



# SKETCH OF PROPOSED SUBDIVISION

OF LOT 1195, QUAD 105 D/2  
( PLAN 98320 CLSR, 2011-0035 LTO )

SPIRIT LAKE  
YUKON

SCALE 1 : 1000



## LEGEND

BEARINGS ARE UTM GRID AND ARE DERIVED FROM CADASTRAL DATASET PROVIDED BY NATURAL RESOURCES CANADA.

DISTANCES ARE HORIZONTAL AT GROUND LEVEL AND ARE EXPRESSED IN METERS.

LANDS DEALT WITH BY THIS SKETCH SHOWN THUS

PROPOSED EASEMENT SHOWN THUS

SUBJECT TO THE LIMITATIONS HEREON:

1. THIS SKETCH IS NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.



www.challengegeomatrics.com  
Edmonton | Calgary | Yellowknife  
Whitehorse | Fort McMurray

DRAWN BY : NCONROY	JOB#: 37892
CHECKED BY : M HATTON	
JUNE 11, 2021	

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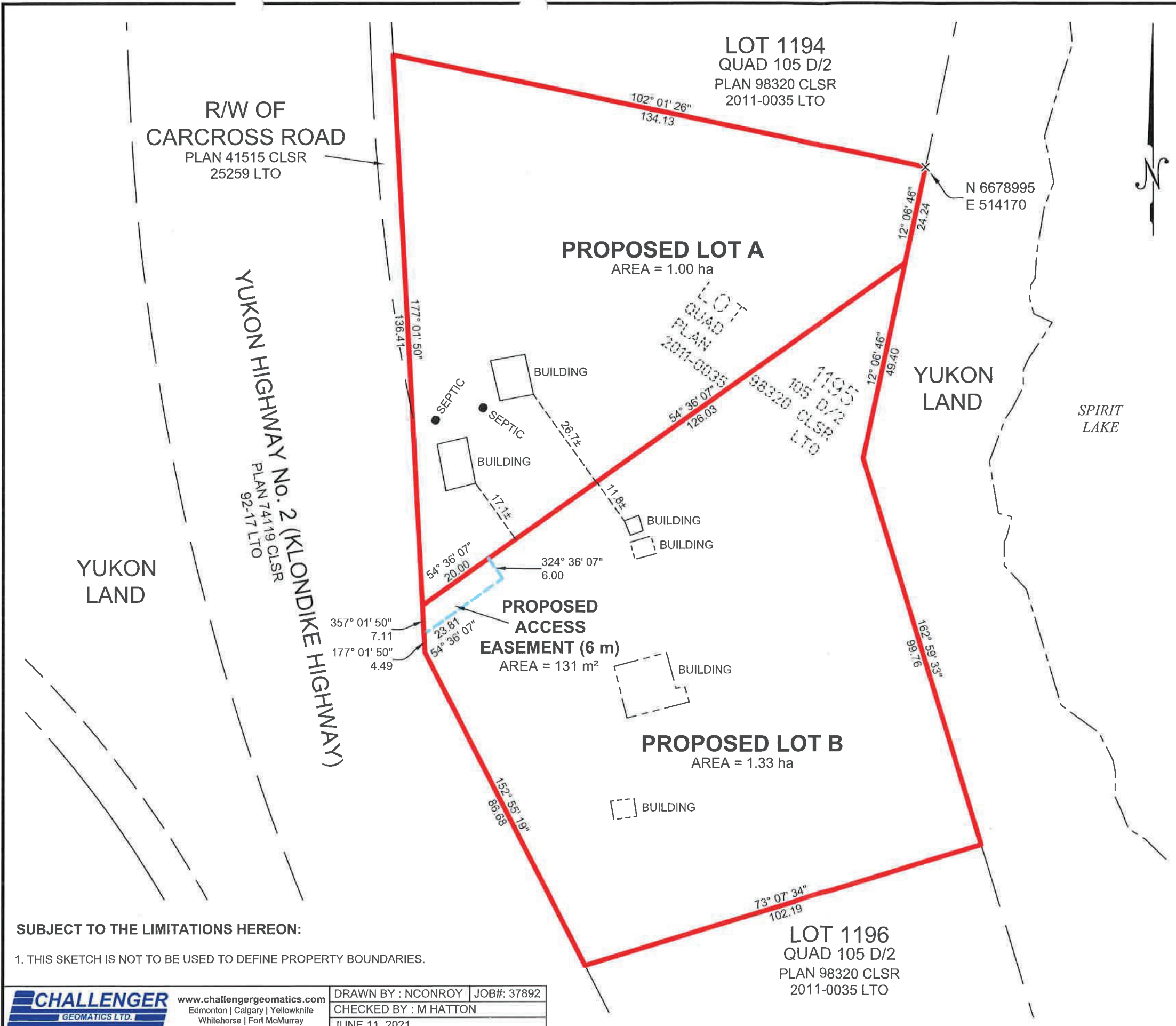
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# APPLICATION FOR SUBDIVISION APPROVAL

