



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.

2020-60-HJ82

Date received

Quad/location

115 A/15

Due date

Municipality or jurisdiction

Haines Junction

General information

Name of registered owner of lands

Sha Shaw Corporation

Address

303-104 Elliot Street

Email

sha@shashaw.ca

City/town

Whitehorse

Phone

867-332-9955

Terr./prov.

YT

Postal code

Y1A0M2

Name of registered co-owner of lands

Email

Phone

Address

City/town

Terr./prov.

Postal code

Name of person or agent authorized to act on owner(s) behalf

Katherine (Kari) Johnston

Email

sha@shashaw.ca

Phone

867-332-9955

Address

180 Alaska Highway, Box 2022

City/town

Haines Junction

Terr./prov.

YT

Postal code

Y0B1L0

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 #

1&2

10

19794

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

203 & 205 Alaska Highway

City/town/community

Haines Junction YT

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	Proposed commercial, industrial or other lots
Number of existing lots _____	Number of existing lots _____ 2
Number of proposed lots _____	Number of proposed lots _____ 1
Total size of all application lands _____ meters sq. or hectares	Total size of all application lands _____ 900m square meters sq. or hectares
Minimum proposed lot size _____ meters sq. or hectares	Minimum proposed lot size _____ 900m square 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.) These are commerical lots and we are developing a commerical building that will require both lots.	
Services Existing/proposed provision for drinking water municipal system Existing/proposed provision for sewage treatment/disposal municipal system Existing/proposed provision for disposal of garbage/solid waste municipal system Existing/proposed provision for electricity power is adjacent to the lot Existing/proposed provision for telephone, other utilities, etc. adjacent to the lot 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 are hydrolines on the property but there is no hydro easement. Is application area presently served by an established fire department? ☐ Yes ☐ No If yes, give name/location of fire dept: yes - HJ Location of and distance to nearest school and school bus route (where applicable) a few blocks Existing/proposed provision parks, open space or other recreational amenities there are three parks within walking distance.	
Access Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?) access will be off Jacquot Street and the alleyway.	

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.

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

No.

Site characteristics

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

undisturbed - top soil

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

spruce, willow and aspen

Topography (flat, steep, rolling, etc.)

flat

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

none

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: _____

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: 2026.06.08

Signature: _____

Date: _____

Subdivision Application to Consolidate Lots 1 & 2 Block 10 Haines Junction, Plan 19794 LTO YT,
Village of Haines Junction, Yukon.

