



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.	Quad/location
2020-60-D210	115 A/06
Date received	Due date
June 11, 2026	
Municipality or jurisdiction	

General information

Name of registered owner of lands	Email	Phone
Tobias + Simone Schellhase	[REDACTED]	
Address	City/town	Terr./prov. Postal code
[REDACTED]	Haines Junction	YT Y0B1L0

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

Haines Road / Dezadeash Lake

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1031	115 A/06		1000 46810	100375837

Civic address of lands included in this application (if applicable)	City/town/community
Haines Rd. Km 208	Haines Junction

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	☐ Residential	☒ Rural residential	☐ Commercial	☐ Industrial
	☐ Institutional	☐ Utility	☐ Other: _____	

Existing use(s) of adjacent lands	☐ Residential	☒ Rural residential	☐ Commercial	☐ Industrial
	☐ Institutional	☐ Utility	☐ Other: _____	

Proposed use(s) of the application lands	☐ Residential	☒ Rural residential	☐ Commercial	☐ Industrial
	☐ Institutional	☐ Utility	☐ Other: _____	

General nature of subdivision request	☒ Division of existing parcel, into 2 or more lots	☐ Consolidation of 2 or more lots into 1
	☐ Adjustment of an existing lot line	☐ Other: _____

Proposed residential or rural residential lots

Number of existing lots

1

Number of proposed lots

2

Total size of all application lands

4.02 ha

meters sq. or hectares

Minimum proposed lot size

2.01 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.)

rural residential, building off grid cabins, separate for my brother + family, timeframe: Summer 2025 small guest cabins, Summer 2026 - 2030 develop land + create access

Services

Existing/proposed provision for drinking water

natural spring, river, creek

Existing/proposed provision for sewage treatment/disposal

dry cabin

Existing/proposed provision for disposal of garbage/solid waste

Haines Junction landfill

Existing/proposed provision for electricity

off-grid

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

Starlink, solar

Are there any overhead or underground utilities located within or adjacent to the application area?
If yes, are the application lands subject to any existing easements?

☐ Yes☒ No

Is application area presently served by an established fire department?

☐ Yes☐ No

If yes, give name/location of fire dept:

Haines Junction Fire department?

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

43 km to Haines Junction, no school bus route

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

Kluane National Park, Kathleen Lake

Access

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

new access connecting to Highway

Will new road be surveyed and constructed as part of this subdivision proposal?
If **yes**, fully explain the nature of the access, and if/how other users of access might be affected.

☐ Yes ☒ No

N

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

Site characteristics

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

Sandy loam

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

mainly spruce, few poplar + willow

Topography (flat, steep, rolling, etc.)

gently sloping

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

NO

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

Deradeash Lake

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: May 21st, 2026

Signature: _____

Date: June 10th, 2026

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 867-867-3515 or by email at land.planning@yukon.ca.

Subdivision Application for a 2 Lot Subdivision of Lot 1031 Quad 115A/06, Plan 100046810 LTO YT,
Dezadeash Lake, Yukon.

