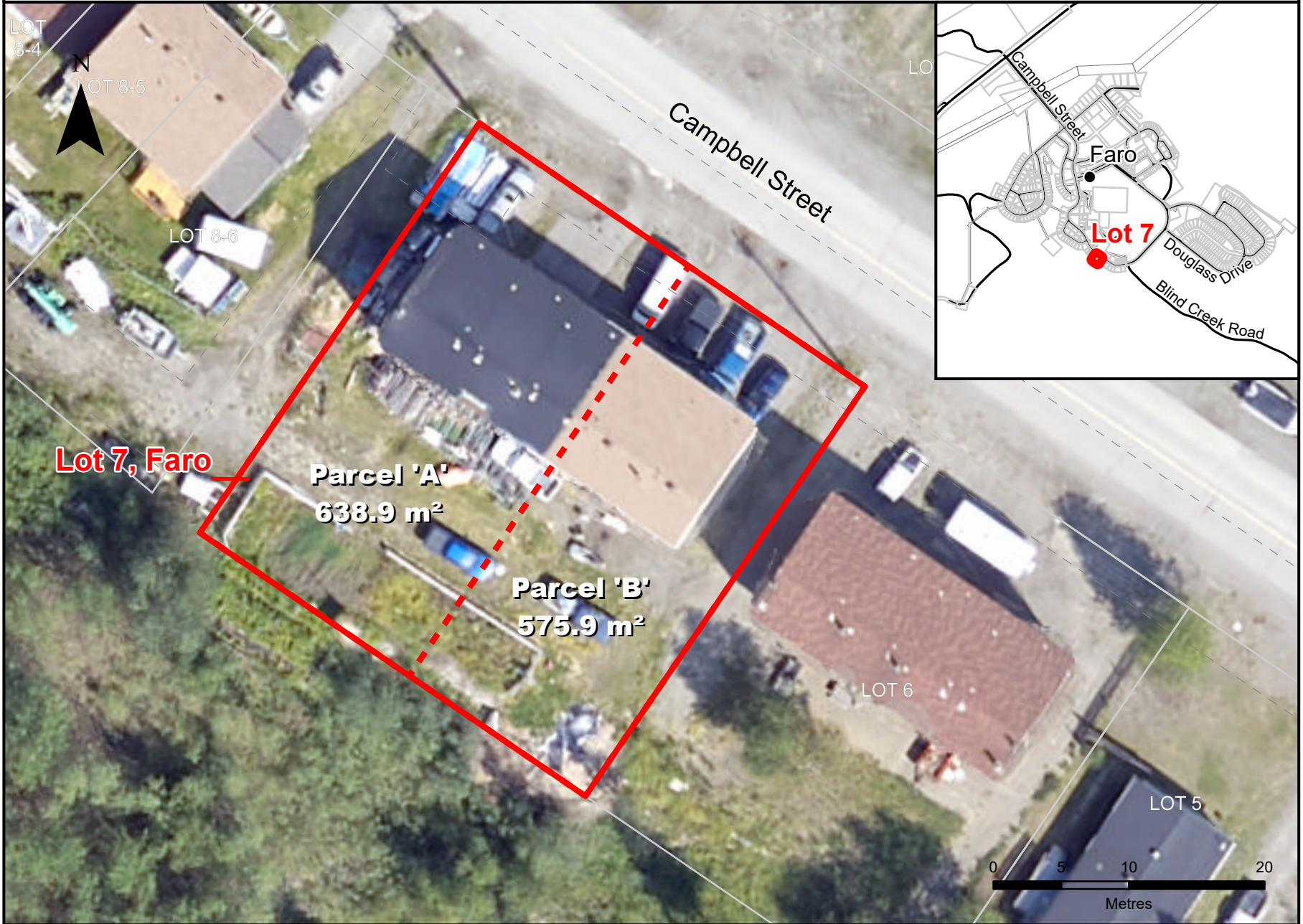


Subdivision of Lot 7, Plan 31525 LTO, Faro, Yukon  
Faber



CW 2021-10-05

File # 2020-60-FR26

**POWERLINE EASEMENT**

PLAN 71353 CLSR  
88-91 LTO

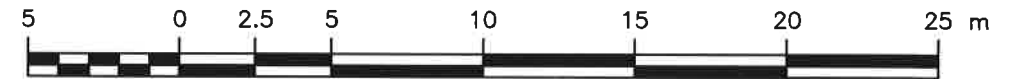
**CAMPBELL STREET**

**SKETCH OF  
PROPOSED SUBDIVISION OF  
PARCELS A, AND B**

BEING A SUBDIVISION OF  
LOT 7,  
(Plan 55582 CLSR, 31525 LTO)

