



Agriculture Planned Land Application Review (APLAR)

A Release Package For:

1 Non-Soil based lot near Gentican Lane, 25 km
southeast of Whitehorse



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Planned Land Release: 1 lot near Gentian Lane

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e) BC Agricultural Fencing Handbook

Agriculture Branch

Yukon Government

Energy, Mines and Resources

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Phone: 667-3022

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Land.coordinator@yukon.ca

1. Introduction

In areas of high demand Yukon government makes land available through the Agriculture Planned Land Application Review (APLAR) for applicants who wish to establish commercially viable farm operations. Agriculture Branch (AB) is releasing one 5 hectare non-soil based lot near Gentian Lane, approximately 25 km southeast of Whitehorse.

As an applicant, it is your responsibility to have read **all** documentation prior to submitting an application in order to become familiar with the process, procedure and requirements.

The documentation consists of an “APLAR Release Package” for the specific lots, as well as the “Information Package and Instructions to apply for an Agriculture Lot through the APLAR Process”.

2. Summary of Key Information

Application Deadline:

Applications will be accepted at the **Application Submission Location on a First Come First served basis:**

Street Address

Application Submission Location:
Government of Yukon
Energy Mines and Resources
Elijah Smith Building, Room 320A, 3rd Floor
Whitehorse, Yukon

Mailing Address

Government of Yukon
Energy, Mines and Resources
Agriculture Branch
Box 2703, mail code K-320A
Whitehorse, Yukon Y1A 2C6

Phone: (867) 667-3022 or toll free at 1-800-661-0408 (ex 3022)

Hours of Operation: Monday to Friday 8:30 am to 4:30 pm (local time)

Website: <https://yukon.ca/en/apply-agriculture-land#planned-agriculture-land>

Legal Description of Lot

Lot 1208, Quad 105D/10, Plan 110144 CLSR, 100042366 LTO, Yukon.

Application Name

This planned agricultural land release shall be referred to as “Lot 1208”

Eligible Applicants

Only an eligible applicant (**“Eligible Applicant”**), as defined in the document entitled “Information Package and Instructions to Apply for an Agriculture Lot through the Agriculture Planned Land Application Review (APLAR) Process”, may apply for Lot 1208.

Conditions of sale

Lot 1208 is being sold on an “as is, where is” basis and is subject to:

- the Proponent Commitments and Terms & Conditions in Decision Document for YESAB project 2019-0037 (Appendix 3); and
- *Golden Horn Development Area Regulations* (Appendix 4).
- The provisions of the *Lands Act and Regulations*
- *The 2020 Yukon Agriculture Policy* (Appendix 4)

3. Parcel Characteristics

Lot #	Size	Appraised Value	Agreement Holder Land Cost	YG's Development Cost	Target Value
Lot 1208	5 ha	\$330,000	\$82,500	\$20,750.00	\$226,750

- The parcel is located approximately 25km SE of Whitehorse (map attached)
- Timber in the area is predominantly open pine. Please see timber assessment (attached).
- This lot is accessed by Gentian Lane off the Alaska Highway. Gentian Lane is a maintained road listed under the Highways Act and Regulations.
- The lot was assessed by YESAB under Project Number 2019-0037. To view the full evaluation, please see <https://yesabregistry.ca/>
- Allowable activities will be subject to the Golden Horn Development Area Regulations, the Agreement for Sale, and Proponent Commitments and Terms & Conditions from YESAB Review 2019-0037. Activities are also subject to relevant Acts and Regulations
- The following can be arranged by the successful applicant during the agreement for sale phase, or once title is obtained:
 - Well or water delivery
 - Further driveway construction
 - Power and utilities (see appendix 2 for additional details)
- The development costs for this lot include survey, appraisal, access construction, and administration fees.
- Applicants are encouraged to view the lot before applying.

Sale Price and Market Value

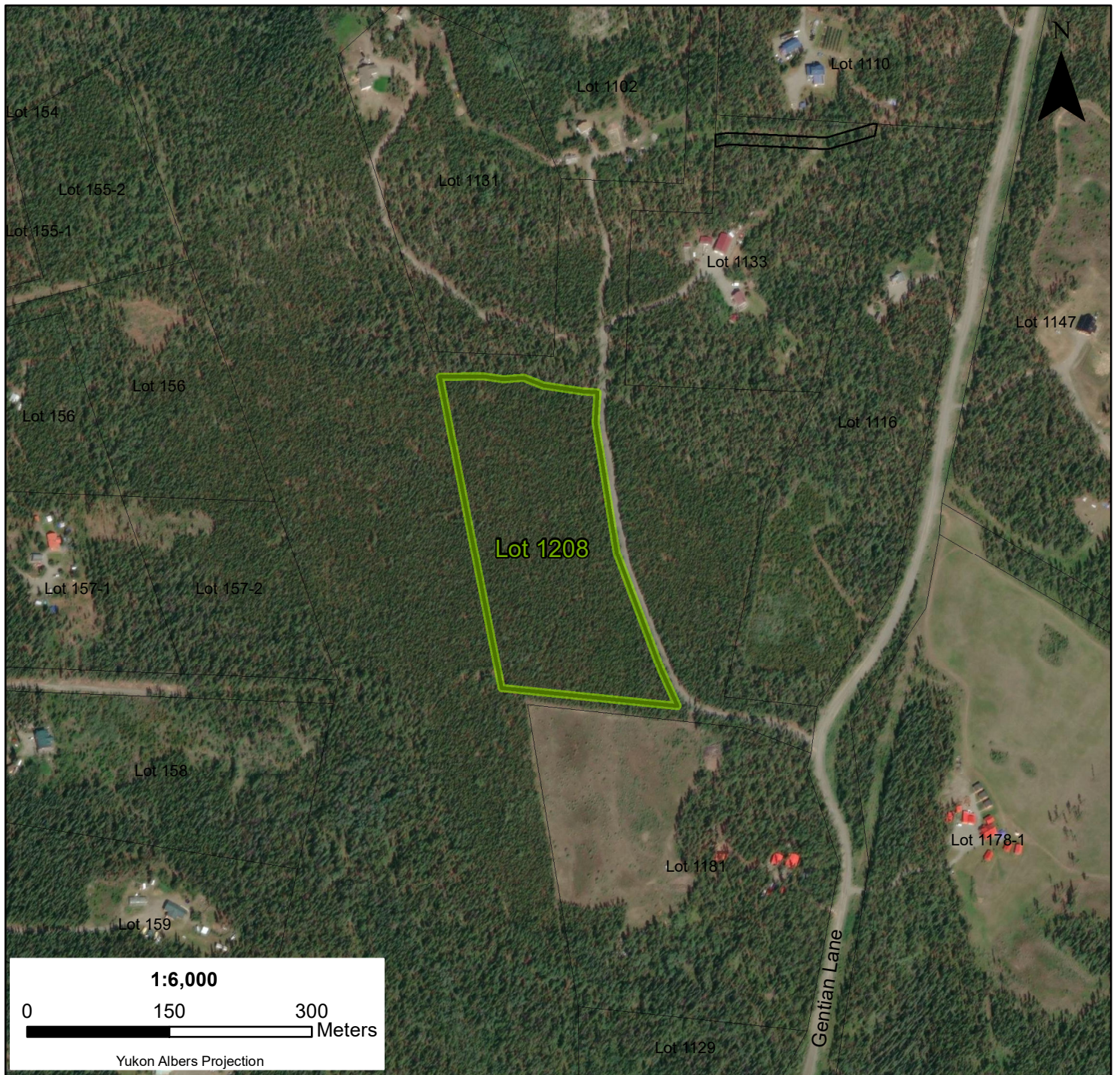
As per the *Land Regulations*, the sale price for agricultural lands shall be the greater of a) the market value or b) development costs for the land expended by the Yukon Government.

As well, under the *Land Regulations*, up to 100% of the value of work in the Farm Development Agreement (FDA)¹ may be applied to reduce the sale price of the land. In other words, for every dollar of completed development work in the FDA, one dollar of the sale price can be credited. The full value of YG's development costs is to be recovered in cash payment prior to signing an agreement for sale.

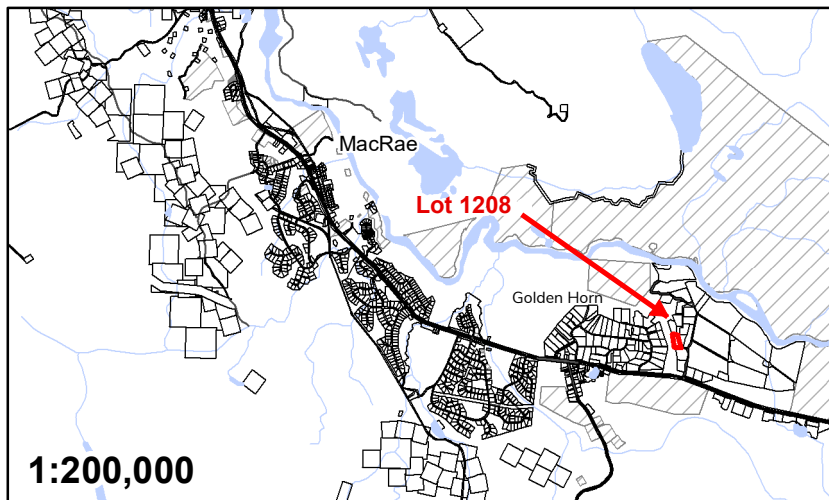
In addition to this, under the *Golden Horn Development Area Regulations*, activities described for this zone are agriculture and rural residential mixed use. Because of this, a Project Plan with a high target value may not be appropriate for the uses in the area. It is for this reason that there is an Agreement Holder Land cost instead of earning credit for the full value of the purchase price.

For Lot 1208, The Agreement Holder Land cost (\$82,500) and YG's Development cost (\$20,750) will be paid by certified cheque by the successful applicant prior to signing an Agreement for Sale. The remaining value (\$226,750) is defined as the Target Price, which is the amount that will be credited as work completed under the FDA. The value of your Project Plan must meet the target price.

¹ A Farm Development Agreement (FDA) is part of the agreement for sale. It specifies the farm related developments that must be done before the land can go to title.



