



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
Date received	Due date
Municipality or jurisdiction	

General information

Name of registered owner of lands	Email	Phone
Town of Faro	[REDACTED]	[REDACTED]
Address	City/town	Terr./prov. Postal code
[REDACTED]	Faro	YT Y0B 1K0

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
Larry Baran	[REDACTED]	[REDACTED]
Address	City/town	Terr./prov. Postal code

General location of application land/project within municipal boundaries

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
Lot 415	105K			95-08

Civic address of lands included in this application (if applicable)	City/town/community
n/a	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? Yes
 No

Existing use(s) of the application lands Residential Rural residential Commercial Industrial
 Institutional Utility Other: Urban Reserve & Park

Existing use(s) of adjacent lands Residential Rural residential Commercial Industrial
 Institutional Utility Other: Residential & Community Use

Proposed use(s) of the application lands Residential Rural residential Commercial Industrial
 Institutional Utility Other: Community Use

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		Proposed commercial, industrial or other lots	
Number of existing lots	1	Number of existing lots	1
Number of proposed lots	2	Number of proposed lots	2
Total size of all application lands	<small>meters sq. or hectares</small>	Total size of all application lands	3.63 hectares <small>meters sq. or hectares</small>
Minimum proposed lot size	<small>meters sq. or hectares</small>	Minimum proposed lot size	1 hectare <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 Town of Faro is prepared to assist the Faro Golf Club in developing their clubhouse and storage building to support their activities. The Faro Golf Club has been informally accessing this corner of the larger parcel for about 25 years. To support of their activities, the Town is prepared to formalize their usage by subdividing the parcel for their long-term operational security.

Services

Existing/proposed provision for drinking water

There is an adjacent water main on Ladue Drive, and a service line will be brought in to the club house building when constructed.

Existing/proposed provision for sewage treatment/disposal

There is an adjacent sewer main on Ladue Drive, and a service line will be brought in to the club house building when constructed.

Existing/proposed provision for disposal of garbage/solid waste

The Town of Faro is prepared to provide a bear-proof container, like others is use throughout the community.

Existing/proposed provision for electricity

There are adjacent powerlines near the proposed new parcel.

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

n/a

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:

Town of Faro Fire Department

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

The Faro school (Del Van Gorder School) is literally across the street (Lorna Blvd)

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

The proposed parcel will become the location for the golf club house and storage building, and adjacent to the golf course.

Access

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

There is currently road access to the proposed parcel from 2 directions. The road is scheduled for improvement once the parcel is approved.

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?

The proposed parcel has been used by the Faro Golf Club for about 25 years, so it have been improved by clearing to accommodate storage shacks, event tents, outhouses, and sufficient area for parking.

Site characteristics

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

Vegetation (spruce, pine, poplar, willow, clear, etc.)
some spruce and poplar, and grass.

Topography (flat, steep, rolling, etc.)
Maint flat (eastern portion) with gradual sloping toward Lorna Blvd (western portion)

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)
None

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
None

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: Combination of Urban Reserve & Park

Name of applicable zoning bylaw or regulation: _____

Current planning designation of application lands

- No zoning Urban residential Rural residential Cottage Commercial
 Industrial Other: parcel will be rezoned to Community Use

Name of applicable community or local area plan: Town of Faro

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 _____ of submitted data may invalidate any approval of this application.

Signature: _____ Date: May 21/24

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* (SI) 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

Proposed two lot subdivision of Lot 415, Plan 95-08 LTO, Quad 105K/03,
Town of Faro, Yukon

