

July 4th, 2022

2020-60-CR30

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: 2.46 ha of Yukon Land Abutting Freegold Rd, Carmacks ,Yukon has applied to subdivide to create Three (3) Country Residential.

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

Email: 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 August 11th, 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



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 Commissioner of Yukon - Untitled Commissioner's Land	

General location of application land/project
 West side of Nordenskiold River bridge on Freegold Road in Carmacks

Legal description of lands included in this application

Lot number(s) N/A	Block/group/quad N/A	Subdivision/area	CLSR plan # N/A	LTO plan # N/A
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Civic address of lands included in this application (if applicable)	City/town/community Carmacks
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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 type="checkbox"/> Institutional	<input type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other: <u>Untitled Commissioner's Land</u>	<input type="checkbox"/> Industrial
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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"/> Other: _____	<input type="checkbox"/> Industrial
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Proposed use(s) of the application 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"/> Other: _____	<input type="checkbox"/> Industrial
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General nature of subdivision request	<input type="checkbox"/> Division of existing parcel, into 2 or more lots <input type="checkbox"/> Adjustment of an existing lot line	<input type="checkbox"/> Consolidation of 2 or more lots into 1 <input checked="" type="checkbox"/> Other: <u>Creating new lots through division</u>
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Proposed residential or rural residential lots		Proposed commercial, industrial or other lots	
Number of existing lots	0	Number of existing lots	
Number of proposed lots	3	Number of proposed lots	
Total size of all application lands	2.46 ha <small>meters sq. or hectares</small>	Total size of all application lands	<small>meters sq. or hectares</small>
Minimum proposed lot size	0.82 ha <small>meters sq. or hectares</small>	Minimum proposed lot size	<small>meters sq. or hectares</small>
<p>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.)</p> <p>Subdivision will provide three rural residential lots for future development in Carmacks. Currently there is no lot inventory in Carmacks and there is a need for rural residential lots. Expected development time frame is 3-6 months.</p> <p>Feasibility work has been completed on this site and reports are available upon request.</p> <ul style="list-style-type: none"> - Geotechnical - Environmental - Heritage Resource Impact Assessment - Conceptual engineering work/ cost estimate 			
Services			
Existing/proposed provision for drinking water			
There is no existing drinking water service. Well or water delivery (FN citizens only) in the future.			
Existing/proposed provision for sewage treatment/disposal			
There is no existing sewage service and it is expected that a septic system will be installed on each lot in the future.			
Existing/proposed provision for disposal of garbage/solid waste			
No existing garbage/solid waste disposal - in the future garbage will be taken to the closest facility.			
Existing/proposed provision for electricity			
Power will be provided to the lot line.			
Existing/proposed provision for telephone, other utilities, etc.			
Unknown.			
Are there any overhead or underground utilities located within or adjacent to the application area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If yes , are the application lands subject to any existing easements?			
There is an existing overhead power line located along Freegold Road. The lands are not subject to any existing easements.			
Is application area presently served by an established fire department? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If yes , give name/location of fire dept:			
The Carmacks Emergency Response Station (Carmacks Volunteer Fire Department) - located on River Drive in Carmacks.			
Location of and distance to nearest school and school bus route (where applicable)			
Tantalus Community School is ~2km from the application area.			
Existing/proposed provision parks, open space or other recreational amenities			
Vacant green space in the surrounding area: Merv Tew Park and Carmacks Riverfront Walkway nearby.			
Access			
Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?)			
Driveway access from proposed lots to Freegold Road. This will be the responsibility of future developers/ lot owners.			

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.)? Yes No
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.)
Mainly of gravel, sand, and silt of glaciofluvial origin.

Vegetation (spruce, pine, poplar, willow, clear, etc.)
Vegetation is a mix of thickly wooded poplar growing through grass and willow shrubs, and moderately spaced poplar, pine, spruce trees and willow shrubs

Topography (flat, steep, rolling, etc.)
Mainly flat with a gentle slope to the east. Steep slope on the western side of the site (mostly outside the application area).

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)
None on site. Nordenskiold River and Yukon River in close proximity.

Any known significant historical or heritage features on or near this site
Heritage features identified during Heritage Resource Impact Assessment. These were identified outside of the proposed lots (between Lot 3 and Mount Nansen Road). Report available upon request.

