



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. 2020-60-D209	Quad/location
Date received	Due date
Municipality or jurisdiction	

General information			
Name of registered owner of lands James Patrick Cortino	Email [REDACTED]	Phone [REDACTED]	
Address [REDACTED]	City/town [REDACTED]	Terr./prov.	Postal code [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	Email	Phone	
Address	City/town	Terr./prov.	Postal code
General location of application land/project 2448 Haines Road, 39 Km south of Haines Junction, adjacent on the south side of the Dalton Trail Lodge			
Legal description of lands included in this application			
Lot number(s) 80	Block/group/quad 803	Subdivision/area	CLSR plan # 56928
			LTO plan # 34982
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?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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>Recreational</u>
Existing use(s) of adjacent lands	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other: _____
Proposed 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 type="checkbox"/> Industrial <input checked="" type="checkbox"/> Other: <u>Recreational</u>
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: _____	

Proposed residential or rural residential lots

Number of existing lots _____ 1

Number of proposed lots _____ 2

Total size of all application lands 60,581.44 meters sq
meters sq. or hectaresMinimum proposed lot size 20,193.8 meters sq.
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 hectaresMinimum 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.)

The land will be subdivided once to allow me to sell the larger subdivision. The smaller subdivision will continue to be used for recreational purposes.

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:
Haines Junction Volunteer Fire Department, Kluane Street, Haines Junction

Location of and distance to nearest school and school bus route (where applicable)
St. Elias Community School, Haines Junction. 39.9 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 road currently exists for the proposed smaller subdivision. No access currently exists for the proposed larger subdivision.

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

A small building exists on the proposed smaller subdivision. I am the sole owner. Yes, the subdivision accounts for the structure.

Site characteristics

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

Gravelly sand to sandy loam

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

White spruce, lodgepole pines, woodland mosses

Topography (flat, steep, rolling, etc.)

Flat

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

A small creek approximately 10 metres south of the northern property line runs parallel to the northern property line. Dezadeash Lake borders the entire property on the east side.

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

None known

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: 2025/02/27

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 80, Plan 34982 LTO,
Dezadeash Lake, Yukon

