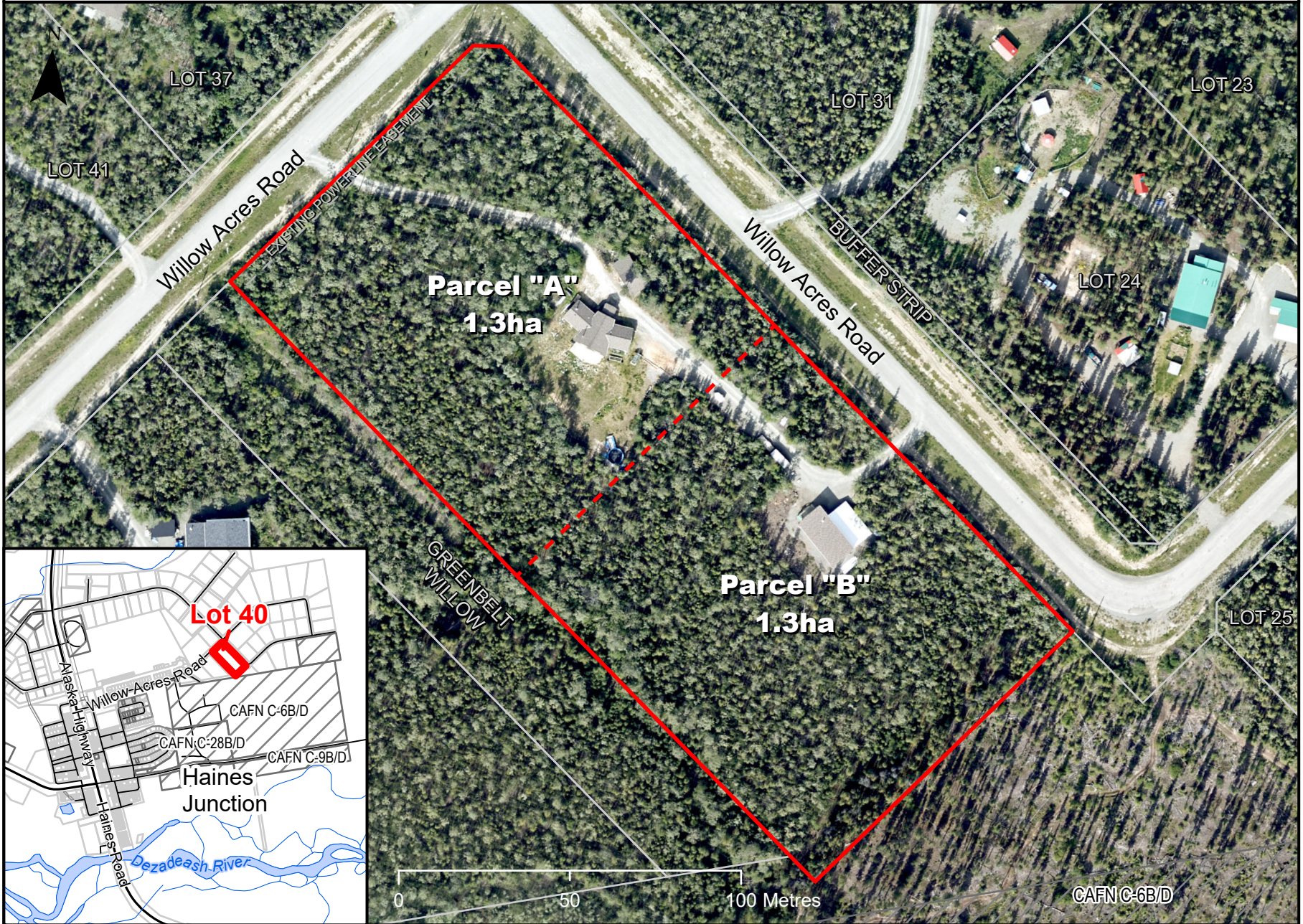


Application for a 2 Lot Subdivision of Lot 40, Plan 2006-0156 LTO Willow Acres Subdivision, Haines Junction  
Dave Weir



CW 2022-12-13



## 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

Application/file no.	Quad/location
Date received	Due date
Municipality or jurisdiction Haines Junction	

Department use only

**General information**

Name of registered owner of lands Dave Weir
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**Legal description of lands included in this application**

Lot number(s) 40	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan # 2006-0156
Civic address of lands included in this application (if applicable) Lot 40, Willow Acres			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 checked="" type="checkbox"/> Residential <input 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 checked="" type="checkbox"/> Residential <input 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 checked="" type="checkbox"/> Residential <input 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: _____

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	2.57 ha <small>meters sq. or hectares</small>	Total size of all application lands	<small>meters sq. or hectares</small>
Minimum proposed lot size	1.26 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.)

This land was two lots (lots 33 and 34). It was amalgamated into 1 (lot 40) in 2006. We wish to subdivide in order to allow for construction of a residence. Current zoning bylaws allow only 1 residence. Subdivision would allow for construction of a residence on the newly subdivided lot. Our proposal is to subdivide back to the previous (lot 33 and 34) property lines and dimensions. Expected time frame is within 5 years, *FOR PROJECT COMPLETION INCLUDING BUILDING RESIDENCE*

### Services

Existing/proposed provision for drinking water  
water haul

Existing/proposed provision for sewage treatment/disposal  
septic field

Existing/proposed provision for disposal of garbage/solid waste  
municipal landfill

Existing/proposed provision for electricity  
a new electric service (pole exists at property line)

Existing/proposed provision for telephone, other utilities, etc.  
will use same poles as for new electrical service

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?

there is an easement for Atco at the west end of Lot 40, this would be unaffected  
there is an existing private underground power line that will become redundant with the new electrical service

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

Haines Junction Volunteer Fire Dept.

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

St Elias Community School, 1 km distant

Existing/proposed provision parks, open space or other recreational amenities  
not applicable

### Access

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

no new access to public road will be needed, existing driveways give access

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.)?  Yes  No  
If yes, is the applicant the sole owner of these improvements?  
Does the subdivision layout respect the location of any permanent structures?

There is an existing house, shop and septic field. The applicants are the sole owners of these improvements. The subdivision layout respects the location of all of these.

**Site characteristics**

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

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

Topography (flat, steep, rolling, etc.)  
fairly flat, some slope to the south

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)  
no water courses, site drains to the south

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: Village of Haines Junction Zoning Bylaw 1996

Current planning designation of application lands

No zoning  Urban residential  Rural residential  Cottage  Commercial  
 Industrial  Other: \_\_\_\_\_

Name of applicable community or local area plan: OCP - Village of Haines Junction Bylaw No. 382-21

## 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.