July 14, 2021



Agriculture Lot Release: Lot 1208, Gentian Lane

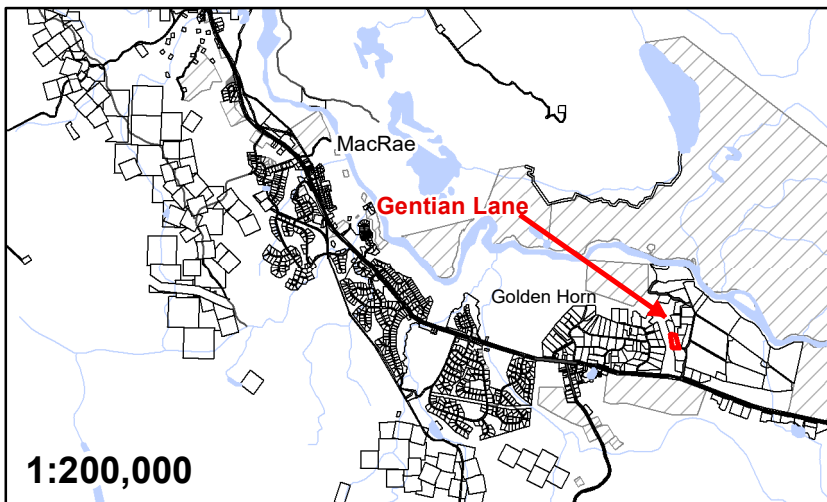
QUAD: 105 D/10
LAT: 60°36'
LONG: 134°49'



Note: this sketch is meant for information purposes only
Located within the Traditional Territories of TKC and KDFN



July 16, 2021

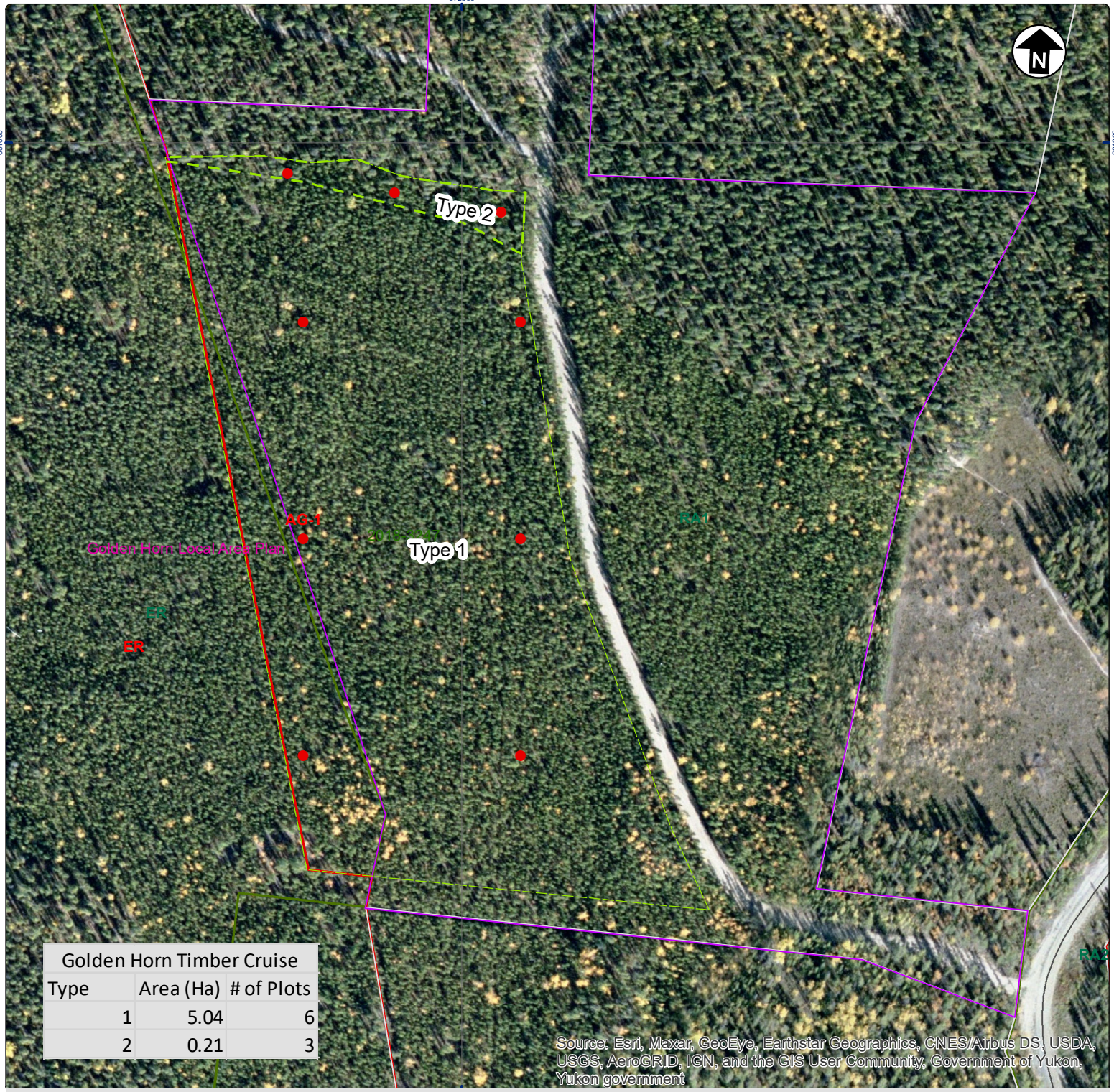


Agriculture Lot Release: Lot 1208 Gentian Lane

QUAD: 105 D/10
 LAT: 60°36'
 LONG: 134°49'



Note: this sketch is meant for information purposes only
 Located within the Traditional Territory of TKC and KDFN



Golden Horn Timber Cruise		
Type	Area (Ha)	# of Plots
1	5.04	6
2	0.21	3

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Government of Yukon, Yukon government

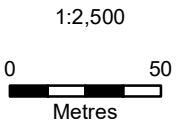
Agriculture App 2018-3247 2021-01-19
Gentine Lane, Golden Horn **Timber Evaluation**

Information for this map came from Forest Inventory and ground truthing.
 Criteria for merchantable timber = Conifer leading & diameter of trees >12.5cm DBH.

Type Summary					
Type	Status	Leading Species (Ave Ht & DBH)	Ha	Vol/Ha	Total Vol(m3)
1	Non Merch	PI (9m)	5.0	10	50.4
2	Potential Merch	PI80Sw20 (18m)	0.2	37	7.8
				Total	58.2

Yukon Albers Projection
NAD 83

Produced by FMB - Forest Operations
for reference only



Appendix 1:

Application Form and Statutory Declaration

- *Note: If needed, additional copies of the Statutory Declaration can be picked up at the Application Submission Location*



APPLICANT INFORMATION FORM

**Lot 1208, Gentian Lane,
near Whitehorse, Yukon**

1 Non-SOIL BASED AGRICULTURE LOT

- This Form **must be completed in full** and should be printed legibly in ink. Forms with incomplete information are deemed not to have been submitted.
- Every change or correction to information made on this Form must be initialed by the applicant and dated with a date stamp when received by the AB.

****I WISH TO APPLY FOR LOT 1208, Quad 105D/10, Plan 100042366 LTO, NEAR GENTIAN LANE****

PLEASE PRINT - Your FULL LEGAL NAME(s) (no initials please) is/are required for the sale documents.

Please ensure the information given is correct and legible.

Applicant's name		cell phone:	
Corporate/Society Name		other phone:	
Business Phone	Email		
Applicant Address	City/ Town	Terr/ Province	Postal Code
Co-applicant's Name		cell phone:	
		other phone:	
Business Phone	Email		
Co-applicant's Address	City/ Town	Terr/ Prov	Postal Code

We request the Agreement for Sale to be issued as

Joint-Tenants OR **Tenants-in-Common** OR **Sole Owner**

Joint Tenants Upon the death of one, the whole interest passes to the surviving tenant or tenants.

Tenants in common Upon the death of one tenant, the deceased's share will pass to his or her estate.

Sole Owner used in cases where there is only one individual on title, or in the case of a corporation or society

If you have any questions, please call the Agriculture Branch at 667-3022.

I / we have read, understand and agree to comply with the terms of this application process.

DATED this _____ day of _____, 20__

Applicant's signature

Co-applicants Signature

Receipt of a Statutory Declaration by each applicant _____

Receipt of (\$26.25) Cash _____, Cheque _____ Money Order _____, Bank Draft

_____, Credit/Debit _____ is hereby acknowledged.

Receipt of \$25.00 non-refundable application fee plus \$1.25 G.S.T is hereby acknowledged and received.

By: _____

Government of Yukon Agent

Important Information:

This information is collected by the Agriculture Branch under the authority of the Lands Act Section 3.1 and the Territorial Lands (Yukon) Act Section 6 and will be used to assess eligibility and evaluate your application. Your personal information is collected under the authority of the Access to Information and Protection of Privacy Act section 29(c). Should you have any questions about the collection and use of this information, please contact the Agriculture Branch at 867-667-5838 or toll free at 1-800-661-0408 extension 5838

Acceptance of an application by the Agriculture Branch does not imply future tenure or guarantee that a land disposition interest will be granted.

Statutory Declaration

1. I _____ live at the following address:

Name of declarant

Physical address of declarant

2. I have resided in the Yukon for one continuous year, immediately preceding the application date;
3. I am 19 years of age or older;
4. I am a Canadian citizen or Landed Immigrant;
5. I do not hold an Agriculture Agreement for Sale with the Yukon government;
6. I have not sold land during the past year which was obtained for agricultural purposes;
7. I am applying to purchase the lot to establish an agricultural operation;
8. I have read the general rules of the land release process and am/are aware of the restrictions on eligibility outlined; and
9. I am making this declaration to prove that I am an Eligible Applicant as part of my application for Yukon Land, Lot 1208, Quad 105D10, Plan 100042366 near Gentian Lane, Yukon.

DECLARED before me at the City/Town/Village)
of _____ in the Yukon Territory)
this _____ day of _____ A.D. 20____)
) _____)
) Signature of Declarant)
) _____)
Notary Public in and for the Yukon)

AB will make efforts to confirm the truth of all statutory declarations submitted. Applications supported by a Statutory Declaration containing falsehoods will be rejected.

Appendix 2:

Project Plan Outline and Instructions



Project Plan Instructions

Requirements

- a. Part of the rationale for the approach to the APLAR is that the applicant is rewarded for creating a fully integrated project with an emphasis on economic viability. Proposed developments in the Project Plan will be evaluated according to the contribution the developments make to the project as a whole.
- b. All developments must comply with the *Golden Horn Development Area Regulations*.
- c. Developments proposed in the Project plan that require an additional YESAB assessment will not receive merit.
- d. Project plans should demonstrate the fit between the available parcel and the proposed commercial farm operation.

