



Box 2703, Whitehorse, Yukon Y1A 2C6
 Land Planning Branch, (K-320LP)
 Phone 667-8877 Fax 393-6340

APPLICATION FOR Subdivision Approval

Application / File No.	Quad / Location
Date Rec'd	Due Date
Municipality or Jurisdiction	
Department Use Only	

GENERAL INFORMATION	NAME OF REGISTERED OWNER OF LANDS Joe MacGillivray		BUSINESS PHONE / FAX none	HOME PHONE ()
	ADDRESS		CITY/TOWN	TERR / PROV
	POSTAL CODE			
	NAME OF REGISTERED CO-OWNER OF LANDS n/a		BUSINESS PHONE / FAX	HOME PHONE
	ADDRESS		CITY/TOWN	TERR / PROV
	POSTAL CODE			
	NAME OF PERSON OR AGENT AUTHORIZED TO ACT ON OWNER(S) BEHALF n/a		BUSINESS PHONE / FAX	HOME PHONE
	ADDRESS		CITY/TOWN	TERR / PROV
	POSTAL CODE			
	GENERAL LOCATION OF APPLICATION LAND / PROJECT Lot 20-B, Pilot Mountain Subdivision (101 Springer Road)			
LEGAL DESCRIPTION OF LANDS INCLUDED IN THIS APPLICATION				
20-B		Pilot Mountain	90825	2006-09
LOT NUMBER(S)	BLOCK/GROUP/QUAD	SUBDIVISION / AREA	CLSR PLAN #	LTO PLAN #
CIVIC ADDRESS OF LANDS INCLUDED IN THIS APPLICATION (if applicable)				
101	Springer Road	Pilot Mountain Subdivision		
STREET ADDRESS NO.	STREET / AVENUE NAME	CITY / TOWN / COMMUNITY		

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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>										
	EXISTING USE(S) OF THE APPLICATION LANDS										
	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COUNTRY RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> UTILITY OTHER: _____										
	EXISTING USE(S) OF ADJACENT LANDS										
	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COUNTRY RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> UTILITY OTHER: _____										
	PROPOSED USE(S) OF THE APPLICATION LANDS										
	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COUNTRY RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> UTILITY OTHER: _____										
	GENERAL NATURE OF SUBDIVISION REQUEST										
	<input type="checkbox"/> DIVISION OF EXISTING PARCEL, INTO 2 OR MORE LOTS <input type="checkbox"/> CONSOLIDATION OF 2 OR MORE LOTS INTO 1 <input type="checkbox"/> ADJUSTMENT OF AN EXISTING LOT LINE										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">PROPOSED RESIDENTIAL or COUNTRY RESIDENTIAL LOTS</th> <th style="width: 50%;">PROPOSED COMMERCIAL, INDUSTRIAL OR OTHER LOTS</th> </tr> <tr> <td>NUMBER OF EXISTING LOTS <u>1</u></td> <td>NUMBER OF EXISTING LOTS _____</td> </tr> <tr> <td>NUMBER OF PROPOSED LOTS <u>2</u></td> <td>NUMBER OF PROPOSED LOTS _____</td> </tr> <tr> <td>TOTAL SIZE OF ALL APPLICATION LANDS <u>4.27ha</u> (meters sq. or hectares)</td> <td>TOTAL SIZE OF ALL APPLICATION LANDS _____ (meters sq. or hectares)</td> </tr> <tr> <td>MINIMUM PROPOSED LOT SIZE <u>2.00ha</u> (meters sq. or hectares)</td> <td>MINIMUM PROPOSED LOT SIZE _____ (meters sq. or hectares)</td> </tr> </table>		PROPOSED RESIDENTIAL or COUNTRY RESIDENTIAL LOTS	PROPOSED COMMERCIAL, INDUSTRIAL OR OTHER LOTS	NUMBER OF EXISTING LOTS <u>1</u>	NUMBER OF EXISTING LOTS _____	NUMBER OF PROPOSED LOTS <u>2</u>	NUMBER OF PROPOSED LOTS _____	TOTAL SIZE OF ALL APPLICATION LANDS <u>4.27ha</u> (meters sq. or hectares)	TOTAL SIZE OF ALL APPLICATION LANDS _____ (meters sq. or hectares)	MINIMUM PROPOSED LOT SIZE <u>2.00ha</u> (meters sq. or hectares)
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EXPLAIN FULLY WHY YOU WISH TO SUBDIVIDE THIS LAND, FOR WHAT PURPOSE IT WILL BE USED & THE EXPECTED DEVELOPMENT TIME FRAME (attach separate sheet if necessary)											
To facilitate sale of 2.00ha vacant land, not being used by Owner.											

SERVICES

EXISTING / PROPOSED PROVISION FOR DRINKING WATER:

Drilled Well

EXISTING / PROPOSED PROVISION FOR SEWAGE TREATMENT / DISPOSAL:

Local Septic Field

EXISTING / PROPOSED PROVISION FOR DISPOSAL OF GARBAGE / SOLID WASTE:

By Owner to Lake Laberge Transfer Station

EXISTING / PROPOSED PROVISION FOR ELECTRICITY:

Electricity to exiting home. New/vacant lot to connect to current line.

EXISTING / PROPOSED PROVISION FOR TELEPHONE, OTHER UTILITIES ETC.:

Phone/Internet to existing home. New/vacant lot to connect to current line.

