



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

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

Department use only

General information

Name of registered owner of lands <i>Catherine Allaway</i>	Email [Redacted]	Phone <i>867- [Redacted]</i>	[Redacted]
Address [Redacted]	City/town <i>Haines Junction</i>	Terr./prov. <i>YT</i>	Postal code [Redacted]
Name of registered co-owner of lands <i>Michael Allaway</i>	Email [Redacted]	Phone <i>867- [Redacted]</i>	[Redacted]
Address <i>Same</i>	City/town <i>J J</i>	Terr./prov.	Postal code
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
Haines Junction -

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
<i>21 + 22</i>	<i>23</i>			

Civic address of lands included in this application (if applicable)
107 + 109 Kennedy St.

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	<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 type="checkbox"/> Division of existing parcel, into 2 or more lots	<input checked="" type="checkbox"/> Consolidation of 2 or more lots into 1	<input type="checkbox"/> Other: _____	
	<input type="checkbox"/> Adjustment of an existing lot line			

Proposed residential or rural residential lots	Proposed commercial, industrial or other lots
Number of existing lots <u>2</u>	Number of existing lots _____
Number of proposed lots <u>1</u>	Number of proposed lots _____
Total size of all application lands <u>180' x 200'</u> <small>meters sq. or hectares</small>	Total size of all application lands _____ <small>meters sq. or hectares</small>
Minimum proposed lot size <u>180' x 200'</u> <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.)	
<p>To consolidate 2 smaller city lots into one large lot, to accommodate our family's needs. Haines Junction Village Council has approved our request.</p>	
Services	
Existing/proposed provision for drinking water - Village services currently at house + lot.	
Existing/proposed provision for sewage treatment/disposal - On village sewer.	
Existing/proposed provision for disposal of garbage/solid waste - Use Haines Junction landfill	
Existing/proposed provision for electricity - Atco - electricity already supplied to primary residence.	
Existing/proposed provision for telephone, other utilities, etc. - already supplied to primary residence - NWTel	
Are there any overhead or underground utilities located within or adjacent to the application area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, are the application lands subject to any existing easements? - Power lines run underground along the back alley. - Principal residence already built.	
Is application area presently served by an established fire department? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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) 0.5 km from school	
Existing/proposed provision parks, open space or other recreational amenities N/A	
Access	
Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?) N/A	

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

Primary residence, shed located on lot.

Site characteristics

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

Soil, gravel

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

clear + spruce

Topography (flat, steep, rolling, etc.)

Flat

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

Drainage ditch at front of lots along the 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: Single family 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: _____

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: July 31, 2024

Signature: _____

Date: Aug 1, 2024

This information is being collected under the authority of the *Subdivision Act* and *Municipal Act* to be used for the purpose of reviewing this request. This information is about the conduct of public business and it cannot and will not be kept confidential. Except as noted below, it will be shared with other government departments and will be treated as information that third parties have the right to under the *Access to Information and Protection of Privacy Act*. Your phone number and address and business plan information will be treated as confidential, but might still be disclosed as permitted or required by the *Access to information and Protection of Privacy Act*. (There are cases where even confidential information can be disclosed).

Application for the Consolidation of Lots 21 & 22, Block 23,
Plan 94-70 LTO, Village of Haines Junction, Yukon