Project Plan Overview

- a. Project plans can follow many different formats; however, to assess your proposal, feasibility, and whether or not it meets the requirements for disposition, there is certain information AB needs to know. Some information can simply be stated - other information needs to be supported through documentation, research, and historical information.
- b. You will see each item listed in each section with its description. Additionally, there is a guide to the information expected to maximize the score. Please let us know if you have any questions about these requirements.
- c. The Project plan consists of 11 sections; each section is rated on a point scale; and the highest possible score is 1810 points.
- d. Applicants must organize their Project plan as explained in the Project Plan Outline (pages A2.3 – A2.10 of this Appendix).
- e. Applicants must ensure that the information they provide includes sufficient material to assess their capabilities in the areas indicated. Applications will be scored to reflect the quality of the information provided by the applicant.

Project Plan Scoring

- a. AB will assess and score sections 1 and 9-11.
- b. An Accredited Farm Business Consultant will score sections 2-8 (the Farm Development Business Portion, FDBP).

Disqualification

- a. Project plans that score a total of 750 points or less will be disqualified.
- b. The FDBP is worth 1000 points; projects that score 500 points or less in this portion will be disqualified.
- c. Project Plans that contravene the YESAB Terms and conditions (Section 9) will be disqualified.
- d. Project Plans that do not meet Credit Validation (Section 11) will be disqualified.

Land Development and Improvements

This parcel is non-soil based, more definitively, the minimum of 80% of the parcel area does not meet arable soils. Agricultural improvements other than field creation are expected to be part of your Project plan. Please refer to Appendix 4c: “Agriculture Land Development Guidelines” for cost estimates on other types of developments. This is not an exhaustive list, but may help you in identifying improvements that can be done as well as general cost estimates.

If your project includes power installation this will require 2 poles and line to run along Gention Lane and then up the driveway, respecting setbacks of 6.1m from property lines. Working in the road right-of-way (ROW) requires a “work within a ROW” permit from Highways & Public Works.

If power installation is part of your Project Plan:

- 1) It must be demonstrated that installation will be complete within the first 3 years. This will form a term and condition of any resulting Agreement for Sale.
- 2) Development credit will only be given to maximum of \$20,000. Thus power install can comprise a maximum of \$20,000 towards your Target Price amount. This value is greater than what is estimated to bring power to the lot line.

For more information about power installation, please contact Krista MacKinnon at ATCO: 867-689-7561.

Manure Management

To ensure proper manure management, Agriculture branch has developed solid manure management principles to avoid negative impacts to any neighbouring soil, surface water or ground water. Properly managed manure is an effective and cost efficient fertilizer. Please refer to Appendix 4d to read these principles.

Fencing

If fencing is part of your project, it is recommended that the BC Agricultural Fencing Handbook is used as a reference to build and maintain adequate fencing, and use fencing designs that are appropriate for the activity. Fencing should be properly constructed and well maintained to avoid wildlife injury and mortality. Please refer to Appendix 4e for a link to the BC Agricultural Fencing Handbook.

Additional Information

All information in the Project plan including the Farm Development Business Plan (FDBP) is collected by the Agriculture Branch under the authority of the Lands Act Section 3.1 and the Territorial Lands (Yukon) Act Section 6 and will be used to assess eligibility and evaluate your application. Your personal information is collected under the authority of the Access to Information and Protection of Privacy Act section 29(c). Should you have any questions about the collection and use of this information, please contact the Agriculture Branch at 867-667-5838 or toll free at 1-800-661-0408 extension 5838

PROJECT PLAN OUTLINE

Section 1 The Applicant(s)

a) Necessary skills and qualification

Total possible score: 50

Provide information on skills and qualifications relevant to the project: List degrees, diplomas, and other related certification. List additional skills that are applicable to the project (i.e. certification or skills in accounting, marketing, computing). Other valuable trade skills are mechanics, electrical, carpentry, equipment operation and welding where the use can be transferred to the project. Please demonstrate how the skills and qualifications are related to your project.

Detail expected to receive full scoring in this section:

- ✓ Applicant(s) has Degrees and /or Diplomas in a field in agriculture, large animal husbandry, crop production, land development and/or farming which relates directly to all major project activities.
- ✓ Applicant(s) has certification and over 5 years experience in any additional skills that directly relate to all project activities.

b) Farming Experience

Total possible score: 40

General Farming experience in the enterprises being proposed, including that gained on family run farms.

Detail expected to receive full scoring in this section:

- ✓ Applicant has over 10 years experience owning and/or managing an agriculture operation that included the enterprises being proposed in the project plan
- ✓ Majority of experience relates directly to the proposed project

c) Yukon based farming experience

Total possible score: 60

Agricultural production in the Yukon has unique aspects relative to that in other areas, thus there is an advantage having experience gained specifically in the Yukon or similar northern Boreal regions. If some of the experience described in 1b) was Yukon-based, please note that again here. [ie if experience described in 1b was Yukon based, applicants will receive points in both 1b) and c)].

Please demonstrate how the agricultural experience you gained relates to your proposed project. If experience was gained outside of Yukon, but in a similar northern boreal region, please explain how the region was similar.

Detail expected to receive full scoring in this section:

- ✓ Applicant has over 10 years experience owning and/or managing an agriculture operation in Yukon
- ✓ Majority of experience gained relates directly to the proposed project

d) References

Total possible score: 100

Written letters soliciting information from third parties related to any agriculture efforts you have made in the past, especially in the enterprises you are planning to operate as a major part of your project plan. Provide a maximum of two references that demonstrate your production, sales or industry work or good will. Third party individuals can be customers, neighbours, farm workers, or those familiar with your business. Multiple applicants on the same application should each provide two references, the scores will then be averaged. Applicants who are Yukon Registered companies require the reference to name at least one Board member. Reference letters from businesses or family relatives will be accepted but will receive a marginal or lower score. References from investors are not accepted. If more than two letters are submitted, only the first two received will be evaluated.

Detail expected to receive full scoring in this section:

- ✓ Two written letters from unrelated companies or persons that have previously dealt with the applicant for over 2 years through production, sales or industry good will related to the proposed project. Both letters demonstrate continuing commitment to the applicant's current agriculture-based business.

Farm Development Business Plan (FDBP) Portion

Section 2 Goals

a) Personal Goals:

Total possible score: 20

Personal Goals explain what you want to accomplish personally, and it is expected that your Plan will lead you in that direction. Personal goals might include things such as having a farm lifestyle, being able to make a living from the farm, put children through college, or having the time to contribute to the community or volunteer. The quality of

these goals won't be scored, but you will receive points for including them. This is to give the evaluator an understanding of your project as a whole.

Detail expected to receive full scoring in this section:

- ✓ Up to 5 appropriate Personal Goals
- ✓ Comment on how those Goals are important to the applicant and family
- ✓ Comment on how the Plan, if accomplished will lead toward realization of the Goals.

b) Business Goals and Objectives:

Total possible score: 20

Explain both your goals for the business (the general achievements you would like for your business) and individual objectives (the specific steps, or milestones you want to attain to achieve your business goals). In describing your business goals and objectives, use the SMART guide – make them Specific, Measurable, Actionable (something that can be done), Realistic and Time based.

Detail expected to receive full scoring in this section

- ✓ At least 3 appropriate Business Goals
- ✓ At least 5 appropriate Business Objectives. The Objectives can be within the Goals, ie: within a Goal, there might be 1 or more specific Objectives that pertains to that Goal. For example, a Business Goal might be to achieve a farm income of \$100,000 annually. An objective within that might be to expand the beef cow herd up to 20 animals by Year 5 of the Plan, among other things
- ✓ SMART comments for each of the Business Goals and Objectives as described above

c) SWOT:

Total possible score: 20

A SWOT analysis looks at the Strengths, Weaknesses, Opportunities, and Threats present relative to the proponents of the business, and for the business itself. Strengths and Weakness most often are internal (for example, education and experience of the applicant (or lack of), financial and other resources available (or not available). Opportunities and Threats most often are external (such as demand for the product, competition, and weather risk). Identification of each allows the applicant to highlight things, or conditions that are in their favour that they might be able to leverage to their advantage, and things they need to work on, find solutions to, or mitigate to prevent failure.

Detail expected to receive full scoring in this section:

- ✓ At least 2 entries for each of the 4 SWOT components
- ✓ Comments about how each element helps the business (and will be used to advantage), or could harm the business (and what will be done to mitigate, or lessen the negative effects)
- ✓ While strengths and opportunities may be discussed as well in other areas of the submission, to contribute to the score, they must be included in this section.

Section 3 Products/Services

a) Products/Services:

Total possible score: 50

Describe in layman's terms what the key products and/or services will be. Keep the description clear and simple. As well, provide production estimates (example – yield per acre, dozens of eggs per year, units of horse boarding, etc.). Support is required for the production estimates used. If presently in operation, or if involved in the production of these products, or in providing these services in the past, provide historical information related to these past operations. If there have been no past related operations, there should be industry research or information supporting the estimates used. Along with the description of the products and/or services, discuss the market need for what is being offered. If it is a new product or service, explain what it is, and why you think there will be demand for it. If the products or services presently exist, comment briefly on why you think more needs to be made available. Don't get into too much explanation of the market in this section as there will be opportunity to provide market research information in Section 4, Marketing.

- ✓ A full listing and description of the key products/services to be provided
- ✓ Production estimates for the products/services to be provided supported by past production information or industry research
- ✓ Comments about the market need for these products and/or services

b) Additional Products/Services:

Total possible score: 30

If there will be additional products or services in addition to those considered to be key, and described in Section 3.a above, provide similar information here as in that section, unless they will be produced or provided in minor amounts (will be less than 10% of total operational income – see comment below).

If there will be no additional products or services, provide a comment to state that, and then ensure that the projections produced do not include any of these products or services. If the operating projections include income that would come from any of these sources, they must be discussed in this section.

The purpose of this section is to capture information on any additional products and services, as noted above.

Having these products and services in addition to the key ones as per Section 3.a is not a requirement to receive full scoring in this section. If there are no additional products and services, full scoring will be awarded if a statement is provided to that effect.

Detail expected to receive full scoring in this section:

- ✓ A full listing and description of the additional products/services to be provided (if present)
- ✓ Production estimates for the additional products/services to be provided supported by past production information or industry research (if present)
- ✓ Comments about the market need for these products and/or services (if present)
- ✓ A statement that there will be no additional products/services if there will be none
- ✓ If income from the described additional products and services will be less than 10% of total operational income, a full listing and description of the additional products/services only is required.

c) Other Sources of Income:

Total possible score: 20

If there are going to be non farm, or other sources of income, detail MUST be provided about what they are, along with expected amounts less appropriate expenses, if applicable, and expectations for this income going forward. If these sources of income have existed in the past, summary records from at least 3 years historical income information and/or income tax records must be included. If only minor amounts are expected (amounts equal to less than 10% of operational income) expected amounts and sources only need to be provided.

