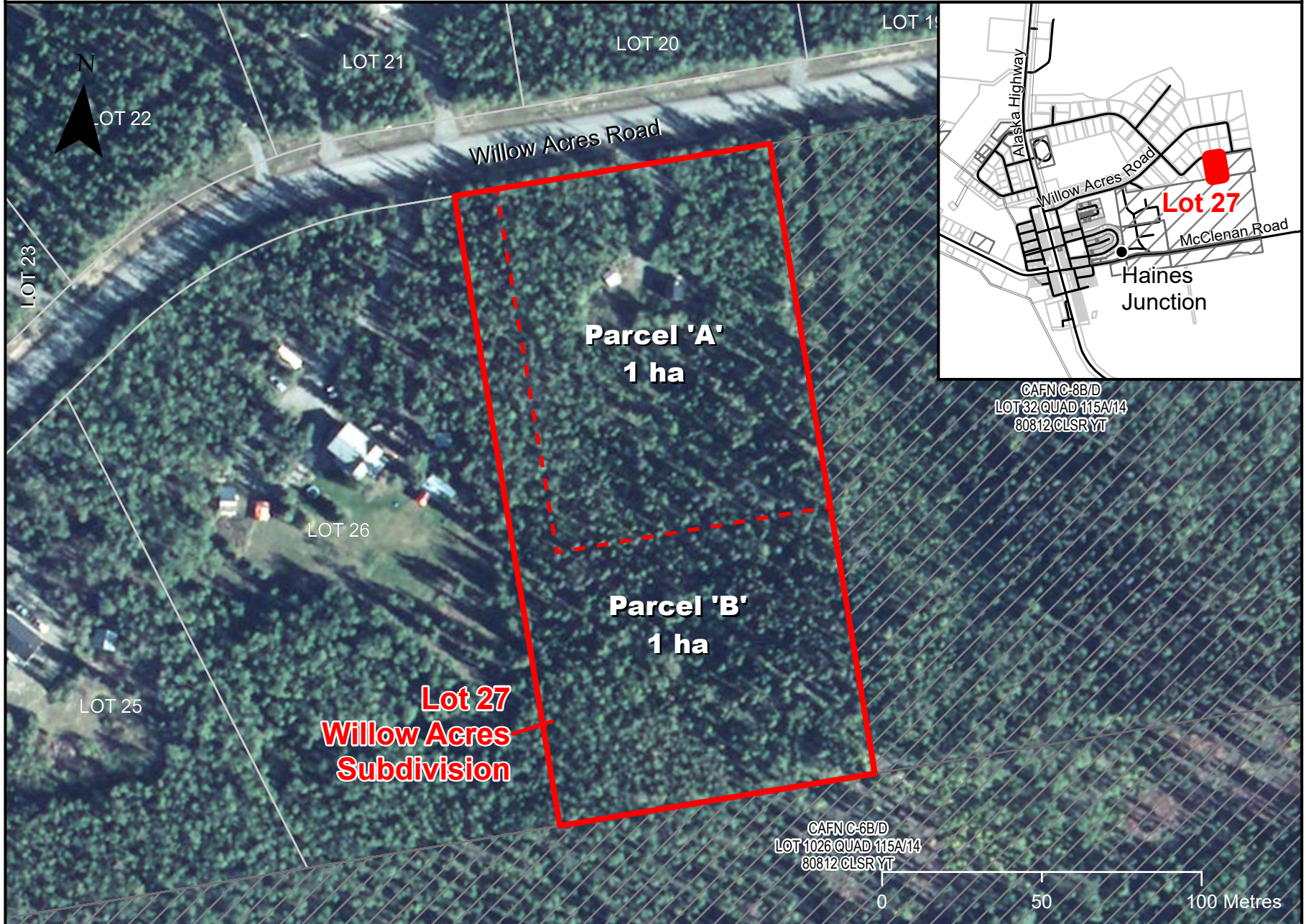
