



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@yukon.ca

Department use only

Application/file no. <i>2020-60-4409</i>	Quad/location <i>115 I/01</i>
Date received <i>July 15, 2025</i>	Due date
Municipality or jurisdiction <i>Carmacks ST</i>	

General information

Name of registered owner of lands Lorraine Graham - Estate of Bonnie Kirk-Sundin	Email [REDACTED]	Phone [REDACTED]
Address [REDACTED]	City/town Carmacks	Terr./prov. Postal code YT [REDACTED]
Name of registered co-owner of lands	Email	Phone
Address	City/town	Terr./prov. Postal code
Name of person or agent authorized to act on owner(s) behalf Mason Gray	Email [REDACTED]	Phone [REDACTED]
Address [REDACTED]	City/town Whitehorse	Terr./prov. Postal code YT [REDACTED]
General location of application land/project 0.7Km - Robert Campbell Highway		
Legal description of lands included in this application		
Lot number(s) 1132	Block/group/quad 115 I/01	Subdivision/area Carmacks
CLSR plan # 100630	LTO plan # 2012-0113	
Civic address of lands included in this application (if applicable) 58310 Robert Campbell Highway		City/town/community Carmacks

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	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Rural residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input type="checkbox"/> Other: _____	
Existing use(s) of adjacent lands	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Rural residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input type="checkbox"/> Other: _____	
Proposed use(s) of the application lands	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Rural residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input type="checkbox"/> Other: _____	

General nature of subdivision request Consolidation of 2 or more lots into 1

Division of existing parcel, into 2 or more lots Other: _____

Adjustment of an existing lot line

Proposed residential or rural residential lots

Number of existing lots _____ 1

Number of proposed lots _____ 9

Total size of all application lands _____ 58.4 ha
meters sq. or hectares

Minimum proposed lot size _____ 0.409 ha
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.)

There is demand for land in Carmacks that we are not utilizing. These lots could serve for single family developments. Timeframe approximately 1-5 years.

Services

Existing/proposed provision for drinking water

No

Existing/proposed provision for sewage treatment/disposal

No

Existing/proposed provision for disposal of garbage/solid waste

No

Existing/proposed provision for electricity

No

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

No

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?

Yes

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

If yes, give name/location of fire dept:

Carmacks fire rescue / River Drive, Carmacks / Approx 5km distance

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

Tamtalus School, 151 River Drive, Carmacks / Approx 4km distance

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

No

Access

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

Yes - Highway access will need to be installed for each lot

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.

N/A

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? Yes No
Does the subdivision layout respect the location of any permanent structures?

N/A

Site characteristics

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

Forest Land mix (soil, silt, grass, gravel)

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

Mixture of spruce and pine

Topography (flat, steep, rolling, etc.)

Mixture of flat land with some sloping

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

Yukon River on opposite side of highway

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

No

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

No

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: _____

Name of applicable zoning bylaw or regulation: Village of Carmacks Zoning Bylaw #277-22

Current planning designation of application lands

No zoning Urban residential Rural residential Cottage Commercial

Industrial Other: _____

Name of applicable community or local area plan: Village of Carmacks Zoning Bylaw #277-22

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 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 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.