If there will be no other sources on income, in addition to income as described in Sections 3a. and 3b., provide a comment to state that, and then ensure that the projections produced do not include income from these sources. If the operating projections include income that would come from any of these sources, they must be discussed in this section.

The purpose of this section is to capture information on other sources of income, and having income from these sources is not a requirement to receive full scoring in this section. If there are no other sources of income, full scoring will be awarded if a statement is provided to that effect.

Detail expected to receive full scoring in this section:

- ✓ A description of the other sources of income expected (if present)
- ✓ Expected net amounts and timing of the expected income, supported by historical information or industry research, and comment to explain the likelihood of it continuing (if present)
- ✓ A statement that there will be no additional products/services if there will be none
- ✓ If income from these other sources will be less than 10% of total operational income, expected amounts and sources only is required.

Section 4 Marketing

a) Target Customers:

Total possible score: 40

Describe who you expect your primary and secondary customers will be. Where possible, this should be supported by market research, or reliable experience with the products or services being provided.

Detail expected to receive full scoring in this section:

- ✓ The name, or description of the expected primary and secondary customers
- ✓ Demographic information about the expected customers including things such as location, age, family size, income levels, gender, etc. as applicable

b) Market Capacity:

Total possible score: 20

Explain the amount or volume of your products and/or services you think your target market will be able to absorb and expected changes to this market capacity over time. Relate this capacity to the volumes being produced in your proposal to demonstrate expected demand for your products and/or services. Support the estimates of market capacity with market research, or reliable experience with the products or services being provided.

Detail expected to receive full scoring in this section:

- ✓ *The estimated amount of the proposed products and/or services that the present expected market will be able to absorb*
- ✓ *How the market capacity is expected to change within various pricing ranges, and if it is likely to change over a defined time period*
- ✓ *Support for the above information through relevant market research and/or description based on history or experience*

c) Competition:

Total possible score: 20

Using market research completed, describe who, or what the competition is. How do their products and/or services compare with those being proposed? Does the market have sufficient capacity for their products and/or services and yours? On what basis will you compete, if necessary, and why would customers choose your products and/or services over those being provided by your competition?

Detail expected to receive full scoring in this section:

- ✓ *Identification of competitors, along with description of the products and/or services they provide and their prices*
- ✓ *Market capacity relative to the products and/or services presently available*
- ✓ *Why the products and services proposed will be purchased in the presence of those available by competitors*

d) Pricing:

Total possible score: 20

Explain how your products and/or services will be priced, and the logic behind the pricing strategy. Compare your products and/or services to those of your competitors and their prices. Use the market research completed and/or your history to support the pricing strategy being used.

Detail expected to receive full scoring in this section:

- ✓ *Planned pricing summary for the products and/or services proposed*
- ✓ *Logic for the pricing to be used along with comparison to that of competitors, based on market research done or history*

e) Distribution:

Total possible score: 10

Describe how the product(s) will be distributed, or service(s) provided to customers. Will pricing vary depending on delivery options? Provide market research or history to illustrate the impact of various types of delivery or distribution, and impact on pricing.

Detail expected to receive full scoring in this section:

- ✓ *Description of the planned methods of distribution along with impacts on pricing and market penetration, supported by history or market research*
- ✓ *Information on delivery partners if they will be used (an example of a delivery partner is a retail store)*

f) Promotion:

Total possible score: 10

Explain how the products and/or services will be promoted and the logic for the promotional plan? If delivery partners are being used, explain arrangements made, or anticipated. Provide market research or history to support the promotional strategy.

Detail expected to receive full scoring in this section:

- ✓ *The planned promotion strategy and logic for it (include delivery partners if being used), supported by market research*
- ✓ *If available, the present promotion strategy in place, and how it will be applied going forward, along with comments on its effectiveness*

Section 5 Management

a) Management:

Total possible score: 50

Explain who the owners of the business will be, who will be on the management team, what will be the responsibilities of each, how each is qualified for their responsibilities, and additional training that will be required for each to fill their role. Provide information on outside professionals to be accessed (lawyers, accountants, consultants etc.)

Appendix 2 Project Plan Outline

Detail expected to receive full scoring in this section:

- ✓ Full description of the ownership and management team, along with the responsibilities and qualifications of each
- ✓ Training requirements for the management team, along with cost and time frame for the training. If no training is required, explain why
- ✓ Outside professionals to be used to assist with management

b) Labour:

Total possible score: 50

Identify the labour, or employee requirements, along with training that will be necessary. Comment on research done to gain the information to base assumptions on, or experience if presently employing labour.

Detail expected to receive full scoring in this section:

- ✓ Requirements for the hired labour along with timing, and expected costs for the labour along with research or history to support
- ✓ Training needs for the hired labour, along with timing and expected costs along with research or history to support
- ✓ If ownership or management will be providing the labour, explain how the requirements will be met, in particular if they are employed or working other jobs

Section 6 The Project

a) The Capital Plan (description):

Total possible score: 80

Fully describe the Project, and what is to be accomplished in it. This should include an explanation of what the overall goal of the Project will be, and what the completed Project will look like. Accomplishment of the Project should be in line with the Personal and Business Goals as described in Section 2.

Detail expected to receive full scoring in this section:

- ✓ The purpose and scope of the Project, clearly showing the connection between it and the Personal and Business Goals described in Section 2. If the Project is not able to meet those Goals, describe how they will be otherwise met
- ✓ Aspects of the overall Plan that will be excluded from this Project, and why (for example, parts of the Plan that will be added at a later time, or that are already in place)
- ✓ Expected time frame from start of the Project to the finish
- ✓ Total cost and funding plan
- ✓ Approvals required
- ✓ How the project will be consistent with industry and community needs

This section can be in paragraph or point form.

Detail and cost of the individual components will be provided in Section 6.b.

b) Capital Plan (components):

Total possible score: 100

This section allows for detail to be provided about each of the components, what they are, their cost and expected time frame for completion of each. This can be in words, or in table format, but must be in a manner that can be clearly understood by the reader. Costs, and timing of the costs must be consistent with the cash flow projections to be provided in Section 7. Valid estimates must be provided to support the costing used (3rd party preferably or component costing if labour is to be provided by the applicant or others at no cost) for all elements of the Project. A Gantt Chart will assist in illustrating the planned process. A Capital Projects Planned worksheet is available from Yukon Agriculture Branch for use if desired. For capital improvements counted towards approved development work, please refer to the 2020 Yukon Agriculture Policy (Cultivating our Future), Appendix B-4, pages 39-40.

Detail expected to receive full scoring in this section:

- ✓ Listing of all the components of the Project, along with the cost of each
- ✓ A timeline showing the project start, various stages of progression and completion date
- ✓ Full 3rd party or component estimates if labour is to be provided by the applicant or others at no cost
- ✓ Ensure that the capital costs are included in the Cash Flow projections provided as per Section 7.

c) Resources Available to Complete the Plan:

Total possible score: 100

Resources available are the sum of the factors that will contribute to success in completing the components of the Plan. If outside funding will be required, describe what will be available, from what source, and when. Verification of that funding will be required in Section 10. Other resources may be tangible and direct (eg. "I own a D7 Cat which I will use to do the land clearing."), or they may be transactional and indirect (eg. "My brother in law is a journeyman carpenter, and has offered to help build my shop, as indicated in the attached letter."). Tangible and direct assets (including cash resources). Applicants often are interested in accruing as much "sweat equity" as possible and

project resources may include a large amount of the applicant's direct work contribution to a project. If that is the case, explain the skills and experience of the individuals and expected labour contribution from them (applicant, family and friends, etc.), and cost if there is any.

Detail expected to receive full scoring in this section:

- ✓ *Listing and description of all resources required to complete each component of the Project*
- ✓ *Full explanation of the availability and characteristics of resources available, as described above*

Section 7 Financials

a) Financial Backing:

Total possible score: 40

Individuals or entities to be financially involved in the Project (in addition to the applicant(s)) must be identified, and their contribution, or backing described and supported by statements of commitment, and verification of the availability of what they are committing. If funds will be provided on an ongoing basis to supplement the cash flow of the applicant, the contribution must be fully described and ability to provide verified by tax returns and a brief annual or monthly cash flow. The amounts of the financial backing will then be shown in the cash flow projections completed. This backing is financial, not resources to be provided by others as per Section 6c above.

Having financial backing is not a requirement to receive full scoring in this section, unless it is financially needed. If there is to be no additional financial backing, full scoring will be awarded if a statement is provided to that effect.

Detail expected to receive full scoring in this section:

- ✓ *Identification of individuals or entities providing financial backing to the Project*
- ✓ *The planned contribution of the above individuals or entities supported by a statement of commitment and confirmation of the availability of the contribution (this can be done by way of letter from their financial institution, statement of assets and debts or tax return with a brief cash flow statement)*
- ✓ *If no financial backing is to be provided by other individuals or entities, a statement is provided to that effect.*

b) Assets and Debts:

Total possible score: 100

A statement of assets and debts for the applicant(s) is required as part of the analysis. The purpose is to show if the applicant has the resources (along with those to be provided by others as discussed in Sections 6c and 7a above), and the financial strength to complete the project as detailed in the Capital Plan. The statement should include specifics on resources owned that will be used in the Project, and details on all liabilities, including amounts presently owing and repayment terms. This information should then be summarized in a Balance Sheet. A Statement of Assets and Debts document is available from Yukon Agriculture Branch for use if desired. The financial strength of the applicant will be part of the score in this section.

Detail expected to receive full scoring in this section:

- ✓ *A complete statement of assets and debts including a summary balance sheet. Detail on the assets, and on all liabilities must be provided*
- ✓ *Appraisals or third-party valuations by qualified persons to support the values used for major assets*
- ✓ *Creditor statements to support major debt amounts provided*
- ✓ *Debt/Equity, or Equity Ratio calculations. To receive full scoring in this section, the Debt/Equity ratio must be no more than .43, or equity ratio no less than .70. The Debt/Equity ratio is calculated at total debt/total equity. The Equity Ratio is calculated at total equity/total assets.*

c) Operating Projections:

Total possible score: 100

Annual operating projections are required for the planned operation, from the start of the project through to a typical year after the Capital Plan is completed. The projections should describe operations and show the expected units of production (acres, animals, #s, dozen, etc.), amount of sales and income from operations, as well as expenses related to production. The amounts and prices, and the expenses projected should be supported either by past records or by industry research.