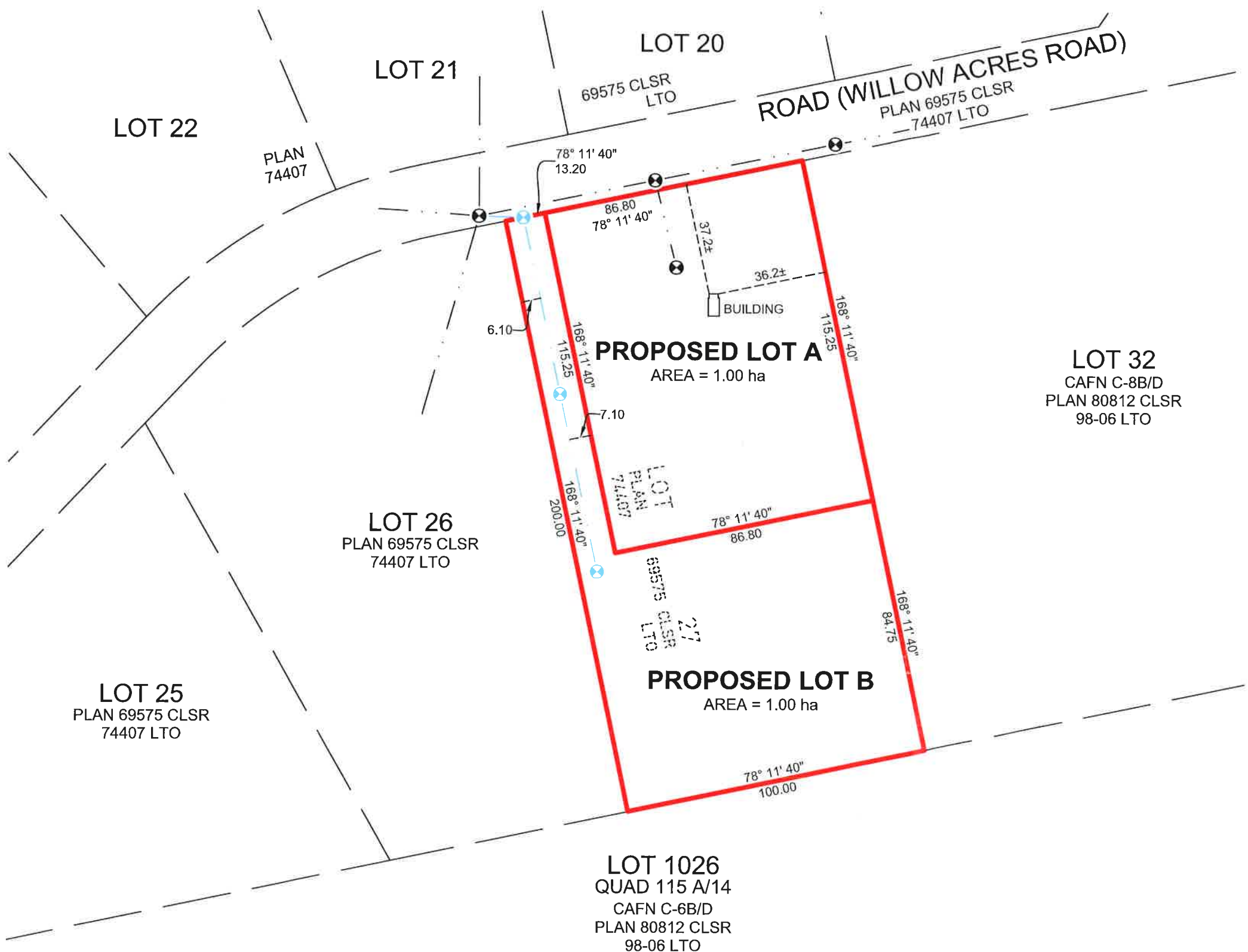