Any known significant fish or wildlife habitat on or near this site
None

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: Zoned Country Residential (CR) according to the Carmacks Zoning Bylaw

Name of applicable zoning bylaw or regulation: _____

Current planning designation of application lands

No zoning Urban residential Rural residential Cottage Commercial
 Industrial Other: Zoned Country Residential (CR) according to the Carmacks Zoning Bylaw

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
- 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:

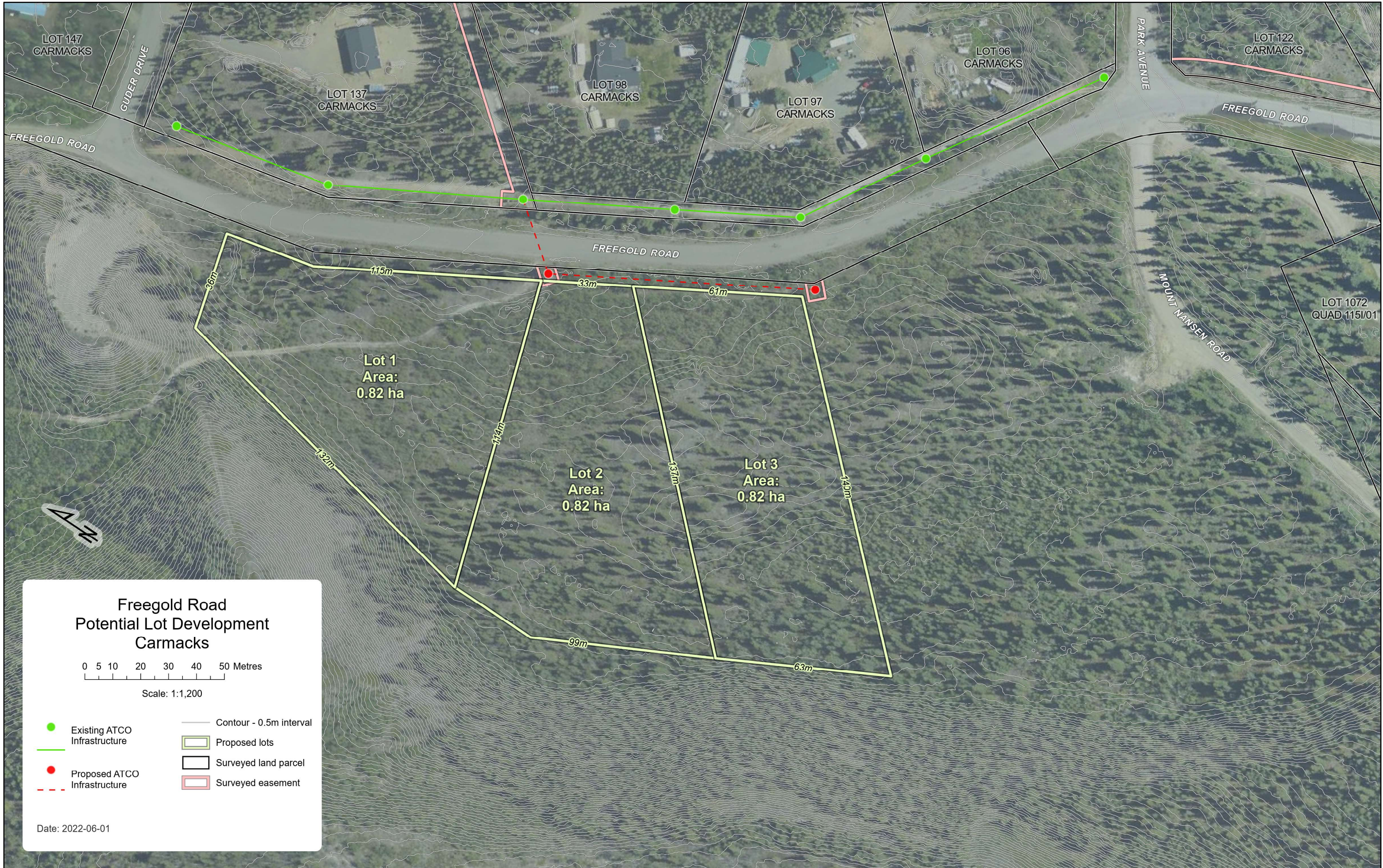
- a document signed by the registered owner(s) of land(s) authorizing the listed agent to act on their behalf.

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.



**Freegold Road
Potential Lot Development
Carmacks**

0 5 10 20 30 40 50 Metres

Scale: 1:1,200

- | | |
|---|-------------------------|
| ● Existing ATCO Infrastructure | Contour - 0.5m interval |
| Proposed ATCO Infrastructure | Proposed lots |
| ● Proposed ATCO Infrastructure | Surveyed land parcel |
| Surveyed easement | Surveyed easement |

Date: 2022-06-01