Detail expected to receive full scoring in this section:

- ✓ *Complete projected annual income statements from the start of the project through to a typical year after the project is complete, showing expected operations, including production, sales and income*
- ✓ *Complete projected annual expense statements from the start of the project through to a typical year after the project is complete, showing expected expenses*
- ✓ *Changes in production estimates following what is expected for ongoing improvements in the Capital Plan*
- ✓ *Historical income and expense information, or industry research to support the production, price and expense estimates*

Appendix 2 Project Plan Outline

- ✓ *Debt service capacity ratio calculation for each year will be calculated as follows:*
$$\frac{\text{proj. farm inc.} + \text{proj. non farm inc. (after tax)} - \text{proj. farm exp. (not including amortization or int.)} - \text{living costs}}{\text{principal and interest payments on term debt (including personal debt)}}$$
- ✓ *Sensitivity testing on the debt service capacity calculation where:*
 - *Projected farm income is decreased by 10%*
 - *Projected farm expenses are increased by 10%*
- ✓ *To receive full scoring in this section, the debt service capacity ratio as calculated must be at least 1.25 in the typical year projected after the project is complete (without sensitivity testing), and at least 1.00 in the typical year projected after the project is complete when the sensitivity tests are applied.*

d) **Cash Flow:**

Total possible score: 100

Cash flow summaries are required from the start of the project through to a typical year after the Capital Plan is completed. During the development phase covered in the Capital Plan, the cash flow summaries should be monthly. When the development phase is complete, the summaries can be quarterly or annual. The cash flow summaries should include all sources of cash (farm income, non farm income, borrowings, capital sales, etc.) and all uses of cash (expenses, payments, living costs, capital purchases, etc.) during the year of each summary. The amounts developed in other sections (for example income from farm sales, borrowings, capital purchases that are part of the Capital Plan) should be the amounts reported in those sections. Cash flow amounts projected not supported by past records or industry data in other sections should show that support in this section (for example living costs, payments on new loans, etc.). The purpose of the summaries is to show that there will be sufficient cash flow to meet the financial requirements for each time period. A Cash Flow document is available from Yukon Agriculture Branch for use if desired.

Detail expected to receive full scoring in this section:

- ✓ *Complete monthly cash flow projections for each year from the start of the project through to at least the end of the development phase of the project, followed by at least annual cash flow projections through to the end of a typical year after the project is complete, including all expected sources of cash inflow and uses of cash during the time period of each summary*
- ✓ *Historical information or industry research to support inflow and outflow entries that are not supported with such information in other sections*
- ✓ *Comment on cash flow strength noting the projected cash balance at the end of each projected cash flow period*
- ✓ *Sensitivity testing on the cash flow projections where:*
 - *Projected farm income is decreased by 10%*
 - *Projected farm expenses are increased by 10%*
- ✓ *To receive full scoring in this section, the projected cash balance calculated must be consistently positive, or, if negative, can be covered by the approved operating loan in each time period with and without the sensitivity testing specified*

Section 8 Final Scoring adjustments

Final Scoring adjustment will be made in relation to the following:

- ✓ **Commitment:** Private/Grant Investment Capital Placed into the Project **Total possible score reduction: 200**
 - *Project must demonstrate adequate private and / or grant capital investment*
- ✓ **Capacity:** Off Farm income Available to Contribute to Project Finance Payments **Total possible score addition: 300**
 - *Current off farm income surplus covers the majority of all payments on credit, or no new credit is required.*
- ✓ **Collateral:** Amount of Tangible Fixed Assets Available to offer to secure project credit required **Total possible score addition: 100**
 - *minimal loan and prior charges to security ratio, or no credit is required*
- ✓ **Conditions:** Adequacy / Quality / Validation / of Information Provided in the FDBP. **Total possible score reduction: 100**
 - *Key information provided in the FDBP was validated with appropriately documented research, signed agreements, letters, custom work and equipment purchase / lease quotations; all required past and projected financial statements; support for all other key FDBP information; and all of these documents are included as appendix attachments.*

Section 9 Activities

a) The Site:

Total possible score: 30

Provide a sketch-map with the approximate dimensions of buildings and relative locations of the following: Building sites, access, shelter belts, field plans/layout, fence lines, irrigation system/water sources etc. Your sketch-map is a site plan and must accurately reflect the layout of your infrastructure.

Detail expected to receive full scoring in this section:

- ✓ Shows the location of where the activities are taking place on the site.
- ✓ The layout is comprehensive and is easily understood how the layout supports optimal flow of activities and operation.
- ✓ Dimensions of development items and spacing etc. are understood.
- ✓ The site accurately reflects all proposed development items stated in the project plan.

b) Activities:

Total possible score: 30

Describe the project activities and where they will take place on the site. This narrative is to provide a description and links into your site plan in 8a. Please describe your intended farm operation and the layout of proposed developments. Activities listed must be permitted under the applicable Development Area Regulations as well as the YESAB Terms and Conditions for the project.

Detail expected to receive full scoring in this section:

- ✓ Explores development items in detail and how each development interconnects. It identifies many implied tasks.
- ✓ Makes provision for alternative layout/location and/or processes if there is a possibility that assumptions at this time are incorrect.
- ✓ Represents little risk because all details are comprehensive and clearly based on experience with similar project(s) that are successful.

c) Land needs:

Total possible score: 80

Your carefully considered project should show the fit between your project's land needs and the lot you have chosen. YG expects the proposal to include a justification for how the lot applied for contributes to your proposed project. If you already own agriculture land, explain how the land is currently being farmed and why expansion is needed.

Detail expected to receive full scoring in this section:

- ✓ Demonstrates that the applicant has no other viable options and attaining the chosen parcel is necessary for the project to be successful.
- ✓ There may be a demonstrated limitation on how the applicant is currently operating, and the acquisition of this specific lot will alleviate this.

Section 10 Proponent Commitments and terms & conditions of the YESAA review 2019-0037

a) Proponent Commitments and YESAB:

Total possible score: 20

Please explain how the project supports the YESAB Terms & Conditions, and/or Proponent Commitments. (see Appendix 3).

Section 11 Credit Validation

a) Credit Validation:

Total possible score: 100

For the purposes of this application, credit validation is met by provision of any documentation from a recognized agency for lending and/or managing funds that confirms the availability of financial resources equal to the total YG Development Costs and the value of your capital improvements toward the development of your project plan. Capital improvements must be inline with Section B-4 c. of the 2020 Yukon Agriculture Policy. **Failure to provide this credit validation disqualifies your application.**

In cases where property is being used to demonstrate the availability of financial resources, the following must be submitted:

- a. Legal description of the property along with proof of title ownership.
- b. A 3rd party appraisal completed by a recognised certified property appraiser or an appraisal done through a recognised certified Real Estate agent.
- c. Any mortgage statement or other documentation stating monies owing on the property.

Detail expected to receive full scoring in this section:

- ✓ Attached is a table you can use as a checklist to ensure you have submitted all the required documentation.

Checklist Table for Section 11: Credit Validation: You may choose to use this as part of your submission

<i>Option 1:</i> a. Type of validation submitted (ie Bank statement, line of credit)	b. From a recognized agency for lending and/or managing funds Y/N	c. Easy to identify that the applicant or investor is the owner of account Y/N	d. Demonstrates that the funds are available to the applicant Y/N	e. Enter value of this validation	f. All documentation is supplied? Y/N)
<i>Option 2:</i> a. House appraisal(s) along with associated mortgage statements	b. House or land appraised by a 3 rd party certified property appraiser or real estate agent along with mortgage statement or monies owing against the property. Y/N	c. Legal description of the property and easy to identify that the applicant is the owner of the property (ie certificate of title, applicant must be on title). Direct link from legal description to appraisal. Y/N	d. The difference of appraised value and monies owing is clear and understood in the back up documentation Y/N	e. Enter value of this validation	f. All documentation is supplied? Y/N
Total of all 'Acceptable' validation submissions (must meet or exceed YG development costs plus Project plan value). Amounts will only be credited if supporting documents are provided.					

Appendix 3:

Relevant Terms and Conditions and Proponent
Commitments (from YESAA Project 2019-0037:
Agriculture Planned Land Release: 1 lot near Gentian
Lane)



Relevant Terms and Conditions (excerpt from YESAB project Evaluation Report: Agriculture Planned Land Release – 1 lot near Gentian Lane, Project number: 2019-0037)

- All equipment used for the project activities shall be free of foreign soil and plant material prior to moving it to and from the project site.
- If the Project involved seeding, only seed mix certified by the Canadian Seed Growers' Association shall be used, to reduce the introduction of invasive species.
- In the event that any agricultural plants begin to colonize areas outside the agricultural parcel, the successful applicant, in consultation with the Yukon Government Agriculture Branch, shall develop a plan to prevent further spread of these plants.
- The successful applicant, in consultation with Agriculture Branch, shall install and maintain an operating electric exclusion fence to deter and prevent wildlife from coming in contact with any animals used to produce agricultural products.
- The Whitehorse District Conservation Officer (867-667-8005) shall be contacted for any necessary information regarding bear deterrent practices and if any incidences involving wildlife occur.

Relevant Proponent Commitments: These identified commitments mitigate specific adverse effects of the Project and are instrumental in the Designated Office's significance determination. These commitments demonstrate the Proponent's efforts under 42(1) of YESAA to consider adverse project effects and mitigations measures. These specific commitments mitigate adverse effects and in some cases may surpass the requirements of other legislation.

- Fuel will be transported during development by tidy tank in the back of a pickup truck.
- Waste petroleum products will be delivered to the appropriate disposal site.
- Equipment will be well maintained and in good running order.
- Spill kits will be on-site for the transfer and use of petroleum products.
- Herbicides will be used once annually as per the manufacturer's recommendation as well.
- as according to regulatory requirements.
- Fertilizers (approx. 200 lbs/acre) will be used following soil testing and as recommended.
- by a certified Agrologist as well as according to regulatory requirements.
- Water use from ground water sources (if any) will be controlled to prevent surface run-off.



Yukon Environmental & Socio-economic Assessment Act

Decision Document

This document meets the Yukon government's requirements as a Decision Body as set out in the *Yukon Environmental & Socio-economic Assessment Act*.

Other Decision Bodies

Not Applicable

Project

Project Name Agriculture Planned Land Release: **YESAB File Number** 2019-0037
1 lot near Gentian Lane

Proponent Name Jonathan Lucas

Company Name Agriculture Branch

Project Description

Under the Agriculture Planned Land Application Review (APLAR) process, the Proponent proposes to develop one 5.0 ha parcel for the sale and establishment of commercial non-soil based agriculture production and residential use. Applicants to the APLAR process will be required to provide the Proponent with an approved farm development plan that specifies which farming activities will occur. In the first year of the Project, the Proponent will undertake site preparation activities. The Project also includes farm development activities, which will be completed within seven years by the successful applicant. The use and occupation of the area is permanent. The Designated Office will consider the full suite of potential activities that could take place on this parcel within the first seven years.

