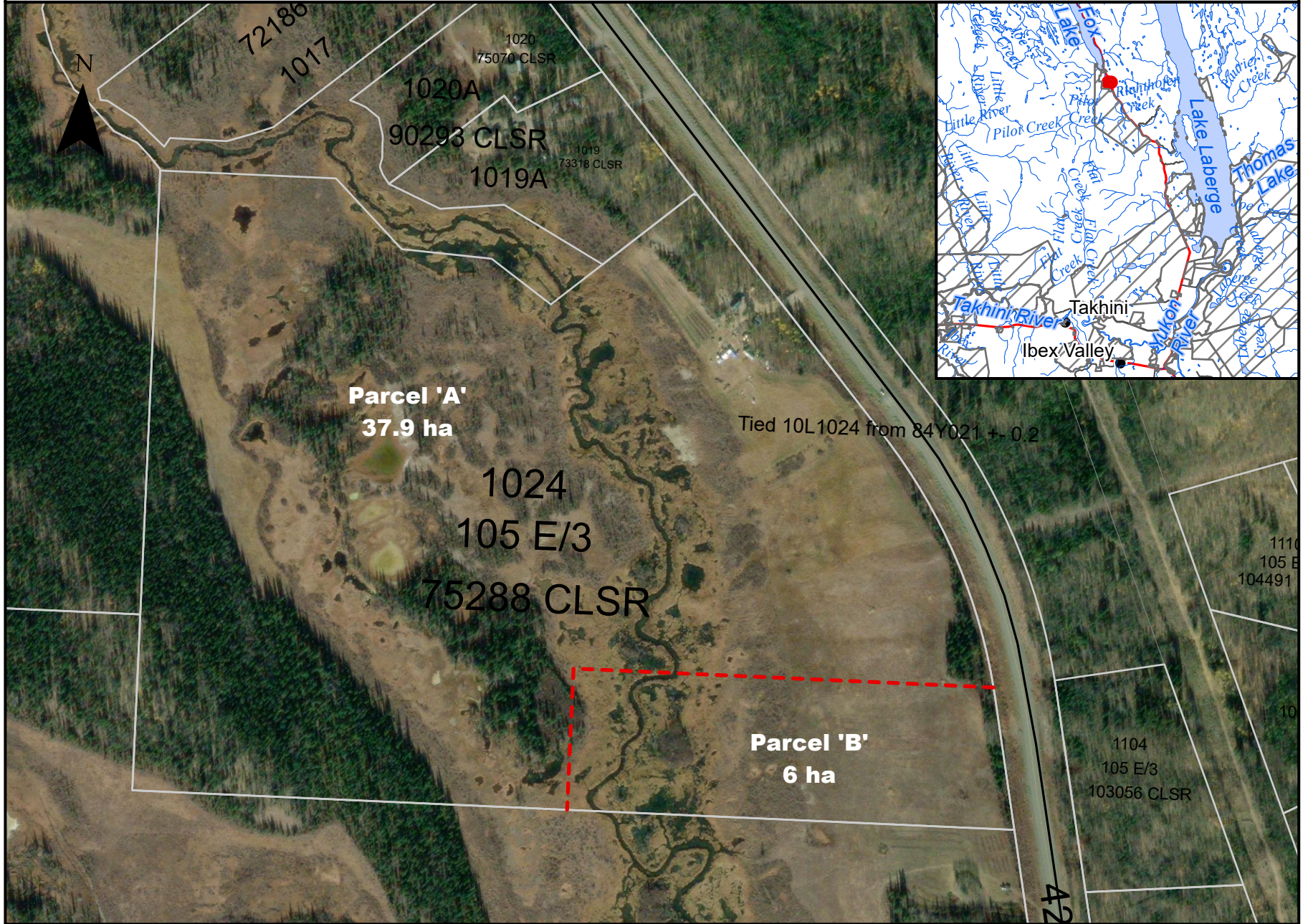


Proposed Subdivision of Lot 1024, Quad 105E3
Paton - Home Site Severance



2021-04-09

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APPLICATION FOR SUBDIVISION APPROVAL OF AGRICULTURAL LAND

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 Pauline Maria Paton	Email	Phone
Address	City/town	Terr./prov. Postal code
Name of registered co-owner of lands Same	Email	Phone
Address	City/town	Terr./prov. Postal code
Name of person or agent authorized to act on owner(s) behalf Same	Email	Phone
Address	City/town	Terr./prov. Postal code

General location of application land/project
Km. 236 North Klondike Highway, Fox Lake

Legal description of lands included in this application				
Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1024	105E/03		93/94	

Civic address of lands included in this application (if applicable) Km. 236 North Klondike Highway	City/town/community Whitehorse
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Project information

Existing use(s) of the application lands	<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other: _____		
Existing use(s) of adjacent lands	<input type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input checked="" type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other: _____
Proposed use(s) of the application lands	<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other: _____		
General nature of subdivision request	<input checked="" type="checkbox"/> Division of existing parcel, to create an agricultural homesite parcel. <input type="checkbox"/> Other: _____		
Have you been the owner of the subject property for 10 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Is this property your principal residence?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

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

I am selling 15 acres (6.07 hectares) as my retirement package. I have lived and farmed on this agriculturally zoned land over ten years. The new parcel will remain agriculturally zoned and hopefully as a hobby farm. Once this parcel is approved, it will be surveyed and a driveway, approved by the Highway and Public works, will be placed this summer. I'm hoping to put it on the market by late summer or early fall.

Services

Existing/proposed provision for drinking water

Presently using approved well water. New owner will decide what drinking water system to use (ie. well, or water delivery)

Existing/proposed provision for sewage treatment/disposal

I use an approved septic system. New owner will decide what sewage treatment will be used

Existing/proposed provision for disposal of garbage/solid waste

I use the Lake Laberge disposal system.

Existing/proposed provision for electricity

I have electricity on my property. New owner will make his/her own decision as to what form of power will be used.

Existing/proposed provision for telephone, other utilities, etc.

I presently have phone service and internet service. New owner will decide what to acquire.

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?

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

If yes, give name/location of fire department.

Lake Laberge volunteer fire department.

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

Elementary School - Hidden Valley school. Secondary School - Porter Creek School. Bus route is located at Deep Creek Road postal drop off (Deep creek road and North Klondike Highway)

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

No provision for any recreational amenities.

Access

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

New access road will be developed and approved by Highway and Public Works department.

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.

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?

Yes No

Site characteristics

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

Mostly clay and sand with about 6-10 inches of top soil

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

some trees (spruce, pine, poplar) and some cleared area, which has some Willows beginning to grow.

Topography (flat, steep, rolling, etc.)

Mostly flat

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)
There is a 30 metre allowance on either side of Fox Creek, which will run through the new property.

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

Grayling in Fox Creek.

Land use planning and zoning

Community Land Planning may provide assistance if current zoning information is not known. Call 867-667-8945

Current zoning of application lands

No zoning Agricultural Other: _____

Name of applicable zoning bylaw or regulation: _____

Current planning designation of application lands

No zoning Agricultural Other: _____

Name of applicable community or local area plan: _____

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

continued...

- 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.)
- Signature block for endorsement of subdivision approving officer
- Signature Block for endorsement of Commissioner of Yukon

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 lot(s).

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 zoning/planning amendment process.

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 the subject property is my/our principal residence.

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: March 15/21

Signature: _____

Date: _____