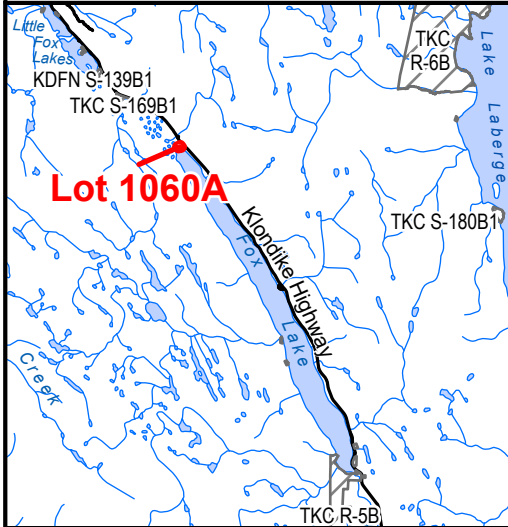


2 Lot Subdivision of Lot 1060A Quad 105E/05 Plan 2006-0063 LTO
Donald and Mary Inverarity



CW 2022-12-16



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

General information

Name of registered owner of lands
 Donald and Mary Inverarity

General location of application land/project
 40 Upper Fox Lake lane

Legal description of lands included in this application				
Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1060A	105E5	Fox Lake	83134	99-0231

Civic address of lands included in this application (if applicable)	City/town/community
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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"/> Rural residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input type="checkbox"/> Other: <u>NOZ</u>	
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: <u>NOZ</u>	
Proposed use(s) of the application lands	<input type="checkbox"/> Residential	<input type="checkbox"/> Rural residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input type="checkbox"/> Other: <u>NOZ</u>	
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 _____ 1	Number of existing lots _____
Number of proposed lots _____ 2	Number of proposed lots _____
Total size of all application lands _____ 1.40ha <small>meters sq. or hectares</small>	Total size of all application lands _____ <small>meters sq. or hectares</small>
Minimum proposed lot size _____ .70ha Approx <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.)	
Estate Planning	
We have no development time line at this time for the undeveloped part of the subdivision. Estate Planing.	
Services	
Existing/proposed provision for drinking water Lake or Water Delivery	
Existing/proposed provision for sewage treatment/disposal We currently have septic and outhouse.	
Existing/proposed provision for disposal of garbage/solid waste Deep Creek Dump	
Existing/proposed provision for electricity We are currently off grid on solar for the past 20 years	
Existing/proposed provision for telephone, other utilities, etc. Satellite Internet RuralTel	
Are there any overhead or underground utilities located within or adjacent to the application area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes , are the application lands subject to any existing easements?	
Is application area presently served by an established fire department? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes , give name/location of fire dept:	
Location of and distance to nearest school and school bus route (where applicable) 80Km	
Existing/proposed provision parks, open space or other recreational amenities N/A	
Access	
Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?) None planed as existing driveway is sufficient	

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.
No Existing road will serve both properties.

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?
Only buildings are on the map. existing applicants are sole owners.
existing property has main house, septic system, Green House and old storage shed and garden

Site characteristics

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

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

Topography (flat, steep, rolling, etc.)
Relitavely flat some small grades

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)
Adjacent to Fox lake Some small pothole ponds in general area.

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
Nothing significant since 1998 fire other than fish in Fox 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: NOZ

Name of applicable zoning bylaw or regulation: _____

Current planning designation of application lands

- No zoning Urban residential Rural residential Cottage Commercial
 Industrial Other: NOZ

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.