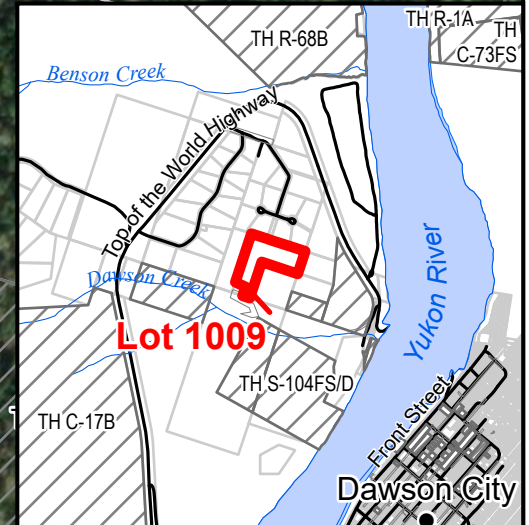
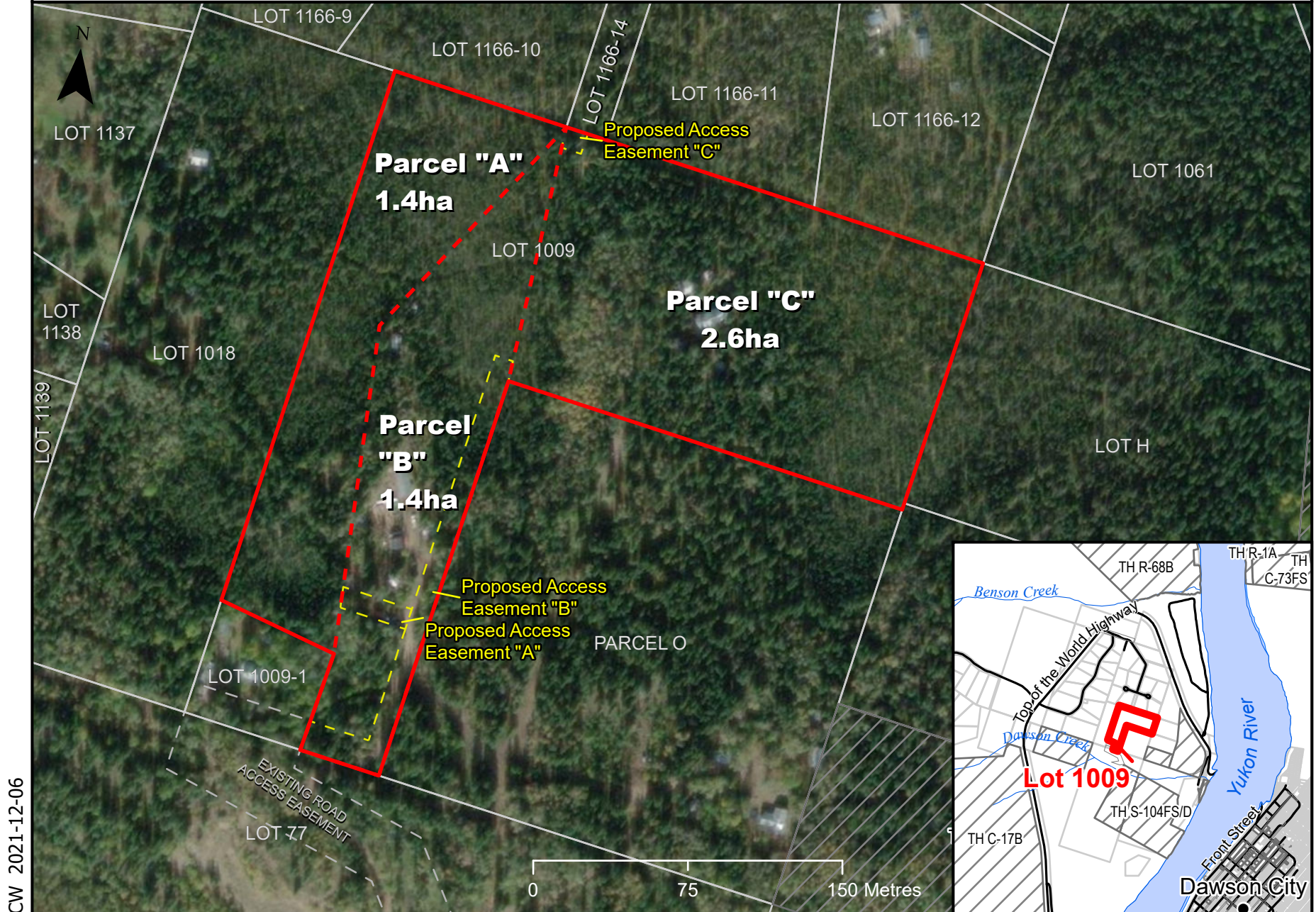
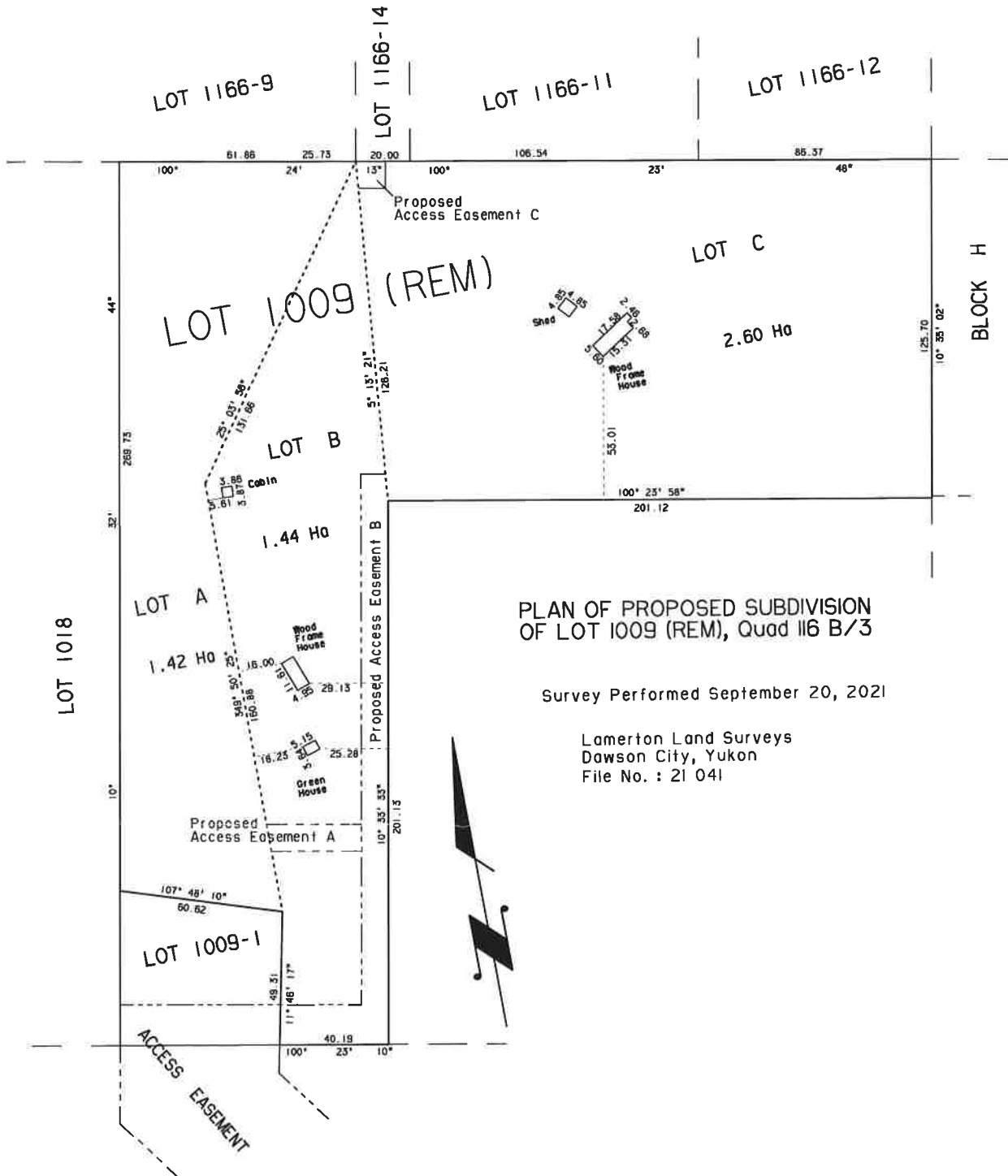