**FARO  
YUKON**

Scale 1:250



**LEGEND:**

Bearings are astronomic derived from Plan 55582 CLSR, 31525 LTO.

Distances are horizontal at general ground level and are expressed in metres.

Existing buildings shown thus . . . . .

Proposed easement shown thus . . . . .

Existing sanitary lines shown thus (Approx) . . . . .

Existing water lines shown thus (Approx) . . . . .

Existing overhead power lines shown thus (Approx) . . . . .

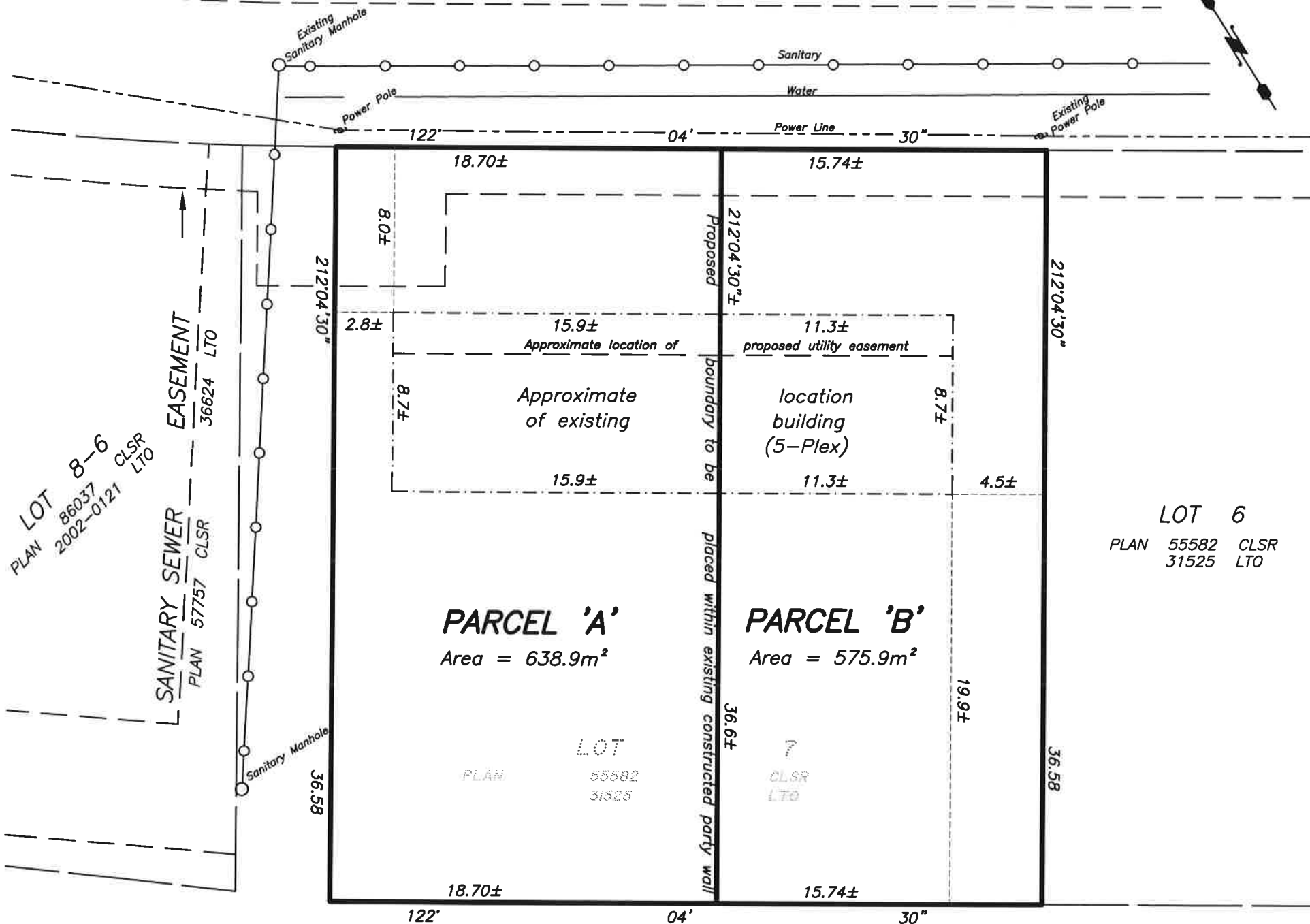
Lands dealt with by this sketch shown thus . . . . .