The Golden Horn Local Area Plan applies to the Project. In order to maintain a continuous lot boundary alignment, and to assist with existing trail re-routing, the western boundary of the parcel encroaches on Environmental Open Space (EOS). To account for EOS overlap, a section of land along the northern part of the reserve will be transferred to EOS.

Project Activities:

- Use of small equipment – ATV adapted farm equipment, small tractors, etc.
- Clearing of vegetation and earthworks (December-February)
- Construction of driveway connecting to Gentian Lane (5 m x 75 m)
- Construction of residences and outbuildings (e.g. shed, workshop, etc.)
- Drilling of water well and use of dugout
- Use of water (100 m³ /day)
- Rerouting of existing recreational trails
- Installation of power poles
- Development of food and forage production, poultry and egg production, dairy farming, bee-keeping, production of plants and trees, sod farming, greenhousing and market gardening
- Construction of structures for crop and equipment storage, barns, corrals, etc.
- Installation of fencing
- Use of herbicides and fertilizers
- Installation of septic system
- Fuel handling
- Waste management

Other Decision Bodies

Yukon Environmental & Socio-economic Assessment Act

Decision Document

Consolidated Decision Document

Not Applicable

First Nations Consultation

A. Consultation under YESAA section 74(2)

Not Applicable

B. First Nations Consultation - General

Informally discussed the project prior to YESAB submission with Lands, Resources, and Heritage Department of TKC, and Land and Resources Management of KDFN. Initiated formal consultation with TKC and KDFN during the submission of the YESAB application. After the release of the Evaluation Report, requested further comment from both TKC and KDFN.

YESAB Recommendation

56(1)(b) Under s. 56(1)(b) of the *Yukon Environmental and Socio-economic Assessment Act*, the Whitehorse Designated Office recommends to the Decision Bodies that the Project be allowed to proceed, subject to specified terms and conditions. The Designated Office determined that the Project will have significant adverse environmental and socio-economic effects in or outside Yukon that can be mitigated by those terms and conditions.

Decision

Pursuant to section 75, 76 and 80, the Yukon government has considered the assessment of this project and:

- Accepts the recommendation and the terms and conditions as follows:
- Rejects the recommendation and the terms and conditions as follows for the reason(s) specified:
- Varies the recommendation and the terms and conditions as follows for the reason(s) specified:

Rationale for Decision

Recommendation to proceed aligns with the goals of the proponent; terms and conditions, together with proponent commitments, appropriate for the project.

Yukon Environmental & Socio-economic Assessment Act

Decision Document

Term	Term & condition	Status	Reason
1	YESAB: All equipment used for the project activities shall be free of foreign soil and plant material prior to moving it to and from the project site.	Agree	--
2	YESAB: If the Project involves seeding, only seed mix certified by the Canadian Seed Growers' Association shall be used, to reduce the introduction of invasive species.	Agree	--
3	YESAB: In the event that any agricultural plants begin to colonize areas outside the agricultural parcel, the successful applicant, in consultation with the Yukon Government Agriculture Branch, shall develop a plan to prevent further spread of these plants.	Agree	--
4	<p>YESAB: The Proponent shall install and maintain an operating electric exclusion fence to deter and prevent wildlife from coming in contact with any animals used to produce agricultural products.</p> <p>NEW Term: The successful applicant, in consultation with Agriculture Branch, shall install and maintain an operating electric exclusion fence to deter and prevent wildlife from coming in contact with any animals used to produce agricultural products.</p>	Change	This term and condition will become the responsibility of the successful applicant, and approved by Agriculture branch. Applications for this lot will include a plan of installing and operating an electric exclusion fence where livestock are part of projects. This will then become a development item under Agreement for Sale for the successful applicant.
5	YESAB: The Whitehorse District Conservation Officer (867-667-8005) shall be contacted for any necessary information regarding bear deterrent practices and if any incidences involving wildlife occur.	Agree	--

Date

Project Recommendation Issued 2019-04-12

Recommendation Received From

Designated Office - Whitehorse

Authority

By signing below, the Yukon government has exercised its authority as per YESAA s.75 or s.76 to issue a decision document on this project.

Name Matt Ball

Position Director, Agriculture Branch

Phone 867 667 5287

Email matt.ball@gov.yk.ca

Yukon Environmental & Socio-economic Assessment Act

Decision Document

Signature



Date

May 10/19

Original signed by EMR-Agriculture Branch

Distribution

Project Proponent	Yes
Other Decision Bodies	No
DAP Branch, Executive Council Office	Yes
YESAB Designated Office	Yes
YESAB Executive Committee	No
Minister Environment (Canada)	No
Yukon Surface Rights Board	No
Yukon Water Board	No
Land Use Planning Commission	No
Independent Regulatory Agency	No
Other Body/Person as Required	No

Appendix 4:

a) excerpt from the Golden Horn *Development Area Regulation: Agriculture 1 zone*

Attached is an excerpt from the Golden Horn Development Area Regulation which describes the allowable uses on an Agriculture 1 zoned lot. To read the complete Development Area Regulation please refer to:

https://laws.yukon.ca/cms/images/LEGISLATION/regs/oic2011_125.pdf

b) 2020 Yukon Agriculture Policy

https://yukon.ca/sites/yukon.ca/files/emr/emr-cultivating-our-future-2020-yukon-agriculture-policy_0.pdf

c) Agriculture Land Development Guidelines (attached)

d) Manure Management Principles (attached)

e) BC Agricultural Fencing Handbook

<https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/business-market-development/structures-mechanization/agricultural-structures-fencing>

(5) No building may be constructed in the Environmental Resource zone within 200 metres of the Yukon River, but any established home sites, agricultural uses and other previously approved uses existing there at the time of the passage of this Regulation may continue.

(5) Il est interdit de construire un bâtiment dans une zone ressources naturelles à moins de 200 mètres du fleuve Yukon, mais les sites de résidences, les usages agricoles et les autres usages préalablement approuvés à l'entrée en vigueur du présent règlement peuvent être maintenus.

RURAL AGRICULTURAL 1 – AG-1

ZONE RURALE AGRICOLE – AG-1

Purpose

10. The purpose of the Rural Agricultural 1 zone is to recognize established agricultural uses that have evolved to rural residential use.

Objet

10. L'objet de la zone rurale agricole est de reconnaître que des usages agricoles établis ont évolué pour devenir des usages ruraux résidentiels.

Principal uses

11. The only principal uses permitted in the Rural Agricultural 1 zone are agricultural uses.

Usages principaux

11. Les seuls usages principaux autorisés dans la zone rurale agricole sont les usages agricoles.

Accessory uses

12. Only the following accessory uses are permitted in the Rural Agricultural 1 zone

Usages accessoires

12. Les usages accessoires qui sont autorisés dans une zone rurale agricole 1 sont les suivants :

- (a) two dwelling units;
- (b) home based business;
- (c) accessory buildings;
- (d) bed and breakfast lodging;
- (e) agricultural tourism; and
- (f) one guest cabin.

- a) deux unités d'habitation;
- b) l'entreprise à domicile;
- c) les dépendances;
- d) les gîtes touristiques;
- e) les activités agrotouristiques;
- f) une installation d'hébergement temporaire.

Discretionary uses

12.1 The only discretionary use that may be permitted in the Rural Agriculture 1 zone is a dog boarding kennel.
(Section 12.1 added by O.I.C. 2013/206)

Usage discrétionnaire

12.1 Un chenil pour le logement des chiens est le seul usage discrétionnaire permis dans la zone rurale agricole 1.
(Article 12.1 ajouté par Décret 2013/206)

Minimum lot size

13. The minimum permitted lot size in the Rural Agricultural 1 zone is 5 hectares.

Superficie minimale

13. La superficie minimale d'un terrain autorisée dans une zone rurale agricole 1 est de 5 hectares.

Setbacks

14. All buildings on a lot in the Rural Agricultural 1 zone must be at least 10 metres from each lot line, except that where a lot abuts the crown reserve above the ordinary high water mark, a building need only be 1.2 metres from that lot line.

Marges de retrait

14. Lorsqu'un terrain est attenant à la réserve de la Couronne au-dessus de la ligne des hautes eaux ordinaires, un bâtiment doit se trouver à au moins 1,2 mètre de cette ligne de terrain. Autrement, les bâtiments sur un terrain dans la zone rurale agricole 1 doivent se trouver à au moins 10 mètres de chaque ligne de terrain.



Agriculture Land Development Guidelines, in Yukon

(Items indicated as * are required for completion of soil based A/S)

Developing a farm requires:

- 1) field development* involving land clearing, breaking, and seeding to produce a food or forage crop. Under most circumstances field creation will involve the use of heavy equipment and the requirement to disk to a depth of 6". However new land clearing techniques may be developed, and unusual or site specific soil and land characteristics may require novel soil and field development methods. Agriculture Branch shall determine the most appropriate method of land clearing and initial cropping as required and on a case by case basis
- 2) building support infrastructure such as barns, sheds, pens, fences, wells, shelterbelts, irrigation systems, electricity supply, access routes, etc.

Developing a non-soil based farm does not require field creation, but generally requires greater agricultural infrastructure development.

Be aware: in all Yukon Development Area Regulations¹, construction of a primary residence is considered secondary, accessory, or ancillary to the agricultural development. Agricultural use was the reason for the land's release and the farm, not the residence is to be created first. Please consult the appropriate Local Area Plan and Development Area Regulation for your property, prior to purchase or application.

Farm Development is expensive. The purpose of this document is to help prospective farmers estimate the magnitude of the costs they face in developing a farm.

The cost schedules are presented as generalized ranges and regularly change. There are too many variables to permit detailed cost estimates: for example, buildings, like fields, come in many sizes, shapes, and particular details. The skill and experience of contractors and of owner-operators can also vary widely.

In estimating the value of "sweat equity" (your time) it is appropriate to use the value of general labor (\$25/hour) for tasks such as fencing, and general helper; \$40/hour for semi-skilled work such as rough carpentry. When using one's own heavy machinery, the prevailing equipment charge-out rate

(1) ¹ <http://www.emr.gov.yk.ca/landplanning/local-area-plans.html>

Agriculture Land Development Guidelines, in Yukon

provides a fair standard value. Applicants should check with professional land developers, and equipment hire companies. Remember, just because you own equipment it is not considered free, and should be charged at fair value to your project/farm plan

Likewise, for building workshops, and barns, a professional average cost-per-square-foot can be used.

