
- GPS coordinates verified by the KDFN Lands Officer – Not Applicable
- Site flagged consistent with the GPS coordinates – Not Applicable
- X 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