Land Planning Branch  
 Department of Energy, Mines and Resources  
 Box 2703 (K-320LP), Whitehorse, Yukon Y1A 2C6  
 Phone: 867-667-3515 • Email: landplanning@gov.yk.ca

Department use only

Application/file no.	Quad/location
Date received	Due date
Municipality or jurisdiction	

## General information

Name of registered owner of lands <i>RONALD WAYNE RATZ</i>	Email	Phone
Address	City/town	Terr./prov. Postal code

Name of registered co-owner of lands <i>MAYANNE RATZ</i>	Email	Phone
Address	City/town	Terr./prov. Postal code

Name of person or agent authorized to act on owner(s) behalf <i>N/A</i>	Email	Phone
Address	City/town	Terr./prov. Postal code

General location of application land/project

*SPIRIT LAKE*

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
<i>1195</i>	<i>105 D/2</i>		<i>98320</i>	<i>2011-0035 LTO</i>

Civic address of lands included in this application (if applicable) City/town/community

*2630 South KLONDIKE HWY.*

## Project information

Was the land granted on the basis of a lease or an agreement for sale a condition of which was that the lessee or purchaser was to use the land for agricultural purposes or for agricultural and other purposes?  Yes  No

Existing use(s) of the application lands  Residential  Rural residential  Commercial  Industrial  Institutional  Utility  Other: *Ag. Homes/Chickens*

Existing use(s) of adjacent lands  Residential  Rural residential  Commercial  Industrial  Institutional  Utility  Other: \_\_\_\_\_

Proposed use(s) of the application lands  Residential  Rural residential  Commercial  Industrial  Institutional  Utility  Other: \_\_\_\_\_

General nature of subdivision request  Division of existing parcel, into 2 or more lots  Consolidation of 2 or more lots into 1  Adjustment of an existing lot line  Other: \_\_\_\_\_

**Proposed residential or rural residential lots**

Number of existing lots 1

Number of proposed lots 2

Total size of all application lands 2.33 HECTARES  
meters sq. or hectares

Minimum proposed lot size 1 HECTARE  
meters sq. or hectares

**Proposed commercial, industrial or other lots**

Number of existing lots \_\_\_\_\_

Number of proposed lots \_\_\_\_\_

Total size of all application lands \_\_\_\_\_  
meters sq. or hectares

Minimum proposed lot size \_\_\_\_\_  
meters sq. or hectares

Explain why you wish to subdivide this land, for what purpose the land will be used and the expected development time frame. (Attach a separate sheet if necessary.)

- AGE 65
- SELL TO PAYOFF MORTGAGE
- UNKNOWN POSS. USES BY NEW OWNERS

**Services**

Existing/proposed provision for drinking water CURRENT SHARED WELL WATER  
PROPOSED SYSTEM & WATER HAULING / OR CONTRACTED SHARED WATER

Existing/proposed provision for sewage treatment/disposal  
EXISTING SEPTIC TANK & FIELD IN PLACE

Existing/proposed provision for disposal of garbage/solid waste  
CARENS LANDFILL SITE.

Existing/proposed provision for electricity  
ELECTRICITY IS CURRENTLY IN USE

Existing/proposed provision for telephone, other utilities, etc.  
TELEPHONE IS CURRENTLY IN USE

Are there any overhead or underground utilities located within or adjacent to the application area?  Yes  No

If yes, are the application lands subject to any existing easements?  
OVERHEAD LINE FOR POWER TO BOTH LOTS  
UNDERGROUND LINE FOR PHONE LINE / WATER

Is application area presently served by an established fire department?  Yes  No

If yes, give name/location of fire dept:

CARENS - 7 KM.  
MT. ROBINSON - 22 KMS.  
COLDEN BLVD - 30 KM.

Location of and distance to nearest school and school bus route (where applicable)

Existing/proposed provision parks, open space or other recreational amenities

EXISTING TRAIL ACCESS TO SPIRIT LAKE

**Access**

Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?)

VEHICLE ACCESS IS IN PLACE, NO NEW ACCESS REQUIRED.

Will new road be surveyed and constructed as part of this subdivision proposal?  Yes  No  
If yes, fully explain the nature of the access, and if/how other users of access might be affected.