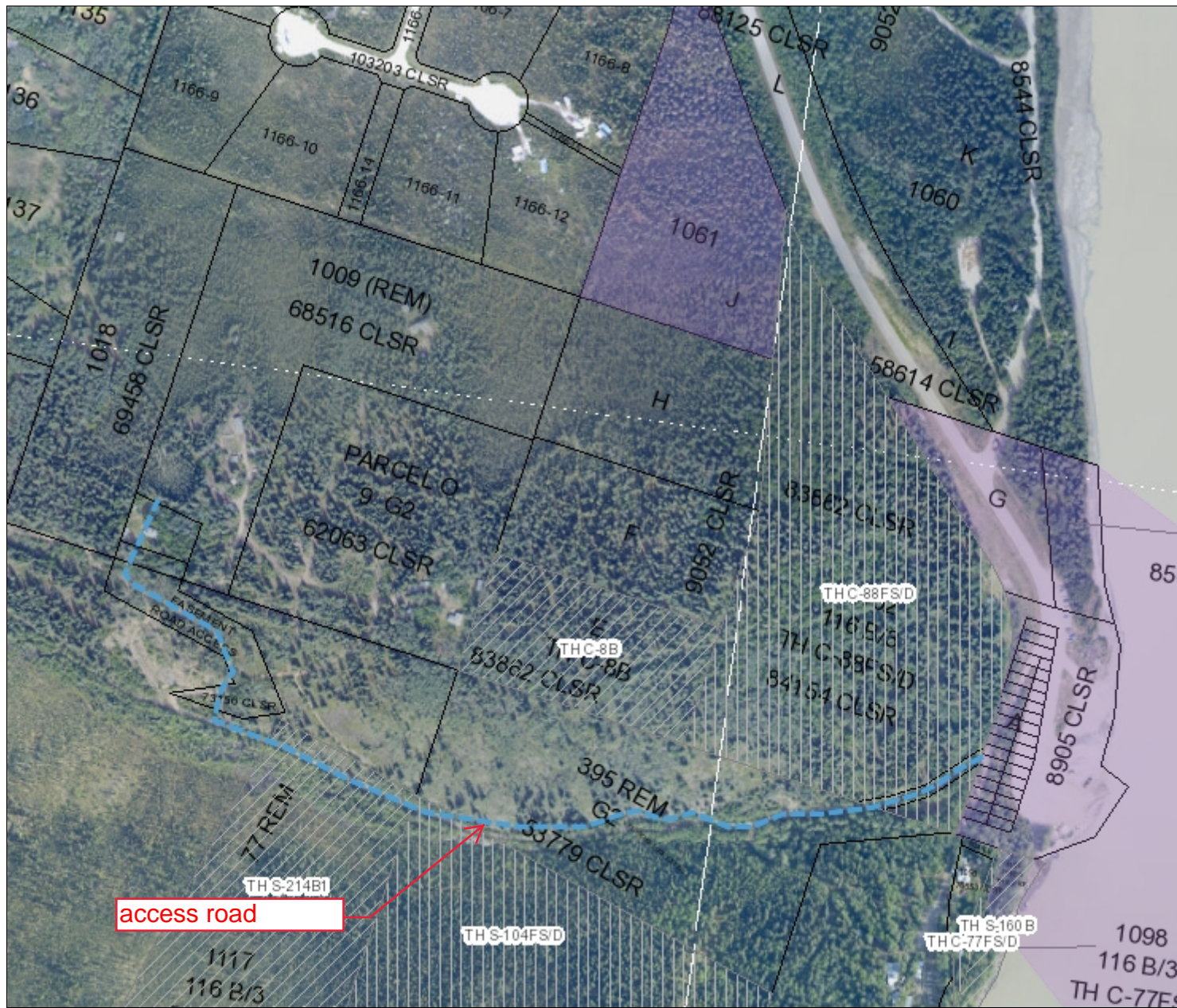


