



June 24th, 2022

2020-60-HJ73

Dear Property Owner:

RE: PUBLIC NOTICE OF LAND SUBDIVISION

This is to advise you that the Department of Energy, Mines and Resources, Land Planning Branch, has received an application to subdivide land located in your area.

In reference to Section 7 (b) of the Subdivision Regulations, you are hereby notified that:

The owner of Lot 29 Block 23, Haines Junction, YT Plan 2013-0060, Yukon has applied for subdivision approval to subdivide, as shown on the enclosed sketch.

If you wish to submit comments on the application, please forward, in writing, to:

Email: Jacob.Newkirk@yukon.ca

Telephone: (867) 332-0607

Mail: Land Planning Branch (K-320LP),
Government of Yukon
Box 2703, Whitehorse, YT Y1A 2C6
Attention: Jacob Newkirk

Please submit any comments **by July 24th, 2022.**

Comments on subdivision applications are reviewed for their substantive content and applicability to the criteria in the *Subdivision Act* and *Regulations*. In Particular, the process provides an opportunity to solicit local knowledge that may have a bearing on the technical review of the application. In general a subdivision application must comply with the *Subdivision Act* and *Regulations* and conform to applicable planning schemes, including Local Area Plans and zoning regulations.

Thank you

Jacob Newkirk
Subdivision Land Use Planner

Encl. Application & sketch



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	

Legal description of lands included in this application

Lot number(s) Block/group/quad Subdivision/area

29 23

CLSR plan #

76447

LTO plan #

94-70

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

100 Logan Street

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?

Yes
 No

Existing use(s) of the application lands

Residential
 Institutional

Rural residential
 Utility

Commercial
 Other: _____

Industrial

Existing use(s) of adjacent lands

Residential
 Institutional

Rural residential
 Utility

Commercial
 Other: _____

Industrial

Proposed use(s) of the application lands

Residential
 Institutional

Rural residential
 Utility

Commercial
 Other: _____

Industrial

General nature of subdivision request

Division of existing parcel, into 2 or more lots
 Adjustment of an existing lot line

Consolidation of 2 or more lots into 1
 Other: _____

Proposed residential or rural residential lots

Number of existing lots 1

Number of proposed lots 2

Total size of all application lands 0.134 ha
meters sq. or hectares

Minimum proposed lot size 669 sq meters
meters sq. or hectares

Proposed commercial, industrial or other lots

Number of existing lots _____

Number of proposed lots NA

Total size of all application lands NA
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.)

see attached note.

Services

Existing/proposed provision for drinking water

yes

Existing/proposed provision for sewage treatment/disposal

yes

Existing/proposed provision for disposal of garbage/solid waste

yes

Existing/proposed provision for electricity

yes

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

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?

yes

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

Haines Junction Fire Department - Kluanine St.

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

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

Access

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

Will build with a driveway onto Logan Street.

Will new road be surveyed and constructed as part of this subdivision proposal?
If yes, fully explain the nature of the access, and if/how other users of access might be affected.

Yes No

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.)

gravel, clay

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

All of the above listed.

Topography (flat, steep, rolling, etc.)

Flat

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)

N/A

Any known significant historical or heritage features on or near this site

N/A

Any known significant fish or wildlife habitat on or near this site

N/A.

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: _____

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

BLOCK 42

PLAN 77669 CLSR, 95-74 LTO

