



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

(This section is currently blank for general information.)

General location of application land/project
GOLDEN HORN

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
159		GOLDEN HORN	68769	68723

Civic address of lands included in this application (if applicable)
71 VENUS PLACE

City/town/community
GOLDEN HORN

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 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: _____	
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: _____	
Proposed use(s) of the application 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: _____	
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: _____		

Municipal contacts

City of Whitehorse, Planning and Sustainability Services
Municipal Services Building 4210 – Fourth Avenue, Whitehorse
Phone: 867-668-8346 • Email: planning@whitehorse.ca

- Information on Official Community Plan and zoning in Whitehorse.
- Development and subdivision approval within Whitehorse.

City of Dawson
1336 Front Street (2nd floor above the Fire Hall), Dawson
Phone: 867-993-7400 • Email: info@cityofdawson.ca

- Information on planning and zoning in Dawson.
- Sub approval in Dawson.

Other

ATCO Electric Yukon
100 – 1100 Front Street, Whitehorse
Phone: 867-633-7000

- Hydro installations.
- Location of underground and overhead lines.

Other:

OFFICE USE ONLY – Receipt of completed application form

Initials

Application information complete

3 copies of sketch plan complete

Other information (property taxes paid, certificate of title)

Application fee paid (\$100.00 + \$5.00 GST = **\$105.00**) Receipt # _____

Completed application accepted

Received by: _____ Date: _____

Unless a time extension is otherwise agreed to by both the applicant and subdivision approving officer, **a decision to approve, conditionally approve or deny this application will be made on or before:**

Date: _____ (within 90 days)

Subdivision approval fee: If this application is approved, you will be required to pay a subdivision approval fee of \$ _____ (+ \$ _____ GST), based on _____ additional lots being created.

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.

NEW DRIVEWAY SHALL RUN DOWN 20m R.O.W, AS SURVEYED

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?

Site characteristics

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

(sand, gravel, clay, silt)

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

(spruce, pine, poplar, willow, clear)

Topography (flat, steep, rolling, etc.)

(flat)

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

NO

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: _____

Name of applicable zoning bylaw or regulation: GOLDEN HORN

Current planning designation of application lands

No zoning Urban residential Rural residential Cottage Commercial

Industrial Other: _____

Name of applicable community or local area plan: GOLDEN HORN

Proposed residential or rural residential lots

Number of existing lots 1

Number of proposed lots 2

Total size of all application lands 6.06
meters sq. or hectares

Minimum proposed lot size 3.0
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 - 2 LOTS, MAY SELL ONE OR BOTH.

Services

Existing/proposed provision for drinking water

well

Existing/proposed provision for sewage treatment/disposal

Septic

Existing/proposed provision for disposal of garbage/solid waste

LOCAL LANDFILL

Existing/proposed provision for electricity

Existing To Both Lots

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

Existing "

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 POWER AND TELEPHONE - NO EASEMENTS

Is application area presently served by an established fire department? Yes No

If yes, give name/location of fire dept:

GOLDEN HORN

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

2 km

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?)

(R.D.W.)
NEW DRIVEWAY ACCESS ONLY BY PERMIT - REST OF DRIVEWAY ON LOT.

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

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).

