Yukon

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
2020-60-GH65	105 D/13
Date received	Due date
Municipality or jurisdiction	

General information

Name of registered owner of lands	Email	Phone
Claire Lindsey	[redacted]	[redacted]
Address	**City/town**	**Terr./prov.** **Postal code**
[redacted]	Whitehorse	YT Y1A 6M3
Name of registered co-owner of lands	**Email**	**Phone**
Dakota Organ	[redacted]	[redacted]
Address	**City/town**	**Terr./prov.** **Postal code**
[redacted]	Whitehorse	YT Y1A 6M3
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
84 Duncan Drive.

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
208		Golden Horn	72332	89-137

Civic address of lands included in this application (if applicable)	City/town/community
84 Duncan Drive.	Golden Horn - 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? ☐ Yes ☑ No

Existing use(s) of the application lands	☐ Residential	☑ Rural residential	☐ Commercial	☐ Industrial
	☐ Institutional	☐ Utility	☐ Other:	
Existing use(s) of adjacent lands	☐ Residential	☑ Rural residential	☐ Commercial	☐ Industrial
	☐ Institutional	☐ Utility	☐ Other:	
Proposed use(s) of the application lands	☐ Residential	☑ Rural residential	☐ Commercial	☐ Industrial
	☐ Institutional	☐ Utility	☐ Other:	
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 exisitng lot line		☐ Other:	

Proposed residential or rural residential lots		Proposed commercial, industrial or other lots	
Number of existing lots	1	Number of existing lots	
Number of proposed lots	3	Number of proposed lots	
Total size of all application lands	6 Ha (meters sq. or hectares)	Total size of all application lands	(meters sq. or hectares)
Minimum proposed lot size	2 Ha (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.)

To sell home, subdivide to build or own custom home 3rd lot we may develop with a home and sell, or leave depending on finances. Purpose is to allow development of personal home Proposed plan may take 0-4 years.

Services

Existing/proposed provision for drinking water

Water delivery.

Existing/proposed provision for sewage treatment/disposal

Septic tank and field

Existing/proposed provision for disposal of garbage/solid waste

Bring to landfill.

Existing/proposed provision for electricity

Power line

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?

No (Power line + telephone line running beside front property along Duncan Dr.)

Is application area presently served by an established fire department? ☑ Yes ☐ No
If yes, give name/location of fire dept: Gabriola Island Fire Department.

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

< 1 km.

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

Ø

Access

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

Yes, new driveway off Duncan Drive

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.

an easement will be used along one side of the property to service all new lots

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? Does the subdivision layout respect the location of any permanent structures? ☐ Yes ☒ No

Site characteristics

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

Sand

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

Spruce + pine.

Topography (flat, steep, rolling, etc.)

Mix of flat + rolling.

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: Golden Horn Development Area

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.

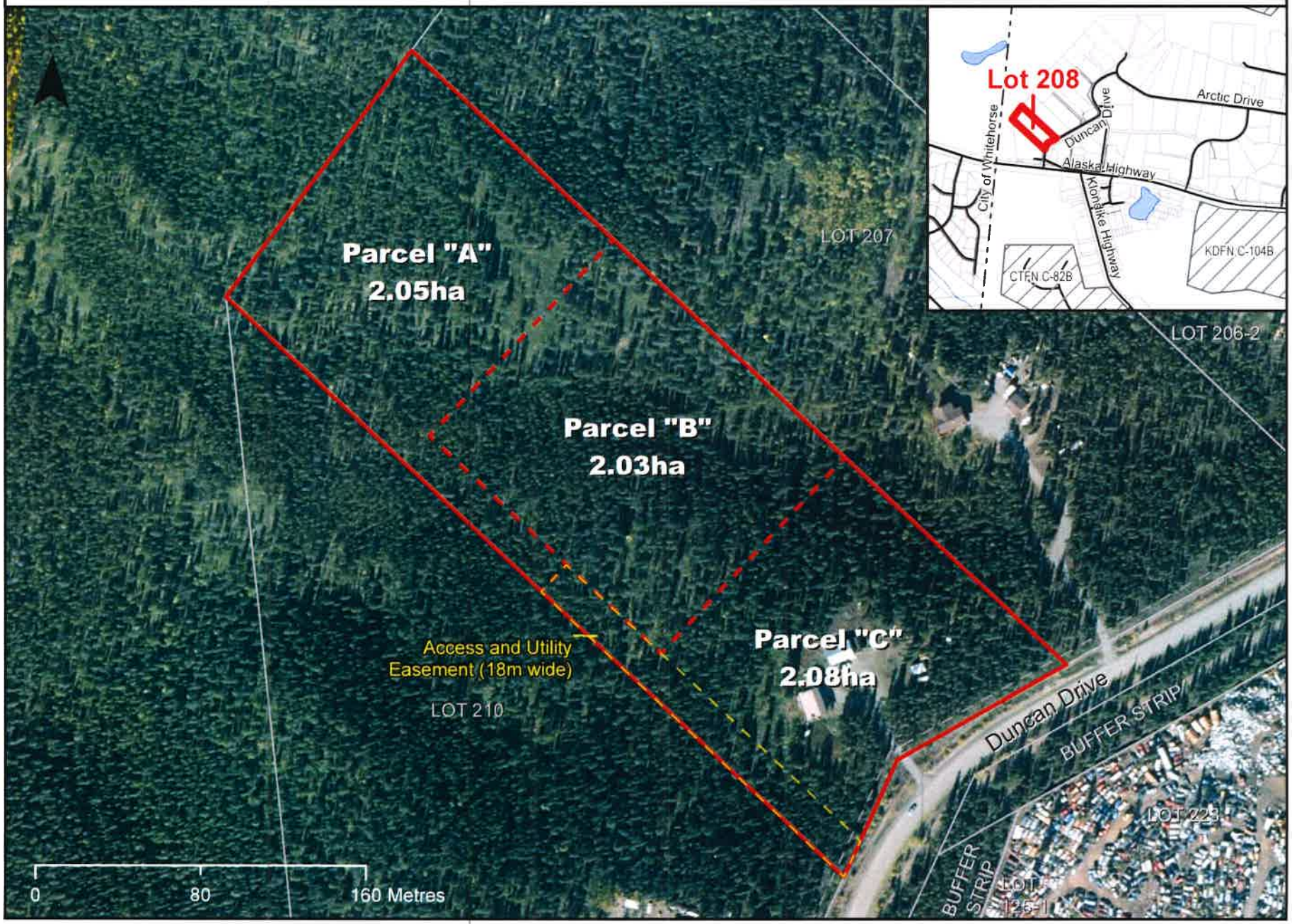
Signature: [redacted] Date: Nov 2 2026

Signature: [redacted] Date: Nov 2 2026

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* SY 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.

Print Clear

Subdivision Application for a 3 Lot Subdivision of Lot 208 Golden Horn Subdivision, Plan 89-137 LTO YT, Golden Horn Development Area, Yukon.



CW 2026-11-09

File # 2020-60-GH65