



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 Donald and Mary Inverarity	Email [REDACTED]	Phone [REDACTED]
Address [REDACTED]	City/town [REDACTED]	Terr./prov. Postal code YT [REDACTED]
Name of registered co-owner of lands Mary Inverarity	Email [REDACTED]	Phone [REDACTED]
Address [REDACTED]	City/town [REDACTED]	Terr./prov. Postal code YT [REDACTED]
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
 40 Upper Fox Lake Lane, Fox Lake

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 _____

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: NOZ _____	
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: NOZ _____	
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: NOZ _____	

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

Proposed residential or rural residential lotsNumber of existing lots 1Number of proposed lots 2Total size of all application lands 1.40ha
(hectares sq. m. 1 hectare = 10,000 sq. m.)Minimum proposed lot size .70ha Approx
(hectares sq. m. 1 hectare = 10,000 sq. m.)**Proposed commercial, industrial or other lots**

Number of existing lots _____

Number of proposed lots _____

Total size of all application lands _____
(hectares sq. m. 1 hectare = 10,000 sq. m.)Minimum proposed lot size _____
(hectares sq. m. 1 hectare = 10,000 sq. m.)

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.)

We have no development time line at this time for the undeveloped part of the subdivision. Estate Planning.

Services

Existing/proposed provision for drinking water

Lake or Water Delivery

Existing/proposed provision for sewage treatment/disposal

We have septic on existing property

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 23 years

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

Starlink & RuralTel

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:

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

40Km to School Bus Pick up (Deep Creek)

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?)

I will need a road easment to accomodate driveway to new lot. No construction needed.

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 can serve both properties with easement.

Improvements/structures

Are there any existing improvements located on the application area (buildings, fences, septic fields, wells, gardens, etc.)? Yes No
If yes, is the applicant the sole owner of these improvements?
Does the subdivision layout respect the location of any permanent structures?
There are no improvements on the new lot. Subdivision respects all existing structures on old lot.

Site characteristics

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

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

Topography (flat, steep, rolling, etc.)
Relatively 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

Any known significant historical or heritage features on or near this site
None

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.

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: _____

Signature: 

Date: May 8, 2024

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).

Proposed Two (2) Lot Subdivision of Lot 1060A, Plan 2006-00663 LTO,
Fox Lake Area, Yukon