1.0 Land Development

The costs of land development depend on vegetation cover, underlying soils, terrain, time of year, methods employed, type of equipment used, and the development objectives.

1.1 Land Clearing*

During the farm planning process consideration of leaving stands or rows of existing trees as shelterbelts and shade cover, or for Agroforestry and Silvopasture techniques should be undertaken (see Shelterbelt section for development credits)

Merchantable timber is required to be salvaged as a term of any Agreement for Sale or lease. Forestry Management Branch, as the qualified professionals, assess lots for timber volume. As part of the clearing process, timber harvesting should be costed appropriately. Timber harvest methods should also take account of how the root/stumps will be ultimately removed during field creation.

Vegetation cover below 2800' elevation occurs in these general groupings:

1. Open (scattered light aspen and willow with some small conifers)
2. "Buck brush" dwarf birch and/or thick willow and scattered conifers
3. Light aspen and old forest fire areas
4. Medium timber (open canopy with timber generally less than 90 yrs old) or deforested with optimal 2'+ stump height remaining.
5. Heavy timber (mature spruce/pine with heavy and thick branches down to ground and a nearly closed canopy).
6. Timber harvested, sub-optimal stump height remaining

Underlying soils must also be considered. For example clay, moisture content and occurrence of permafrost will affect optimal timing and costs of clearing.

The costs of machine clearing rise with increasing volumes of vegetation to remove, increasing difficulty of removing root clumps and stumps, and increasing clay content.

Willow root clumps are notoriously difficult to remove with conventional bladed machinery, and alternative methods should be considered.

During clearing, non-merchantable woody materials are to be removed from the cleared field area. Any field area used for storage of woody material is not included as "cleared" under the terms of the Agreement for Sale. Such woody material (generally Ramial wood) is an important source of on-farm organic matter and procedures to incorporate this into the soil are supported.

Agriculture Land Development Guidelines, in Yukon

Bladed machines are best used in winter; forestry mulchers and subsoilers are designed to work through frost and are generally suitable for year round use. With bladed machines it is important to minimize organic layer and topsoil loss when removing root balls if woody debris is to be burnt. Soil in the root balls will create a dirtier, polluting burn, and the extra soot produced will create an increased albedo effect in winter.

If woody debris is to be chipped and respread upon the field, then topsoil and organics in the rootballs are returned in an organics laden mulch.

There is no woody debris to deal with when using a forestry mulcher.

YESAA evaluations will include Species At Risk legislation, however migratory bird nests are not to be destroyed by land clearing thus clearing should halt and avoid areas where nesting birds are observed. In certain circumstances clearing will not be permitted from May 1 until Aug 26th, this generally being the nesting season of migratory birds in the Yukon

1.2 Land Breaking*

The objective is to bring the field into the finished form of a seedbed as quickly as possible. This is a results based activity.

A subsoiling forestry mulcher will prepare an acceptable seedbed as it clears the ground, combining clearing, breaking, root raking, and stick picking in one action.

Other techniques, specific to certain land types and ground cover may also achieve the same result without use of heavy equipment. Such techniques should be discussed with Agriculture Branch during the development of the Farm Development Plan. Agriculture Branch shall make the final decision regarding whether other techniques will achieve the desired result of forming an acceptable seedbed.

Following clearing and woody debris removal with a blade, the raw site is disked and root raked. Disking is required to at least a depth of 6". The intensity and number of these treatments will vary with the amount of roots and debris in the soil and with the objectives of the owner. To create the seedbed, multiple passes of disking and root raking may be required before fertilizing and seeding.

2.0 Land development* cost ranges (development credit value guide)

It is important to remember this is a guide, actual up to date costs and rates should be used in the Farm Development Business Plan as the values in the Plan form the basis of the Development Credits in any subsequent Agreement for Sale

On average, the contract package costs of meeting minimal requirements of clearing, breaking, and initial crop raising for title vary from \$1500 - \$2500/acre depending on the variables mentioned above. A finished-form field with merchantable timber salvaged, woody debris utilised, land cleared with a seedbed raising a crop may vary from \$1800 to \$4000/acre (less value of salvaged timber) depending on the variables mentioned above.

Broken out in components, land development costs (credits) average as follows:

2.1 Land clearing \$/acre post timber salvage

2.1.1

Blade equipped machinery

Cover type

Buck-brush and willows	\$400 - \$600
Light aspen and burns	\$600 - \$750
Medium timber	\$750 - \$900
Heavy timber	\$1000 - \$1500

* add \$500/acre if logged within 6" of ground level

Utilization of woody debris

Chipper and backhoe	\$600/hour
Spreading	\$150/hour

Tractor driven machinery

Land breaking

- 1 pass each of root raking and disking: \$120/acre
- 2 passes each of root raking and disking: \$240/acre

Disking, Fertilizing, and Seeding

- Disking = average \$60/acre, 1 pass
- Seeding = average \$60 - \$150/acre (includes seeding fall rye or oats)
- Fertilizing = average \$150/acre @ 150lbs - \$250/acre @ 300lbs
- Rolling/packing = \$60/acre

2.1.2

Forestry mulching equipment with subsoiler

Cover type

Buck-brush and willows	\$2000
Light aspen and burns	\$2000
Medium timber	\$2300
Heavy timber	\$2500

Land Breaking

Incorporated in clearing above \$0

Fertilizing, and Seeding

- No-till seeding (fertilizer@150 lbs, seed, and drill) = \$235/acre
- Rolling/packing = \$60/acre

2.2 Equipment rates

- Bulldozer D7, D8, Tractor, Backhoe, Mulching equipment etc – contact appropriate contractor/hire company/provider for up to date rates

3.0 Fencing

There are five generic types of fencing common in the Yukon:

- 7' high page-wire game fencing;
- wire fencing: 4' page-wire with 1 or 2 wires above it, or 3 strands of barbed wire
- Wooden fences (post and board, post and rail, russell rail, snake-log)
- Specialty fences: electric fences and plastic mesh.
- Wildlife Friendly Fences

Some types of fences are required by legislation – for example, game ranches must enclose with 8' page-wire game fencing. Other fences may be suggested by circumstances: an abundance of fire-killed pine may make russell or post-and-rail fencing attractive. Russell fences maybe advantageous where bedrock and stony soil is common, or in boggy, acidic soils that can rot untreated posts in just a few years.

Treated posts, or pressure-treated are good investments – untreated posts can decay within as few as 4 years in some conditions. Posts for game fence are commonly placed at 20' intervals; seven-foot posts spaced 15' to 20' apart are customary for barbed wire, 4' page wire, and electric wire.

3.1 Fencing Costs

Wire Fence Materials

Fence wire:

4' page wire (14 gauge mesh) > \$550 / 1000'

Pressure treated Fence posts > 4.25"x 7' = \$7.99 each

8' game fence > \$2,030 / 1000' (6"x6"squares)

Pressure treated fence posts > 6"x12' = \$34.99 each

Barbed wire > \$50 / 1000'

Electric fence wire (high tensile wire) > \$20 / 1000'

Fiberglass fence posts > 48" = \$5.49 each

Wood fences

Russell Fences: these use local materials, are resistant to rot, but have high labor costs for both cutting and hauling fire-killed pine poles and for assembling. A contractor in 2005 built 3500 feet of Russell fence (250 14' panels) for a cost of \$25,000 (\$100/panel). This included cutting and hauling poles and labor with benefits.

Post and rail: typically chosen if local materials are abundant nearby. Costs of obtaining and distributing materials vary with access to materials. Applying creosote to post ends, and erecting fence: labor at \$20/hr.

Wildlife Friendly Fences

Consist of 3 strands of wire, with at least the top and bottom being smooth wire. The lower wire must be at least 18" from the ground and the upper no more than 42" above the ground. Wildlife Friendly Fences permit the movement of wildlife in and out of the property, whilst restraining domestic animals within the property. They are particularly useful for grazing agreement lands..

Example: one Yukon farmer, using equipment to clear the fence line, pound pressure treated posts at 16' intervals, estimated costs of \$8,000 for one mile of 3-strand barbed and smooth wire on a 160-acre property. (this was total project costs, including materials, equipment rental and labor)

Gates

Metal gates:

6' > \$139.00 ea

8' > \$159.99 ea

10' > \$184.99 ea

12' > \$199.99 ea

14' > \$234.99 ea

Add approximately \$150 for additional parts and labour to install a gate.

4.0 Facilities

4.1 Fertilizer and Grain Bins

- Grain and/or Fertilizer bins, 49 metric tons, coated, welded steel: \$8180 F.O.B. Alberta. For welded steel bins, shipping costs from Alberta can be large. The need for pilot cars can be avoided if bins are built to 11'6" dia. X 15' high. Shipments of one: \$4300; of two: \$2150 ea.
- Another quote, including a 12' base is \$12,995.00 F.O.B. Whitehorse.
- Grain bin (no fertilizer), 54 metric tonnes, bolt-together: \$4500 F.O.B. Alberta

4.2 Buildings

- Conventionally built houses: \$130 - \$150 / square foot
- Metal sheds and barns: uninsulated, no systems, approximately \$40/ sq. foot for materials; \$80/ft² for completed structure with foundation but no heat.
- Wooden sheds, rough lumber approximately \$12/ sq. foot.

4.3 Greenhouses

The simplest greenhouses are also the cheapest, made from poles or scrap lumber and covered with plastic or salvaged windows. They are also suitable mainly for hobby production. Commercial production requires a more sophisticated greenhouse, with vastly different features and construction costs:

Sourced from "Starting a Commercial Greenhouse Business in Alberta" available through Alberta Agriculture:

The greenhouse business is very capital intensive with the basic structure erected ranging in price from \$6-\$8 per sq. ft. depending on such major options as covering materials, ventilation systems, etc. Next we need to provide heating (both the source and distribution), irrigation (source and distribution), electric service (main connection and interior work), nutrient injection system for the irrigation water complete with pH and E.C. controllers, environmental computer to "run" the heating/cooling requirements with the option of adding humidity, CO₂ and irrigation control.

Now we need to build some type of support buildings for storage/shipping, staff room, office, etc. Add in some pesticide application equipment, concrete walkways, benching or a crop support system, high pressure lighting for the starting and/or finishing areas AND before long you have a total investment of \$15-\$25 per sq. ft. Note these are Alberta costs.

4.4 Roads

Three grades of road are common; since costs vary with topography (how much earth must be moved for cuts and fills, firmness of substrate, and distance from gravel pit, some general assumptions are presented. These are: flat terrain, well drained and firm soils, and 20-30 minutes from gravel pit. It is further assumed that the right-of-way has been previously cleared.