*EASEMENT HAS BEEN INCLUDED ON SUBDIVISION SKETCH*

**Improvements/structures**

Are there any existing improvements located on the application area (buildings, fences, septic fields, wells, gardens, etc.)?  Yes  No  
Does the subdivision layout respect the location of any permanent structures? *YES.*

**Site characteristics**

Soils (sand, gravel, clay, silt, peat, etc.)

Vegetation (oak, spruce, pine, poplar, willow, clear, etc.)

Topography (flat, steep, rolling, etc.) *2 FLAT AREAS WITH ONE BRUSH DOWN TO LAKE LEVEL (SPIRIT LAKE).*

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)  
*SPIRIT LAKE.*

Any known significant historical or heritage features on or near this site

*NONE KNOWN*

Any known significant fish or wildlife habitat on or near this site ?

*FISH IN LAKE - CRAYFISH & LAKE TROUT  
WILDLIFE ABUNDANT IN AREA - ALL WILDLIFE*

*BL. & CRIZZY BEN  
MOOSE  
MULEDEER  
DALL SHEEP  
MT. CARIBOU  
WOLVES  
"UNKNOWN" ?*

**Land use planning and zoning**

The Land Planning Branch may provide assistance if current zoning information is not known. Call 867-667-3515.

Current zoning of application lands

No zoning  Urban residential  Rural residential  Cottage  Commercial

Industrial  Other: *High Commercial (old Cinnamon Cache Bakery)*

Name of applicable zoning bylaw or regulation: \_\_\_\_\_

Current planning designation of application lands

No zoning  Urban residential  Rural residential  Cottage  Commercial

Industrial  Other: \_\_\_\_\_

Name of applicable community or local area plan: \_\_\_\_\_

*L3 HWY Commercial zone -> Carcross DAR*

**Submittal information**

**Required additional information – the following information must be submitted with all applications**

**Sketch plan** – Provide 3 copies of a sketch plan, drawn at a legible scale, showing the scheme of the proposed parcel configuration. Including the following information:

- Title block (giving description of application lands)
- Arrow indicating North
- Drawing scale
- Existing lot numbers of any adjacent lands
- Configuration/location of proposed (and adjacent existing) parcels of land
- Dimensions and bearings for all proposed and existing lot lines
- Roads, trails, pathways located on or near the application area
- Water bodies, drainage courses located on or near the application area
- Location of existing or proposed improvements on or near the application area
- Existing or proposed utilities (electrical, water, sewer, etc.)

**Ownership/title**

- Copy of certificate of title
- Copy of any caveats or encumbrances registered against the title

**Proof of property taxes paid**

- Written verification from the appropriate taxing authority that all property taxes have been paid on the core parcel(s) being enlarged

**Additional information – the following information must be submitted, depending on the nature of request.**

Depending on the nature, magnitude or location of any given application, an applicant may be required to undertake and provide further studies or assessments. This may include, but is not limited to such things as: environmental impact assessments, fisheries studies, geotechnical investigations, further public consultation etc.

**If the application is within the boundaries of a municipality,** provide written confirmation from that municipality that either:

- the proposed use **is** in compliance with existing planning and zoning schemes, or
- the proposed use **is not** currently in compliance with existing planning or zoning, but will be considered through an established public zc

**Development requirements:** subdivision applications may include conditions requiring certain work to be performed.

- In some cases, public infrastructure included in subdivisions will be transferred and become the responsibility of the government or municipality. This includes such things as roads, streets, parks, public utility lots, water and sewer services, etc. To ensure that subdivisions are developed to accepted standards, there may be a requirement for a development agreement to be entered into between the parties. This development agreement may include the provision for the applicant to post performance security.

**If the application has an agent include:**

- a document signed by the registered owner(s) of land(s) authorizing the listed agent to act on their behalf.

**Applicant/owner consent**

I/we certify that I am/we are the registered owner(s) of the land described in this application.

I/we certify that all of the submitted information is true and correct to the best of my knowledge and belief.

I/we understand that any misrepresentation of submitted data may invalidate any approval of this application.

Signature: \_\_\_\_\_

Date: June 10, 2021

Signature: \_\_\_\_\_

Date: June 10, 2021

This information is being collected under the authority of the *Subdivision Act* and *Municipal Act* to be used for the purpose of reviewing this request. This information is about the conduct of public business and it cannot and will not be kept confidential. Except as noted below, it will be shared with other government departments and will be treated as information that third parties have the right to under the *Access to Information and Protection of Privacy Act*. Your phone number and address and business plan information will be treated as confidential, but might still be disclosed as permitted or required by the *Access to Information and Protection of Privacy Act*. (There are cases where even confidential information can be disclosed).