



# 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. <i>2020-60-H579</i>	Quad/location <i>11A14</i>
Date received <i>October 10/24</i>	Due date <i>January 8, 2025</i>
Municipality or jurisdiction <i>Haines Junction</i>	

## General information

Name of registered owner of lands <i>Allan MacElheron</i>	Em [redacted]	Phone <i>867 [redacted]</i>
Address [redacted]	City/town <i>Haines Jct</i>	Terr./prov. <i>YT</i>
Name of registered co-owner of lands <i>Jeramic MacElheron</i>	Em [redacted]	Pho [redacted]
Address [redacted]	City/town <i>Haines Jct</i>	Terr./prov. <i>YT</i>
Name of registered agent authorized to act on owner(s) behalf <i>Isabelle Piche</i>	Em [redacted]	Pho [redacted]
Address [redacted]	City/town <i>Haines Jct</i>	Terr./prov. <i>YT</i>

## Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
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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?  Yes  No

Existing use(s) of the application lands	<input type="checkbox"/> Residential	<input type="checkbox"/> Rural residential	<input checked="" 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 checked="" 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 type="checkbox"/> Residential	<input type="checkbox"/> Rural residential	<input checked="" 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"/> Adjustment of an existing lot line	<input type="checkbox"/> Other: _____

**Municipal contacts**

City of Whitehorse, Planning and Sustainability Services  
Municipal Services Building 4210 – Fourth Avenue, Whitehorse  
Phone: 867-668-8346 • Email: [planning@whitehorse.ca](mailto:planning@whitehorse.ca)

- Information on Official Community Plan and zoning in Whitehorse.
- Development and subdivision approval within Whitehorse.

City of Dawson  
1336 Front Street (2nd floor above the Fire Hall), Dawson  
Phone: 867-993-7400 • Email: [info@cityofdawson.ca](mailto:info@cityofdawson.ca)

- Information on planning and zoning in Dawson.
- Sub approval in Dawson.

**Other**

ATCO Electric Yukon  
100 – 1100 Front Street, Whitehorse  
Phone: 867-633-7000

- Hydro installations.
- Location of underground and overhead lines.

Other:

**OFFICE USE ONLY – Receipt of completed application form**

**Initials**

- Application information complete
- 3 copies of sketch plan complete
- Other information (property taxes paid, certificate of title)
- Application fee paid (\$100.00 + \$5.00 GST = **\$105.00**)
- Completed application accepted

Receipt # 960899

Received by: 

Date: Oct 8/24

Unless a time extension is otherwise agreed to by both the applicant and subdivision approving officer, **a decision to approve, conditionally approve or deny this application will be made on or before:**

Date: January 8/24 (within 90 days)

**Subdivision approval fee:** If this application is approved, you will be required to pay a subdivision approval fee of \$ \_\_\_\_\_ (+ \$ \_\_\_\_\_ GST), based on \_\_\_\_\_ additional lots being created.

**Proposed residential or rural residential lots**

Number of existing lots \_\_\_\_\_

Number of proposed lots \_\_\_\_\_

Total size of all application lands \_\_\_\_\_  
(meters sq. ft. hectares)

Minimum proposed lot size \_\_\_\_\_  
(meters sq. ft. hectares)

**Proposed commercial, industrial or other lots**

Number of existing lots 3

Number of proposed lots 1

Total size of all application lands 15,000 Ft<sup>2</sup>  
(meters sq. ft. hectares)

Minimum proposed lot size \_\_\_\_\_  
(meters sq. ft. 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.)

for the suitability of future commercial needs.

**Services**

Existing/proposed provision for drinking water

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Existing/proposed provision for sewage treatment/disposal

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Existing/proposed provision for disposal of garbage/solid waste

Existing/proposed provision for electricity

none, close access

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?

underground utility telephone at edge of property. & overhead street lights

Is application area presently served by an established fire department?

Yes  No

If yes, give name/location of fire dept:

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

St Elias Community School  
110 St. Elias Street.

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?)

Existing access through back alley only. will required new access to connect to Alaska Highway.

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?

only a small shed currently on the lots

**Site characteristics**

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

mixture of dirt & gravel

gravel pad already on site

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

cleared

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 within & adjacent

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: tourist

Name of applicable zoning bylaw or regulation: Village of Haines Junction zoning bylaw #104-90

Current planning designation of application lands

No zoning  Urban residential  Rural residential  Cottage  Commercial

Industrial  Other: Tourist

Name of applicable community or local area plan: Haines Junction; Alaska Highway

**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 23, 24

Signature: 

Date: JULY 23 24

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* (S.Y.) 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 0P2, Whitehorse, YT, by phone at 867-667-3515 or by email at land.planning@yukon.ca

Application for Subdivision Approval for the Consolidation of Lots 6-8, Plan 19794 LTO,  
Village of Haines Junction, Yukon

