



August 24, 2022

2020-60-CR31

Dear Property Owner:

**RE: PUBLIC NOTICE OF LAND SUBDIVISION**

This is to advise you that the Department of Energy, Mines and Resources, Land Planning Branch, has received an application to subdivide land located in your area.

In reference to Section 7 (b) of the Subdivision Regulations, you are hereby notified that:

The owner of Lot 11, Group 10, Plan 6455 LTO has applied for approval to subdivide Lot 11 to create two (2) Hinterland lots, Village of Carmacks, Yukon as shown on the enclosed sketch.

If you wish to submit comments on the application, please forward, in writing, to:

**Email:** [Jacob.Newkirk@yukon.ca](mailto:Jacob.Newkirk@yukon.ca)

**Telephone:** (867) 332-0607

**Mail:** Land Planning Branch (K-320LP),  
Government of Yukon  
Box 2703, Whitehorse, YT Y1A 2C6  
Attention: Jacob Newkirk

Please submit any comments **by September 31<sup>st</sup>, 2022.**

Comments on subdivision applications are reviewed for their substantive content and applicability to the criteria in the *Subdivision Act* and *Regulations*. In Particular, the process provides an opportunity to solicit local knowledge that may have a bearing on the technical review of the application. In general a subdivision application must comply with the *Subdivision Act* and *Regulations* and conform to applicable planning schemes, including Local Area Plans and zoning regulations.

Thank you

Jacob Newkirk  
Subdivision Land Use Planner

Encl. Application & sketch



Energy, Mines and Resources

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

# APPLICATION FOR Subdivision Approval

Department Use Only

GENERAL INFORMATION	NAME OF REGISTERED OWNER OF LANDS <i>Andreas Bohn</i>		BUSINESS PHONE / FAX	
	ADDRESS			
	CITY/TOWN		TERR / PROV	
	POSTAL CODE			
	GENERAL LOCATION OF APPLICATION LAND / PROJECT			
	LEGAL DESCRIPTION OF LANDS INCLUDED IN THIS APPLICATION			
LOT NUMBER(S) <i>LOT 11</i>		BLOCK/GROUP/QUAD <i>10</i>	SUBDIVISION / AREA <i>Carmacks</i>	CLSR PLAN # <i>54038</i>
LTO PLAN #				
CIVIC ADDRESS OF LANDS INCLUDED IN THIS APPLICATION (if applicable)				
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 type="checkbox"/> COUNTRY RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> UTILITY OTHER: <i>Hunter Land</i>	
	EXISTING USE(S) OF ADJACENT LANDS <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COUNTRY RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> UTILITY OTHER: <i>Hunter Land</i>	
	PROPOSED USE(S) OF THE APPLICATION LANDS <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COUNTRY RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> UTILITY OTHER: <i>Residential</i>	
	GENERAL NATURE OF SUBDIVISION REQUEST <input checked="" 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	
	PROPOSED RESIDENTIAL or COUNTRY RESIDENTIAL LOTS	PROPOSED COMMERCIAL, INDUSTRIAL OR OTHER LOTS
	NUMBER OF EXISTING LOTS <i>1</i>	NUMBER OF EXISTING LOTS _____
	NUMBER OF PROPOSED LOTS <i>2</i>	NUMBER OF PROPOSED LOTS _____
	TOTAL SIZE OF ALL APPLICATION LANDS <i>64</i> (meters sq. or hectares)	TOTAL SIZE OF ALL APPLICATION LANDS _____ (meters sq. or hectares)
	MINIMUM PROPOSED LOT SIZE <i>1</i> (meters sq. or hectares)	MINIMUM PROPOSED LOT SIZE _____ (meters sq. or hectares)
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)		

**SERVICES**

EXISTING / PROPOSED PROVISION FOR DRINKING WATER:

holding tank

EXISTING / PROPOSED PROVISION FOR SEWAGE TREATMENT / DISPOSAL:

holding tank

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

transfer station car racks

EXISTING / PROPOSED PROVISION FOR ELECTRICITY:

village of car racks

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

no

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

IS APPLICATION AREA PRESENTLY SERVED BY AN ESTABLISHED FIRE DEPARTMENT?  NO  YES  
IF YES, GIVE NAME / LOCATION OF FIRE DEPT:

car racks

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

car racks

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

car racks

**ACCESS**

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

existing from north Klondike Hwy

WILL NEW ROAD BE SURVEYED AND CONSTRUCTED AS PART OF THIS SUBDIVISION PROPOSAL?  NO  YES  
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 IMPROVMENTS LOCATED ON THE APPLICATION AREA (buildings, fences, septic fields, wells, gardens etc)?  NO  YES  
IF YES... Is the applicant the sole owner of these improvements? Does the subdivision layout respect the location of any permanent structures?

**SITE CHARACTERISTICS**

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

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

TOPOGRAPHY (flat, steep, rolling, etc):

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

Yukon river

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:

Yukon river

**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 Hunter Land

NAME OF APPLICABLE ZONING BYLAW OR REGULATION: Village of Carmacks Zoning Bylaw

CURRENT PLANNING DESIGNATION OF APPLICATION LANDS

NONE  URBAN RESIDENTIAL  COUNTRY / RURAL RESIDENTIAL  COTTAGE  COMMERCIAL  INDUSTRIAL OTHER Park Land

NAME OF APPLICABLE COMMUNITY OR LOCAL AREA PLAN: Village of Carmacks OCP

**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:

Date: \_\_\_\_\_

SIGNATURE

Proposed Subdivision of Lot 11, Group 10 Carmacks,  
 Plan 64455 LTO, 54038 CLSR into Two (2) Hinterland Lots  
 Village of Carmacks, Yukon

