

KWANLIN DÜN FIRST NATION
Lands & Resources Register
 Form LRR-01
 Land Application



Chow + Simon Residential Properties

WE ARE HERE TO HELP

If you have any questions or need assistance, please call (867) 633-7800 ext. 128 or email lands@kdfn.net.

Office Use Only

Application Number: _____ Parcel Code Number: _____ Fee: _____
 Date/Time Rec'd: _____

PART 1 – APPLICANT CONTACT INFORMATION

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

☐ BENEFICIARY ☐ CITIZEN ☐ NO

Are you a company?

☐ YES ☐ NO

Business Licence No.: _____

Are you currently 19 years of age
 or older?

☐ YES ☐ NO ☐ N/A

Individual/Organization: Kwanlin Dün First Nation - Community Services

Last Name: Dickson

First Name: Matthew

Middle Name: _____

Address: 35 McIntyre Drive

City/Town: Whitehorse

Territory/Province: YT

Postal Code: Y1A 6H4

Country: Canada

Phone No.: _____

Business Phone No: (867) 633-7833 EXT: 402

Company Contact Person:

Cell No.: _____

Business Phone No.: _____

Email: _____

Preferred Method of Contact: _____

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).

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

PART 2 – LAND TENURE & PROPOSED USE

LAND TENURE

Type of interest, estate applied for:

- ☐ Lease
- ☐ Allocation (KDFN Citizen/Beneficiary only)
- ☐ Easement
- ☐ License
- ☒ Other (specify): KDFN Rental Housing Stock

PROPOSED / INTENDED USE

Type of use applied for:

- | | |
|--|--|
| ☒ Residential | ☐ Grazing |
| ☐ Traditional Use Site
(KDFN Citizen/Beneficiary only) | ☐ Trapping |
| ☐ Commercial Use | ☐ Institutional Use |
| ☐ Industrial Use | ☐ Utility |
| ☐ Quarry | ☐ Government Use |
| ☐ Agriculture | ☐ 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)
- ☐ Tenants in Common (proportional interest by two or more persons)

PART 3 – IMPROVEMENTS OR BUILDINGS

EXISTING OCCUPANCY & 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 on the land you are applying for? (e.g. house, cabin, shed, garage, fencing)

- ☒ 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:

n/a

PART 4 – PROJECT LOCATION

PARCEL SIZE, LOCATION & SITE COORDINATES

Community, local area or vicinity (e.g. Marsh Lake Area, Whitehorse): Crow and Swan Subdivision, Whitehorse

Settlement land parcel (R, C or S#): 12-14-15-16-17 SWAN ST,

Legal description (Lot, Quad, CLSR, LTO): 8-9-10-11-13-15-17-19-21-23 CROW ST.

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

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

for? AREA: hectares

SITE COORDINATES

GPS coordinates verified by Lands Officer (the corners of the application area are to be flagged/marked).

	Latitude			Longitude		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
Corner #1						
Corner #2						
Corner #3						
Corner #4						

NTS Map Sheet No.

Community or Local Area:

For office use only Signature of Lands Officer: _____ Date: _____

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 Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

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

PART 5 – SITE INFORMATION

PARCEL SIZE, LOCATION & SITE COORDINATES

Applicable Land Use Plan or Community Plan in effect for the land being applied for:

Draft McIntyre, Crow and Swan Neighbourhood Plan

Current Planning/OCP designation of the land applied for:

Residential - Urban

Current zoning bylaw or zoning regulation designation for the land applied for:

FN-RS

SITE CHARACTERISTICS & INFORMATION	
Describe the soil conditions: (sand, gravel, rock, clay silt, loam, etc.)	Varies
Describe the vegetation: (spruce, pine, aspen, willow, grasses, etc.)	Varies
Describe the topography or terrain of the site: (flat, rolling, sloped, steep, etc.)	Varies
For sloping sites, what is the aspect or direction the slope is facing? (north, south, east, west, etc.)	Varies
What is the approximate elevation of the site? (in meters or feet above sea level)	Varies
Describe any significant landscape or terrain features that may be present? (permafrost, erosion, flooding, bank stability, etc.)	Varies
Are there any adjacent or nearby creeks, rivers, lakes or other bodies of water? (please explain)	Varies
EXISTING USES, SERVICES & ACCESS	
What is the existing use of the land being applied for? ☒ Vacant/Unoccupied ☐ Traditional Use ☐ Residential ☐ Commercial/Industrial ☐ Other:	Vacant residential lots
Are there any existing improvements or structures on the site? (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)	Yes, existing road access exists
Is the site serviced directly by a municipal water and sewer system?	Yes
Are there any existing highways, roads, trails or pathways that people use, are located within, or are adjacent to, the application site? (please explain)	Yes, roads.
Is there overhead or underground hydro services provided within or adjacent to the lot? (please explain)	Yes
Is the site or area served by an established fire department? If so, how far is it to the nearest firehall? (please explain)	Yes. Within 10km.
What is the location of and distance to the nearest school and school bus route? (please explain)	Within 2km. Whistle Bend Elementary School
Is the site serviced by garbage pickup? If not, where is the nearest public landfill facility? (please explain)	Yes

PART 6 – PROPOSED USE, SERVICES & 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.

To build additional residential rental units for KDFN citizens.

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

Construction start 2026/27
Construction end 2027/28

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.

New single storey homes. Likely a mix of single-family and duplex style homes. Units will likely be two bedroom, one bathroom at approximately 100 square meters.

There is potential for supportive living to be constructed on 15, 17, 19, 21 and 23 Crow St.

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

No

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.

Sites will be cleared of vegetation and soil. Excavation and foundation construction. New lot services will be installed to connect with existing water and sanitary infrastructure. Once homes are constructed, lots will be graded to promote positive drainage and final landscaping will be installed, if applicable.

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.

All sites off of existing roads.

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

Connect to existing adjacent municipal piped services.

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

NOTE: Septic system installations require permits from Yukon Environmental Health.

Connect to existing adjacent municipal piped services.

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

KDFN garbage removal services.

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)

Connect to existing ATCO services in the subdivision.

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

Install fiber optic infrastructure to connect in with Northwestel services.

PART 7 – APPLICATION SKETCH

A detailed, legible, and drawn-to-scale site sketch/plan must be provided outlining the applied-for area and include an arrow indicating north and the scale at which the sketch is drawn.

Please use the space below for your sketch, or attach it as a separate file (PDF, JPG or TIF) to your email.

SITE COORDINATES

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/our 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 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/our 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 Dūn 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.

Applicant Signature: _____

Date: _____

Sept. 17, 2025

Co-Applicant Signature: _____

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.

NOTE: Incomplete applications will not be accepted and will be returned to the applicant for completion.

All Land 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

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
- ☐ Letter of Good Standing

KWANLINDUN.COM

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