



## 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. <b>2020-60-0W62</b>	Quad/location
Date received	Due date
Municipality or jurisdiction	

### General information

Name of registered owner of lands <b>Terence Cyril Franks</b>	Email [REDACTED]	Phone [REDACTED]
Address [REDACTED]	City/town <b>Dawson City</b>	Terr./prov. Postal code <b>YT Y0B 1G0</b>
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	Email	Phone
Address	City/town	Terr./prov. Postal code

General location of application land/project

Legal description of lands included in this application

Lot number(s) <b>36</b>	Block/group/quad <b>116B03</b>	Subdivision/area <b>Bear Creek</b>	CLSR plan # <b>81820</b>	LTO plan #
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Civic address of lands included in this application (if applicable)  
**75 Bear Creek Road**      City/town/community  
**Dawson City Y.T.**

### 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	<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	<input type="checkbox"/> Other: _____		

Proposed residential or rural residential lots	Proposed commercial, industrial or other lots
Number of existing lots <u>1</u>	Number of existing lots _____
Number of proposed lots <u>2</u>	Number of proposed lots _____
Total size of all application lands <u>1.47 hectares</u> <small>meters sq. or hectares</small>	Total size of all application lands _____ <small>meters sq. or hectares</small>
Minimum proposed lot size <u>0.41 hectares</u> <small>meters sq. or hectares</small>	Minimum proposed lot size _____ <small>meters sq. or hectares</small>

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.) Current house was used as a guest house for mother in law, due to health conditions it is no longer needed. Due to housing shortage in Dawson Area, applying for subdividing lot, instead of converting into a woodshop. Land already developed with a small 4 bedroom house with 1500 gal water tank/pump/hot water tank, with septic tank and field, certified by EHS. Power already installed to house.

**Services**

Existing/proposed provision for drinking water  
1500 gallon water tank

Existing/proposed provision for sewage treatment/disposal  
Septic tank and field already in place.

Existing/proposed provision for disposal of garbage/solid waste  
Disposal of garbage @ Dawson City landfill / <sup>solid waste</sup> taken by Green's Enterprise.

Existing/proposed provision for electricity  
Power line existing and in service

Existing/proposed provision for telephone, other utilities, etc.  
No existing telephone line to house

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? Power line already in place. application lands are not subject to existing easements

Is application area presently served by an established fire department?  Yes  No  
If yes, give name/location of fire dept:  
Klandike Valley Fire Department

Location of and distance to nearest school and school bus route (where applicable)  
11 km Robert Service School, on current school bus route

Existing/proposed provision parks, open space or other recreational amenities  
11 km Dawson City Parks & Rec

**Access**

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

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

Does the subdivision layout respect the location of any permanent structures? *yes sole owner of the improvements.*

*Subdivision layout will respect location of permanent structure and septic field*

**Site characteristics**

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

*sand & gravel*

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

*spruce, poplar willow*

Topography (flat, steep, rolling, etc.)

*flat*

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

*Buffer Zone across road.*

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: *City of Dawson Zoning's Historic By-law 97-25 Bear Creek Development Area Regulations*

Current planning designation of application lands

No zoning  Urban residential  Rural residential  Cottage  Commercial

Industrial  Other: \_\_\_\_\_

*↑ same as above*

Name of applicable community or local area plan: *City of Dawson Zoning's Historic By-law 97-25*

**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: 2025/07/31  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Collection of this information is authorized by section 4 of the *Subdivision Regulations* and subsection 15(a) of the *Access to Information and Protection of Privacy Act* SY for the purpose of reviewing relevant subdivision applications. Disclosure of this information is authorized by subsection 7(b) of the *Subdivision Regulations* and this information will be shared with other Yukon government departments and may be disclosed as permitted or required by the *Access to Information and Protection of Privacy Act*. For more information, please contact the Director of the Land Planning Branch at the Department of Energy, Mines and Resources in person at room 320, 300 Main St., by mail at Y1A 0E2, Whitehorse, YT, by phone at 867-667-3515 or by email at land.planning@yukon.ca.

Subdivision Application for a Proposed 2 Lot Subdivision of Lot 36 Bear Creek Subdivision,  
Plan 81820 LTO, Bear Creek Development Area, Yukon



CW 2025-08-22