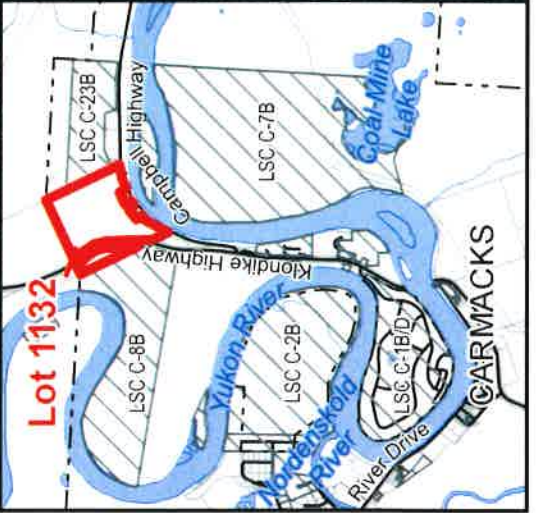
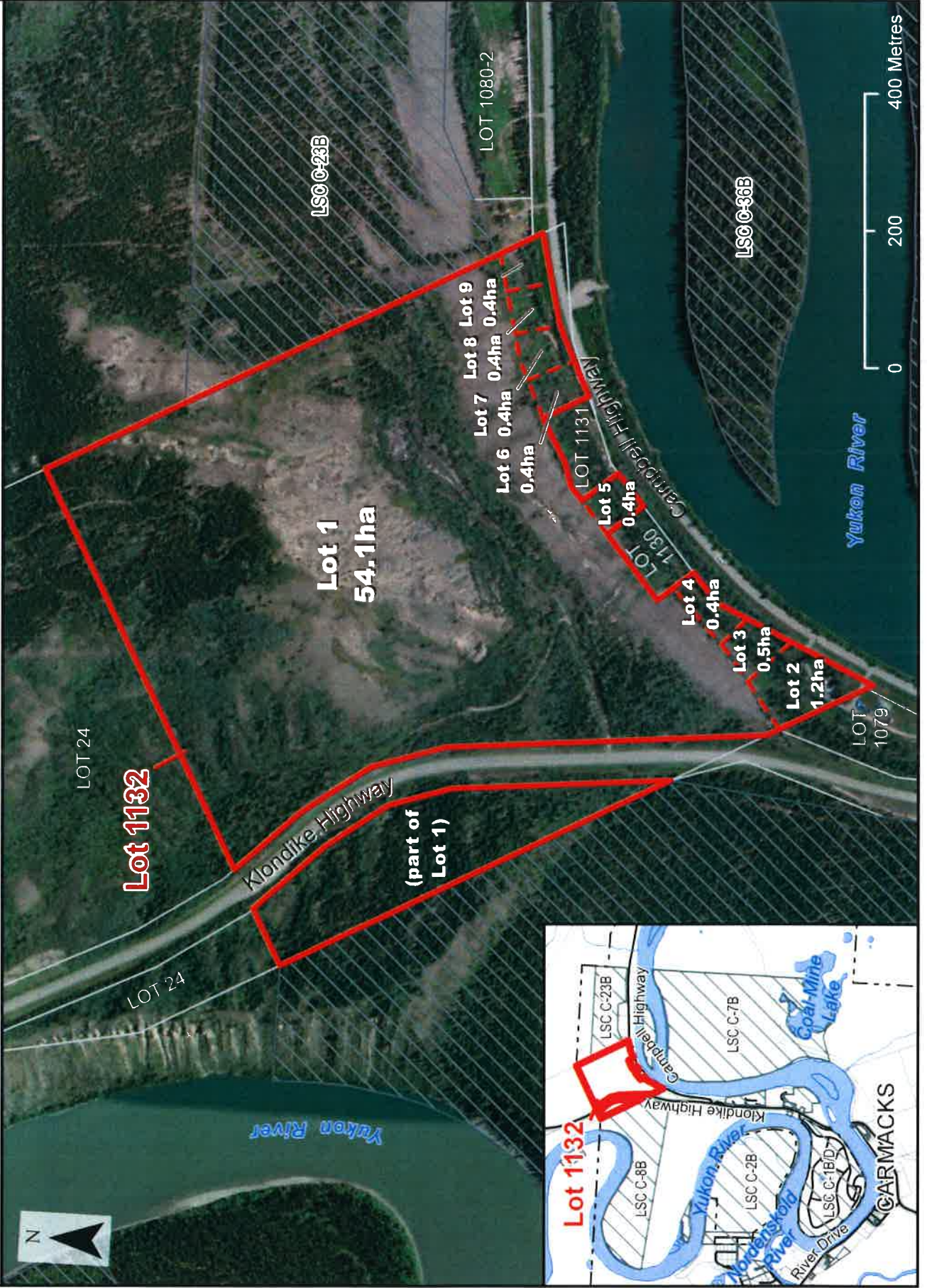
Signature: _____

Date: July 4/25

Signature: _____

Date: _____

Subdivision Application for a Proposed 9 Lot Subdivision of Lot 1132 Quad 115I/01,
 Plan 2012-0113 LTO YT, Carmacks, Yukon



CW 2025-07-10