- finished driveway 100 m, x 5 m wide, crowned, ditch on one side, \$9000: Subgrade work, \$1400; 1' of pit run gravel waterpacked \$4000; 6" crushed rock water pack on top \$3500.
- farm access road, 100m x 4 m wide, crowned, ditch on one side, \$2600: Subgrade work \$600, 6" pit run gravel water packed \$2000.
- Trail, 100 m x 3 m, subgrade work, smoothing and leveling: \$600

4.6 Wells

Costs of well drilling vary with the type of equipment used, whether the substrate is rock or till, the depth to water, and the effort needed to develop the well. The costs given assume straightforward drilling and within 50 kms of Whitehorse. It does not include pumps, tanks, and water systems. There is no difference between rotary and impact drilling costs.

With casing = \$60/ft

In bedrock without casing = \$40/ft

4.7 Irrigation

Often bought as used systems, costs for these vary with the diameter of pipe used, the length of line needed, the size of pump, and the system design (pivot vs. wheel line). The difference between used and new equipment is typically 60%; because they are a newer technology, used center pivot systems are rarely available.

One Yukon operator installed used equipment (2 used wheel lines) for 100 acres for \$184,000 (\$92,000 equipment, equal amount for labor). Before realistic costing can be done, an irrigation system must be planned meticulously to select an appropriate configuration of equipment and design. The Agriculture Branch has an irrigation guide to help develop irrigation systems.

Approximate irrigation equipment capital costs in 2007				
FOB Lethbridge, Alberta				
Center pivot system	per foot	#	New	Used
1050' Pivot		1	\$50,000	N/A
8" PVC	\$4.20	1300	\$5,460	
PVC installation	\$2.00	1300	\$2,600	
20 hp diesel pumping unit		1	\$19,000	\$7,000
TOTAL			\$77,060	
Wheel move with aluminium mainline				
1/4 mile system	\$20,000	2	\$40,000	\$6,000
7" - 2x30' with risers	\$180	44	\$7,920	
40 hp diesel pumping unit		1	\$25,000	\$10,000
TOTAL			\$72,920	
Wheel move with buried PVC mainline				
1/4 mile system	\$20,000	2	\$40,000	\$6,000
8"	\$2.10	2640	\$5,544	
PVC installation	\$2.00	2640	\$5,280	
40 hp diesel pumping unit		1	\$25,000	\$10,000
TOTAL			\$75,824	

4.8 Dams and Dugouts

Alberta Agriculture publishes an informative guide to constructing dugouts [www1.agric.gov.ab.ca/\\$department/deptdocs.nsf/all/eng4696](http://www1.agric.gov.ab.ca/$department/deptdocs.nsf/all/eng4696). Costs vary with location, size, substratum, and design. One Yukon farmer constructed a dugout 30' x 40' x 15' deep for an estimated cost of \$1/cubic foot including fencing and lining. This corresponds with Agriculture Canada estimates of \$16,000/ average dugout in prairie regions. See hourly equipment rental rates and calculate the volume of material you propose to move and the hourly capacity of the equipment you would employ.

One Yukon farmer estimated a cost of \$1.00/cubic foot for a finished dugout, including excavation, lining, and fencing.

4.9 Ditches

Average estimates: \$10/running foot @ 10' deep.

5.0 Shelterbelts, Agroforestry, Silvopasture

Trees have traditionally been important elements of temperate agricultural systems around the world, but there has been increasing separation of agriculture, forestry and nature over the past few decades²

There is value in utilizing trees within food production. Development credit will be awarded to the equivalent value of planted trees for trees left in situ, or for those specifically planted for agricultural application as detailed in the Farm Development Plan.

6.0 References

This reference document was prepared by Agriculture Branch with direct input from local farmers. These costs are guidelines only, for accurate costs tailored to your specific project please search online and contact specific dealers for prices.



² ¹ Smith et al, 2012, A European perspective for developing modern multifunctional agroforestry systems for sustainable intensification, *Renewable Agriculture and Food Systems*: 27(4); 323–332

Yukon Solid Manure Management Principles

Adapted by:
The Agriculture Branch
Energy Mines and Resources

February 2015

Introduction

These solid (i.e, not liquid) manure management principles present information for the effective use of animal manure as a valuable nutrient source and soil amendment, while also providing instruction for environmental protection. While very beneficial when properly used as a fertilizer, manure has the potential to negatively impact surrounding soil, surface water and groundwater.

These principles were created for agriculture operations which use, produce or store agricultural manure.

An agricultural operation can be defined as any agricultural activity devoted to the production or keeping of livestock, poultry, farmed game, crops, grains, vegetables, milk, eggs, honey, horticultural products, berries, or the operation of machinery or equipment for agricultural waste management or application of fertilizers and soil conditioners.

Agricultural manures can be derived from any livestock, farmed game, or animal including: chickens, turkeys, cattle, sheep, goats, horses, elk and bison.

Agricultural manures collected, stored, handled, used and disposed of in accordance with these principles will be beneficial to crop yield and avoid environmental impacts.

The following document lays out basic principles developing a manure management plan and includes information such as storage, application and composting of manure.

1.

Any fertilizer spill (including manure) over 50kg should be reported to Environment Yukon at (867) 667-7244

STORAGE

Siting Facilities

Separation of solid manure storage from watercourses, wells and property lines is important to minimize risk of pollution or nuisance.

When agricultural manures are stored, they must be stored in a storage facility, in the field, or within the livestock pens, with adequate setbacks from property lines.

Manures should not be stored for greater than one calendar year. Use or change in state such as composting provides for long term storage.

A storage facility and livestock pens must be of sufficient capacity to store all the agricultural manure produced or used on the farm for the period of time needed to allow for the application of agricultural manures as a fertilizer or soil conditioner or the removal of agricultural manures.

A storage facility should be of sufficient capacity to use bedding, such as straw or wood chips, in order to reduce the release of odours and liquids.

Manure must be stored in a manner that prevents the escape of agricultural waste that causes pollution.

Field storage is temporary storage used just prior to spreading on cropland. Only solid manure may be piled in a field storage area.

Field storage

Solid agricultural waste may be stored on a field for longer than 2 weeks if

- (a) stored for no longer than one calendar year
- (b) located a safe distance from any watercourse or any source of water used for domestic purposes, and
- (c) stored in a manner that prevents the escape of agricultural waste that causes pollution.

Composting

The site chosen for a compost pile should conform to separation distances. Leachate from the compost should be contained. Use level land and do not use the same spot every year.

Agriculture manure may be composted in a confined area if the composting facility is adequately setback from any water source and is composted in a way that does not cause pollution.

It is always recommended to compost the manure for secure storage and safer application on the land.

APPLICATION

Agricultural manure must not be applied

- (a) on frozen land,
- (b) in strong winds,
- (c) on areas having standing water,
- (d) on saturated soils,
- (e) at rates of application that exceed the recommended amount required for crop growth,

- (f) if runoff or escape of agricultural waste causes pollution of a watercourse or groundwater, or goes beyond the farm boundary.

Agricultural manure must not be applied to the land if, due to meteorological, topographical or soil conditions or the rate of application, runoff or the escape of agricultural manure causes pollution of a watercourse or groundwater.

Choose methods that provide uniform placement and which achieve the desired rate of application. Methods that ensure accurate placement on the soil surface or within the crop canopy require smaller buffer distances to sensitive areas.

To reduce damage to crops from manure smothering or soil compaction, place manure under the canopy in as dilute a consistence as possible. As well, use high flotation tires and low soil disturbance equipment.

Application rate must not exceed soil nutrient holding capacity. A soil test is recommended to ensure efficient application of fertilizer.

PLACEMENT

When manure is applied and left exposed on the surface, nutrients in the manure are vulnerable to loss through volatilization. Immobile nutrients (potassium and phosphorus) will remain in the top layers of soil making them largely unavailable to the crop and more susceptible to loss through runoff. Manure should be injected or incorporated as soon as possible following application.

Achieving a uniform distribution of manure will help with applying nutrients evenly to the crop. A non-uniform distribution can result in uneven crop growth.

SETBACKS

RUNOFF

A body of water includes a river, stream, lake, creek, slough, marsh, reservoir, irrigation or drainage canal.

There are many factors affecting runoff:

Location of receiving stream

Runoff to streams is much more likely when the field selected for manure application is bordered by a stream or other surface water rather than separated from surface water by another field, pasture wooded area or buffer strip.

Slope steepness and complexity

Runoff is more likely from fields sloping steeply and evenly towards a stream than fields with a gentle or no slope. Fields with depressional areas between the area of manure application and the stream have a lower potential for stream contamination.

Soil and weather conditions

Runoff is more likely when applied on frozen, saturated or compacted soils especially during months when rainfall exceeds evapotranspiration.

Soil type

Soils with low infiltration rates and/or soils with limited water holding capacity are more likely to promote runoff than soil types that absorb and retain large quantities of water.

TIMING

Apply manure just prior to seeding or as close as possible to the time of active crop growth. Nutrients from the manure application can be used and taken up by the crop reducing the opportunity for loss from the system. The crop canopy will also provide protection from erosion and loss by rainfall and volatilization. There is a greater opportunity for spring applied nutrients to be absorbed by the soil compared to late fall manure applications. Avoid application without incorporation of manure in the late fall as this increases the risk of nutrient loss during spring snowmelt.

WEATHER

Applications in adverse weather conditions will increase the risk of manure leaving target areas, which may cause pollution. Avoid spreading in strong winds and avoid spreading during heavy rains or when significant rain is forecasted for the following 3- 5 days.

Volatilization is more likely to occur in warm and dry weather conditions.

ODOUR

Three common sources of manure odour are barn, storage and field application. Measures can be taken to minimize the occurrence of odours.

- 1) Ventilation Systems – Ventilation is required in buildings to remove moisture, gasses, dust and excess heat produced by animals. It is recommended that ventilation systems are designed by a qualified engineer.
- 2) Roofs or covers – Some liquid manures will emit anaerobic gases and produce odour. Roofs or covers can reduce the odour by 90 percent.
- 3) Handling and spreading – Wherever possible, incorporate manure within 48 hours of land application. Manure that is incorporated can decrease ammonia losses by 50 percent.

Other helpful practices:

- Consider informing neighbours when agitating, cleaning pens or applying manure.
- Inject manure whenever possible.
- Use low level application equipment if injection is not possible and incorporating the manure as soon as possible after application.
- Manure treatment options may be considered where nearby land uses may be sensitive to odours.