Application for 3 Lot Subdivision of Lot 1009 (REM), Quad 116 B/3,  
Plan 66962 LTO in West Dawson, YT



CW 2021-12-06





## Legend

- First Nation Settlement Lands - Surveyed
  - A: Surface and Subsurface Right
  - B: Surface Rights
  - FS: Fee Simple
  - 4.1.1 Retained Reserve
- First Nation Settlement Lands - Unsurveyed
  - ▨ Settlement Land - A
  - ▨ Settlement Land - B
  - ▨ Settlement Land - FS
  - ▨ Interim Protected - A
  - ▨ Interim Protected - B
  - ▨ Interim Protected - FS
  - ▨ Interim Protected - Unknown
- First Nation Settlement Lands - Surveyed
  - A: Surface and Subsurface Right
  - B: Surface Rights
  - FS: Fee Simple
  - 4.1.1 Retained Reserve
- First Nation Settlement Lands - Unsurveyed
  - ▨ Settlement Land - A
  - ▨ Settlement Land - B
  - ▨ Settlement Land - FS
  - ▨ Interim Protected - A
  - ▨ Interim Protected - B
  - ▨ Interim Protected - FS
  - ▨ Interim Protected - Unknown



## Notes

0.3 0 0.13 0.3 Kilometers

Projection: Yukon Albers Equal Area Conic  
Produced from: GeoYukon application

1: 5,000

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.  
Date Printed: 01-Oct-2020



## 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  
 Christine Clarke

Name of registered co-owner of lands  
 DAVID CURTIS

Name of person or agent authorized to act on owner(s) behalf	Email	Phone
Address	City/town	Terr./prov. Postal code

General location of application land/project  
 West Dawson

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
LOT 1009	116B/3	WEST DAWSON	66962	

Civic address of lands included in this application (if applicable) 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  No

Existing 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
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
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
General nature of subdivision request	<input checked="" 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 type="checkbox"/> Other: _____		

**Municipal contacts**

City of Whitehorse, Planning and Sustainability Services  
 Municipal Services Building 4210 – Fourth Avenue, Whitehorse  
 Phone: 867-668-8346 • Email: [planning@whitehorse.ca](mailto:planning@whitehorse.ca)

- Information on Official Community Plan and zoning in Whitehorse.
- Development and subdivision approval within Whitehorse.

City of Dawson  
 1336 Front Street (2nd floor above the Fire Hall), Dawson  
 Phone: 867-993-7400 • Email: [info@cityofdawson.ca](mailto:info@cityofdawson.ca)

- Information on planning and zoning in Dawson.
- Sub approval in Dawson.

**Other**

ATCO Electric Yukon  
 100 – 1100 Front Street, Whitehorse  
 Phone: 867-633-7000

- Hydro installations.
- Location of underground and overhead lines.

Other:

<b>OFFICE USE ONLY – Receipt of completed application form</b>	<b>Initials</b>
<input type="checkbox"/> Application information complete	
<input type="checkbox"/> 3 copies of sketch plan complete	
<input type="checkbox"/> Other information (property taxes paid, certificate of title)	
<input type="checkbox"/> Application fee paid (\$100.00 + \$5.00 GST = <b>\$105.00</b> )      Receipt # _____	
<input type="checkbox"/> Completed application accepted	
Received by: _____ Date: _____	
<p><b>Unless a time extension is otherwise agreed to by both the applicant and subdivision approving officer, a decision to approve, conditionally approve or deny this application will be made on or before:</b></p> <p>Date: _____ (within 90 days)</p> <p><b>Subdivision approval fee:</b> If this application is approved, you will be required to pay a subdivision approval fee of \$ _____ (+ \$ _____ GST), based on _____ additional lots being created.</p>	

**Proposed residential or rural residential lots**

Number of existing lots 1

Number of proposed lots 3

Total size of all application lands 5.46 Ha  
meters sq. or hectares

Minimum proposed lot size 1.42 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.)

Subdivision arising from relationship separation of assets

**Services**

Existing/proposed provision for drinking water

None

Existing/proposed provision for sewage treatment/disposal

None

Existing/proposed provision for disposal of garbage/solid waste

none

Existing/proposed provision for electricity

none

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

none

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 dept:

Municipality of Dawson City

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

2 km

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

None

**Access**

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

Access via existing public road + easement access

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

No improvements proposed.

**Site characteristics**

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

clay

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

spruce, poplar, aspen

Topography (flat, steep, rolling, etc.)

mostly flat boreal spruce forest

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

dawson creek adjacent + buffer, to lot.

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

none known.

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

rabbit, grouse.

**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: \_\_\_\_\_

Current planning designation of application lands

No zoning  Urban residential  Rural residential  Cottage  Commercial

Industrial  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
- 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: \_\_\_\_\_

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