Note: Buildings shown have been positioned from imagery and is approximate

Proposed boundaries and buildings are subject to change upon survey

See attached sketch for servicing details.

Owners,  
Lot 7, CoT 100160378  
Brenda D, Faber and Leonard S, Faber



**LOT 6**  
PLAN 55582 CLSR  
31525 LTO

**LOT 8-6**  
PLAN 86037 CLSR  
2002-0121 LTO

**SANITARY SEWER EASEMENT**  
PLAN 57757 CLSR  
36624 LTO



## 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 Brenda and Leonard Faber				
Name of registered co-owner of lands N/A		Email	Phone	
Address		City/town	Terr./prov.	Postal code
Name of person or agent authorized to act on owner(s) behalf		Email	Phone	
General location of application land/project Town of Faro Yukon, Canada				
Legal description of lands included in this application				
Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
7		Faro	55582	31525
Civic address of lands included in this application (if applicable) 390-398 Campbell Street			City/town/community Faro	
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 checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<input type="checkbox"/> Industrial
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"/> Other: _____	<input type="checkbox"/> Industrial
Proposed use(s) of the application 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"/> Other: _____	<input type="checkbox"/> Industrial
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		Proposed commercial, industrial or other lots	
Number of existing lots	one	Number of existing lots	_____
Number of proposed lots	two	Number of proposed lots	_____
Total size of all application lands	1259.7m2 <small>meters sq. or hectares</small>	Total size of all application lands	_____ <small>meters sq. or hectares</small>
Minimum proposed lot size	575.9m2 <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.)

The existing lot is to be subdivided into two new lots. There is a 5 plex on lot and it will be divided into two separate units. 3 of the 5 units will be converted into one unit while the remaining 2 units will be converted into the the ohter unit. The new proposed lot line will run down the center of the party wall creating the two new units.

The new subdivided land will be used for residential purposes.

The expected time frame is 1 year.

**Services**

Existing/proposed provision for drinking water  
Each unit has a seperate town water supply and curb stop for each unit (In place)

Existing/proposed provision for sewage treatment/disposal  
Each unit has a seperate sewage line. (In place)

Existing/proposed provision for disposal of garbage/solid waste  
All garabage bins are bear safe bins (shared) and provide enough storage to be used by several reside supplied by the Town of Faro

Existing/proposed provision for electricity  
Each unit has a new 200 amp service. (In place)

Existing/proposed provision for telephone, other utilities, etc.  
Each unit has a seperate telephone line. (in Place)

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?  
Existing Powerline easement alogn front of existign lots

Is application area presently served by an established fire department?  Yes  No  
If yes, give name/location of fire dept:  
Fire response provided by a volunteer fire department

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

Existing/proposed provision parks, open space or other recreational amenities  
Several play areas and parks

**Access**

Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?)  
NO

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?