ARE THERE ANY OVERHEAD OR UNDERGROUND UTILITIES LOCATED WITHIN OR ADJACENT TO THE APPLICATION AREA?
IF YES, ARE THE APPLICATION LANDS SUBJECT TO ANY EXISTING EASEMENTS? NO YES

No

IS APPLICATION AREA PRESENTLY SERVED BY AN ESTABLISHED FIRE DEPARTMENT?:

IF YES, GIVE NAME / LOCATION OF FIRE DEPT.: NO YES

Hootalinqua Fire Department

LOCATION OF & DISTANCE TO NEAREST SCHOOL & SCHOOL BUS ROUTE (where applicable):

Hidden Valley Elementary School

EXISTING / PROPOSED PROVISION PARKS, OPEN SPACE OR OTHER RECREATIONAL AMENITIES:

Rural subdivision with much open space.

ACCESS

EXISTING / PROPOSED PROVISION FOR VEHICLE ACCESS TO SITE (Will any new access be required, connecting to an existing public road or highway?):

Exiting driveway to be shared with new/vacant lot

WILL NEW ROAD BE SURVEYED AND CONSTRUCTED AS PART OF THIS SUBDIVISION PROPOSAL?

IF YES, FULLY EXPLAIN THE NATURE OF THE ACCESS, AND IF / HOW OTHER USERS OF ACCESS MIGHT BE AFFECTED: NO YES**IMPROVEMENTS / STRUCTURES**

ARE THERE ANY EXISTING IMPROVEMENTS LOCATED ON THE APPLICATION AREA (buildings, fences, septic fields, wells, gardens etc)?

IF YES... Is the applicant the sole owner of these improvements? Does the subdivision layout respect the location of any permanent structures? NO YES

Fences for existing horse corral only.

SITE CHARACTERISTICS

SOILS (sand, gravel, clay, silt, peat etc):

Sand and Gravel

VEGETATION (spruce, pine, poplar, willow, clear etc):

Mixed. Mostly spruce. Proposed new lot is partly clear.

TOPOGRAPHY (flat, steep, rolling, etc):

Flat

WATER COURSES & SITE DRAINAGE (rivers, streams, lakes, ponds, drainage ditches within or adjacent to the application area)

None

ANY KNOWN SIGNIFICANT HISTORICAL OR HERITAGE FEATURES ON OR NEAR THIS SITE:

None

ANY KNOWN SIGNIFICANT FISH OR WILDLIFE HABITAT ON OR NEAR THIS SITE:

None

LAND USE PLANNING & ZONING (Community Land Planning, may provide assistance if current zoning information is not known)(call 667-8945)

CURRENT ZONING OF APPLICATION LANDS

 NO ZONING URBAN RESIDENTIAL COUNTRY / RURAL RESIDENTIAL COTTAGE COMMERCIAL INDUSTRIAL OTHER _____NAME OF APPLICABLE ZONING BYLAW OR REGULATION: Hot Springs Road Development Area.

CURRENT PLANNING DESIGNATION OF APPLICATION LANDS

 NONE URBAN RESIDENTIAL COUNTRY / RURAL RESIDENTIAL COTTAGE COMMERCIAL INDUSTRIAL OTHER _____NAME OF APPLICABLE COMMUNITY OR LOCAL AREA PLAN: Hot Springs Road Local Area Plan

REQUIRED ADDITIONAL INFORMATION (the following information must be submitted with all applications)

SKETCH PLAN – Please provide 3 copies of a sketch plan, drawn at a legible scale, showing the scheme of the proposed parcel configuration. Including the following information:

- | | |
|--|---|
| <input type="checkbox"/> 1. Title Block (giving description of application lands) | <input type="checkbox"/> 7. Roads, trails, pathways located on or near the application area |
| <input type="checkbox"/> 2. Arrow indicating North | <input type="checkbox"/> 8. Water bodies, drainage courses located on or near the application area |
| <input type="checkbox"/> 3. Drawing scale | <input type="checkbox"/> 9. Location of existing or proposed improvements on or near the application area |
| <input type="checkbox"/> 4. Existing lot numbers of any adjacent lands | <input type="checkbox"/> 10. Existing or proposed utilities (electrical, water, sewer etc.) |
| <input type="checkbox"/> 5. Configuration / Location of proposed (and adjacent existing) parcels of land | <input type="checkbox"/> 11. Signature Block for endorsement of Subdivision Approving Officer |
| <input type="checkbox"/> 6. Dimensions and Bearings for all proposed and existing lot lines | <input type="checkbox"/> 12. Signature Block for endorsement of Commissioner of Yukon. |

OWNERSHIP / TITLE

- 1. Copy of Certificate of Title
- 2. Copy of any caveats or encumbrances registered against the Title

PROOF OF PROPERTY TAXES PAID

- 1. 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 nature of request)

OTHER INFORMATION, ASSESSMENTS OR APPROVALS MAY BE REQUIRED

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- Please 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 zoning / planning amendment process.

DEVELOPMENT REQUIREMENTS (subdivision applications may include conditions requiring certain work to be performed)

DEVELOPMENT AGREEMENTS & SECURITY

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 & 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.

ADDITIONAL SUBMITTAL INFORMATION

Please Read the Following:

Access to Information & Protection of Privacy Act

This information is being collected under the authority of the *Subdivision Act & Municipal Act* to be used for the purpose of reviewing the request to subdivide land. 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).

PRIVACY

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.

X _____

X _____

Date: Feb 1, 2021

Date: _____

SIGNATURE