Subdivision Application Sketch - Conroy and Corneloup



CW 2021-10-07

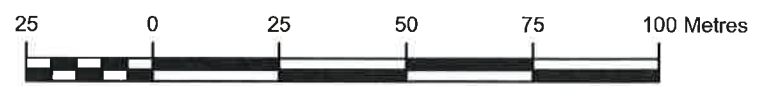


**SKETCH OF
PROPOSED SUBDIVISION**

LOT 27
WILLOW ACRES SUBDIVISION
(PLAN 69575 CLSR, 74407 LTO)

HAINES JUNCTION
YUKON

SCALE 1:1500



LEGEND

- BEARINGS ARE UTM GRID AND ARE DERIVED FROM CADASTRAL DATA PROVIDED BY NATURAL RESOURCES CANADA.
- DISTANCES ARE HORIZONTAL AT GROUND LEVEL AND ARE EXPRESSED IN METERS.
- LANDS DEALT WITH BY THIS SKETCH SHOWN THUS —
- EXISTING POWER POLES AND OVERHEAD LINES
- PROPOSED POWER POLES AND OVERHEAD LINES

SUBJECT TO THE LIMITATIONS HEREON:

1. THIS SKETCH IS NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.



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 NATHAN CONROY			
Name of registered co-owner of lands SYLVIE CORNELOUP			
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 WILLOW ACRES SUBDIVISION, HAINES JUNCTION			
Legal description of lands included in this application			
Lot number(s) 27	Block/group/quad	Subdivision/area WILLOW ACRES	CLSR plan # 69575 LTO plan # 74407
Civic address of lands included in this application (if applicable)		City/town/community HAINES JUNCTION	

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 type="checkbox"/> Other: _____	<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		Proposed commercial, industrial or other lots	
Number of existing lots	1	Number of existing lots	
Number of proposed lots	2	Number of proposed lots	
Total size of all application lands	2.00 ha <small>meters sq. or hectares</small>	Total size of all application lands	<small>meters sq. or hectares</small>
Minimum proposed lot size	1.00 ha <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.)

We wish to subdivide so each of the two current owners can own their own lot independantly.

Services

Existing/proposed provision for drinking water
WATER TANK.

Existing/proposed provision for sewage treatment/disposal
EACH LOT IS PROPOSED TO HAVE SEPTIC FIELD.

Existing/proposed provision for disposal of garbage/solid waste
HAINES JUNCTION DUMP.

Existing/proposed provision for electricity
LOT A HAS EXISTING POWER. LOT B WILL HAVE NEW LINE RUN DOWN 13.2 m ACCESS.

Existing/proposed provision for telephone, other utilities, etc.
LOT A HAS EXISTING INFRASTURE. LOT B WILL HAVE NEW LINE RUN DOWN 13.2m ACCESS.

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 CURRENT OR NEEDED EASEMENTS.

Is application area presently served by an established fire department? Yes No
If yes, give name/location of fire dept:
HAINES JUNCTION FIRE DEPARTMENT.

Location of and distance to nearest school and school bus route (where applicable)
HAINES JUNCTION. 1.3 km.

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

Access

Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?)
BOTH PROPOSED LOTS ABUT WILLOW ACRES ROAD

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 APPLICANT IS THE SOLE OWNER OF ALL IMPROVEMENTS.
THE SUBDIVISION RESPECTS THE LOCATION OF ALL IMPROVEMENTS.

Site characteristics

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

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

Topography (flat, steep, rolling, etc.)
SLIGHT INCLINE

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)
NONE ON LOTS. SLIGHT DITCH IN WILLOW ACRES ROAD.

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: HAINES JUNCTION ZONING BYLAW, RURAL RESIDENTIAL

Current planning designation of application lands

No zoning Urban residential Rural residential Cottage Commercial
 Industrial Other: _____

Name of applicable community or local area plan: NA

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: *NA.*

- 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.



Village of Haines Junction

Box 5339 • Haines Junction, Yukon Territory • Canada • Y0B 1L0
Phone: (867) 634-7100 • Fax: (867) 634-2008 • E-mail: admin@hainesjunction.ca

September 17, 2021

Land Planning Branch
Yukon Government
P.O. Box 2703
Whitehorse Yukon,
Y1A 2C6

Dear Sir or Madame

RE: SUBDIVISION APPLICATION LOT 27 PLAN 74407 (Willow Acres)

The Village has received a copy of the proposed subdivision documents. Based on what we have seen the subdivision will conform to the existing zoning for that area.

We confirm that the property does not have outstanding property taxes owed.

Please contact me if you have any questions or concerns.

Yours truly,

Dan Rodin
Chief Administrative Officer

Village of Haines Junction

178 Backe Street
P.O. Box 5339
Haines Junction, Yukon Y0B 1L0
Canada

INVOICE

Invoice No.: T2021-WA27
Date: 10/05/2021
Ship Date:
Page: 1
Re: Order No.

