



# 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	
Colin Beairsto		[REDACTED]	[REDACTED]	
Address		City/town	Terr./prov.	Postal code
[REDACTED]		Whitehorse	Yukon	[REDACTED]
Name of registered co-owner of lands		Email	Phone	
Laura Spicer		[REDACTED]	[REDACTED]	
Address		City/town	Terr./prov.	Postal code
[REDACTED]		Whitehorse	Yukon	[REDACTED]
Name of person or agent authorized to act on owner(s) behalf		Email	Phone	
None				
Address		City/town	Terr./prov.	Postal code
General location of application land/project				
Golden Horn, Whitehorse				
Legal description of lands included in this application				
Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
176		Golden Horn	69072	71841
Civic address of lands included in this application (if applicable)			City/town/community	
2 Arctic Drive			Whitehorse	
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 type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input checked="" 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 type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input checked="" type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other: Road; environmental reserve	<input type="checkbox"/> Industrial
Proposed use(s) of the application lands	<input type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input checked="" 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**Number of existing lots 1Number of proposed lots 2Total size of all application lands 6.19  
meters sq. or hectaresMinimum 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 hectaresMinimum 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.)

We wish to retain the developed land, and sell the undeveloped land as a rural residential lot. We anticipate sale within one year and construction within two years on the vacant lot.

**Services**

Existing/proposed provision for drinking water

Well/ Well or water delivery

Existing/proposed provision for sewage treatment/disposal

Septic field/ Septic field

Existing/proposed provision for disposal of garbage/solid waste

Haul own garbage and waste to Mt Lorne or City of Whitehorse dump/ Haul own garbage and waste to Mt Lorne or City of Whitehorse dump

Existing/proposed provision for electricity

ATCO from Arctic Drive on poles and underground across lot / ATCO from Arctic Drive on poles along Road, plan 71841 LTO

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

On ATCO poles on lot and underground on existing lot / On ATCO poles along Road, plan 71841 LTO and new lot.

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?

The application lands are not 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:

Golden Horn Volunteer Fire Department, Fire Hall Road

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

Golden Horn School, Duncan Drive, 750 metres, bus #36

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

Playground and disc golf course at Golden Horn School. Walking along Road, plan 71841 LTO to Yukon River.

**Access**

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

Arctic Drive and Road plan 71841 LTO/ Arctic Drive and Road plan 71841 LTO. No new access will be required.

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 applicants are the sole owners of the improvents. The subdivision layout respects the location of all permanent structures.

**Site characteristics**

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

Clay, silt and sand. Lacustrine.

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

Mixed spruce, pine and poplar with a bit of willow.

Topography (flat, steep, rolling, etc.)

Gradual slope to the northeast.

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: \_\_\_\_\_

Name of applicable zoning bylaw or regulation: Golden Horn Development Area Regulation OIC 2011/125

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 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: May 27, 2024

Signature: \_\_\_\_\_

Date: May 27/24

Proposed 2 Lot Subdivision of Lot 176, Plan 71841 LTO,  
Golden Horn Development Area, Yukon