**Site characteristics**

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

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

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

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  
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: \_\_\_\_\_

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

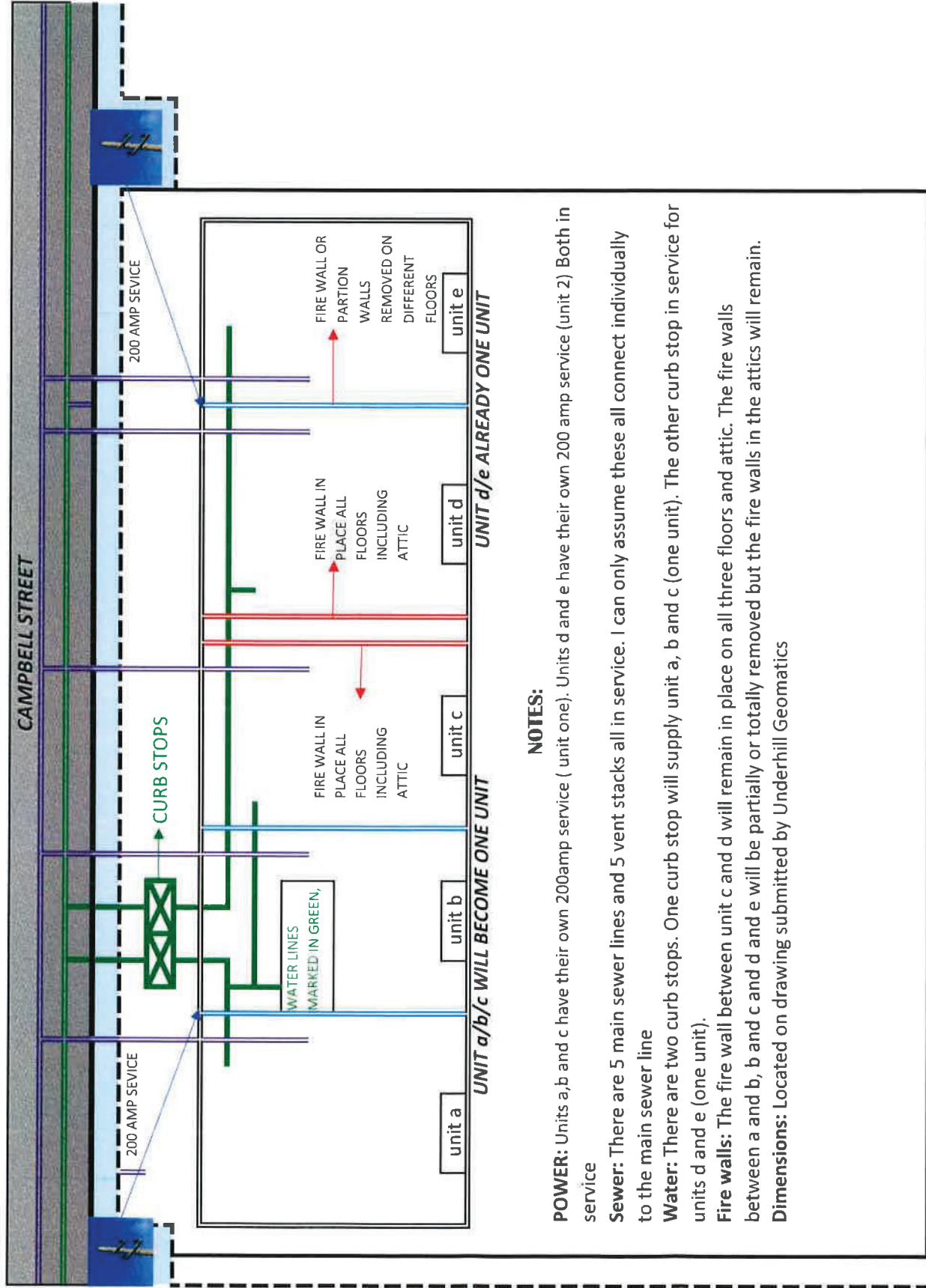
I/we certify that I am/we are the registered owner(s) of the land described in this application.

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:

Signature:



**NOTES:**

- POWER:** Units a, b and c have their own 200amp service ( unit one). Units d and e have their own 200 amp service (unit 2) Both in service
- Sewer:** There are 5 main sewer lines and 5 vent stacks all in service. I can only assume these all connect individually to the main sewer line
- Water:** There are two curb stops. One curb stop will supply unit a, b and c (one unit). The other curb stop in service for units d and e (one unit).
- Fire walls:** The fire wall between unit c and d will remain in place on all three floors and attic. The fire walls between a and b, b and c and d and e will be partially or totally removed but the fire walls in the attics will remain.
- Dimensions:** Located on drawing submitted by Underhill Geomatics