Sold to:

Corneloup, Sylvie & Conroy, N.
Box 5523
Haines Junction, Yukon Y0B 1L0

Ship to:

Corneloup, Sylvie & Conroy, N.
Box 5523
Haines Junction, Yukon Y0B 1L0

Business No.: 13109 2447

Item No.	Unit	Quantity	Description	Tax	Unit Price	Amount
TAX-R			Property Taxes - Residential			670.55
Shipped By: Tracking Number:					Total Amount	670.55
Comment:					Amount Paid	670.55
Sold By:					Amount Owing	0.00



CANADA
YUKON TERRITORY
TERRITOIRE DU YUKON

CERTIFICATE OF TITLE CERTIFICAT DE TITRE

YUKON LAND REGISTRATION DISTRICT
LAND TITLES OFFICE
CIRCONSCRIPTION D'ENREGISTREMENT DES
BIEN-FONDS DU YUKON

Title: 2015Y0715

Consideration: \$97,000.00

Notification: 95110

Transfer: 220822

TO WIT: This is to certify that
La présente certifie que

Joint Tenants

SYLVIE CORNELOUP
NATHAN CONROY

Post Office Address:
Adresse postale

NATHAN CONROY BOX 5523 HAINES JUNCTION YUKON TERRITORY Y0B 1L0
SYLVIE CORNELOUP BOX 5523 HAINES JUNCTION YUKON TERRITORY Y0B 1L0

NOW OWNS AN ESTATE IN Fee Simple OF AND IN:
est le/la propriétaire actuel(le) du domaine en FIEF SIMPLE dans le territoire du Yukon suivant:

Lot	Portion	Block/Bloc	Quad	Group	Plan No/# de Plan
27					74407
Willow Acres		Haines Junction			Yukon Territory

Particulars/Particuliers:

NO DUPLICATE CERTIFICATE OF TITLE HAS BEEN ISSUED;

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the Register.
sous réserve des charges, privilèges et droits énoncés dans la note ou le mémorandum inscrit à la suite du présent certificat, ou qui peut être à l'avenir inscrit dans le registre.

I hereby certify that this is a true copy
of the original Certificate of Title.

August 28 2015 at 10:39 Hours

[Signature]
REGISTRAR

**In witness whereof, I have hereunto subscribed my name and affixed my official seal,
En foi de quoi, j'ai apposé aux présentes ma signature et mon sceau officiel.**

Date: 30 Jul 2015 13:16:00

[Signature]
Registrar Signature
Signature du Registrateur/Registratrice



SECTION 67

Land Titles Act, Section 67. The title granted to the land mentioned in any certificate of title granted under this ACT is, by implication, and without any special mention in the certificate, unless the contrary is expressly declared, subject to:

- a) any subsisting reservations or exceptions contained in the original grant of land from the Crown;
- b) all unpaid taxes;
- c) any public highway or right of way or other public easement, however created, on, over or in respect of the land;
- d) any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the lease or agreement;
- e) any decrees, orders, or executions, against or affecting the interest of the owner in the land, that have been registered and maintained in force against the owner;
- f) any right of expropriation that may, by statute, be vested in the Crown or in any person or body corporate;
- g) any right of way or other easement granted or acquired under the Irrigation Act, chapter 104 of the revised statutes of Canada, 1927

Article 67 de la Loi sur les titres de bien-fonds: Le titre de bien-fonds mentionné dans un certificat de titre accordé sous le régime de la présente loi est, implicitement et sans mention spéciale dans ce certificat, à moins de déclaration contraire en termes formels, assujéti à:

- a) toutes réserves ou exceptions existantes contenues dans la concession primitive du bien-fonds faite par la Couronne;
- b) toutes taxes non payées;
- c) tout chemin public, droit de passage ou servitude publique, existant sur le bien-fonds ou le concernant, quelle qu'en soit l'origine;
- d) tout bail ou toute convention de bail existence pour une période maximale de trois ans, lorsqu'il y a occupation réelle du bien-fonds en vertu de ce bail ou de cette convention;
- e) tous décrets, ordonnances ou saisies-exécutions contre ou concernant l'intérêt du propriétaire dans le bien-fonds qui ont été enregistrés et maintenus en vigueur contre ce propriétaire;
- f) toute droit d'expropriation qui peut être attribué, par une loi à la Couronne ou à une personne, physique ou morale;
- g) toute droit de passage ou autre servitude concédé ou acquis, en vertu de la Loi de l'irrigation, chapitre 104 des statuts révisés du Canada de 1927