

**SKETCH OF  
PROPOSED BARE LAND CONDOMINIUM**

CONSISTING OF BARE LAND UNITS 1 TO 4  
AND COMMON PROPERTY

(COMPRISING LOT 1538, QUAD 105 D/14,  
PLAN 101250 CLSR, 2012-0206 LTO)

NEAR TAKHINI HOTSPRINGS  
YUKON



**LEGEND:**

Bearings are UTM Grid derived from Plan 101250 CLSR, 2012-0206 LTO.

Distances are horizontal at general ground level and are expressed in metres.

Lands dealt with by this sketch shown thus . . . . .

Exclusive Use (EU) shown thus . . . . .

Buildings shown thus . . . . .

Septic field shown thus . . . . .

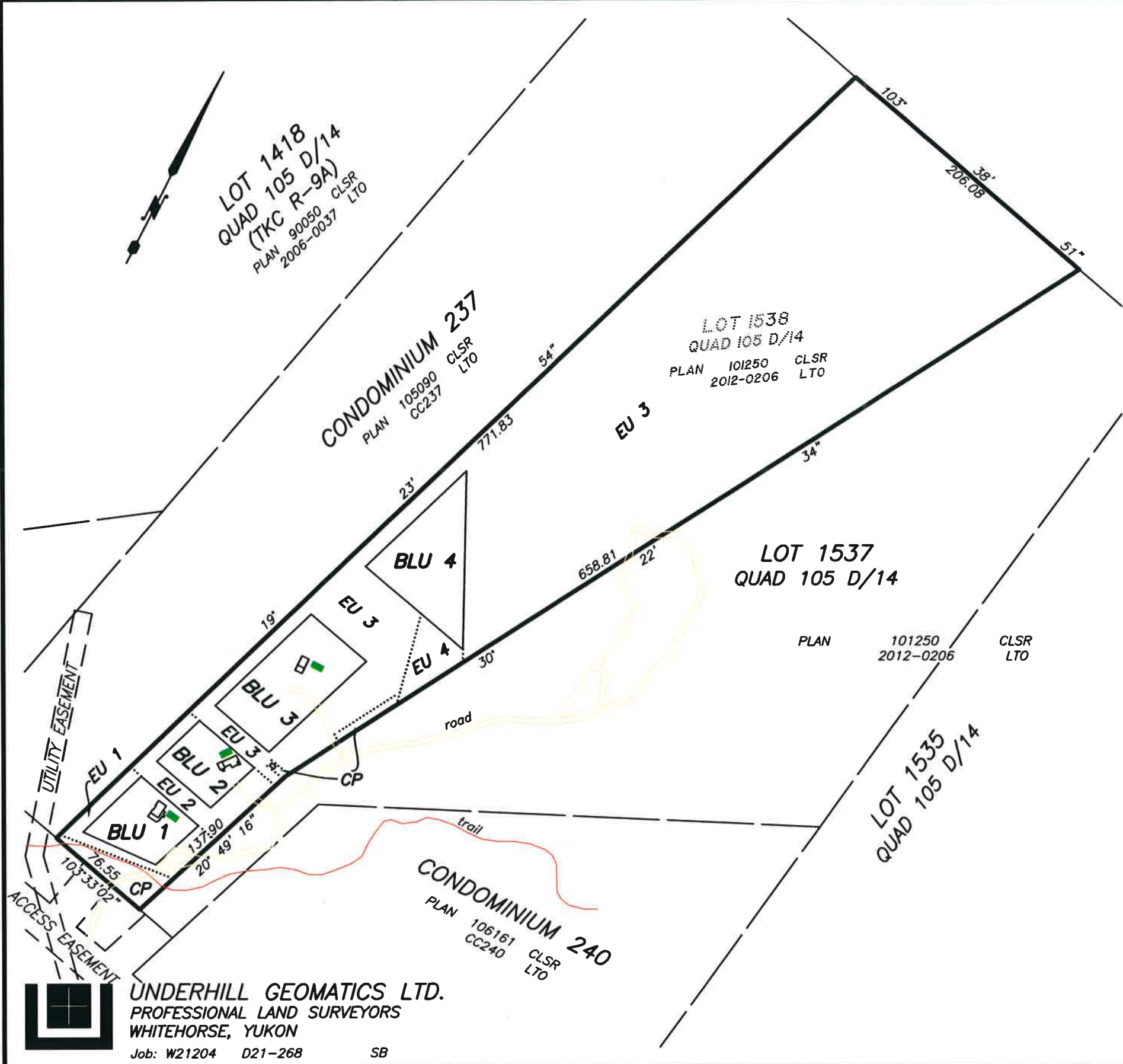
BLU denotes Bare Land Unit

CP denotes Common Property

EU denotes Exclusive Use Common Property

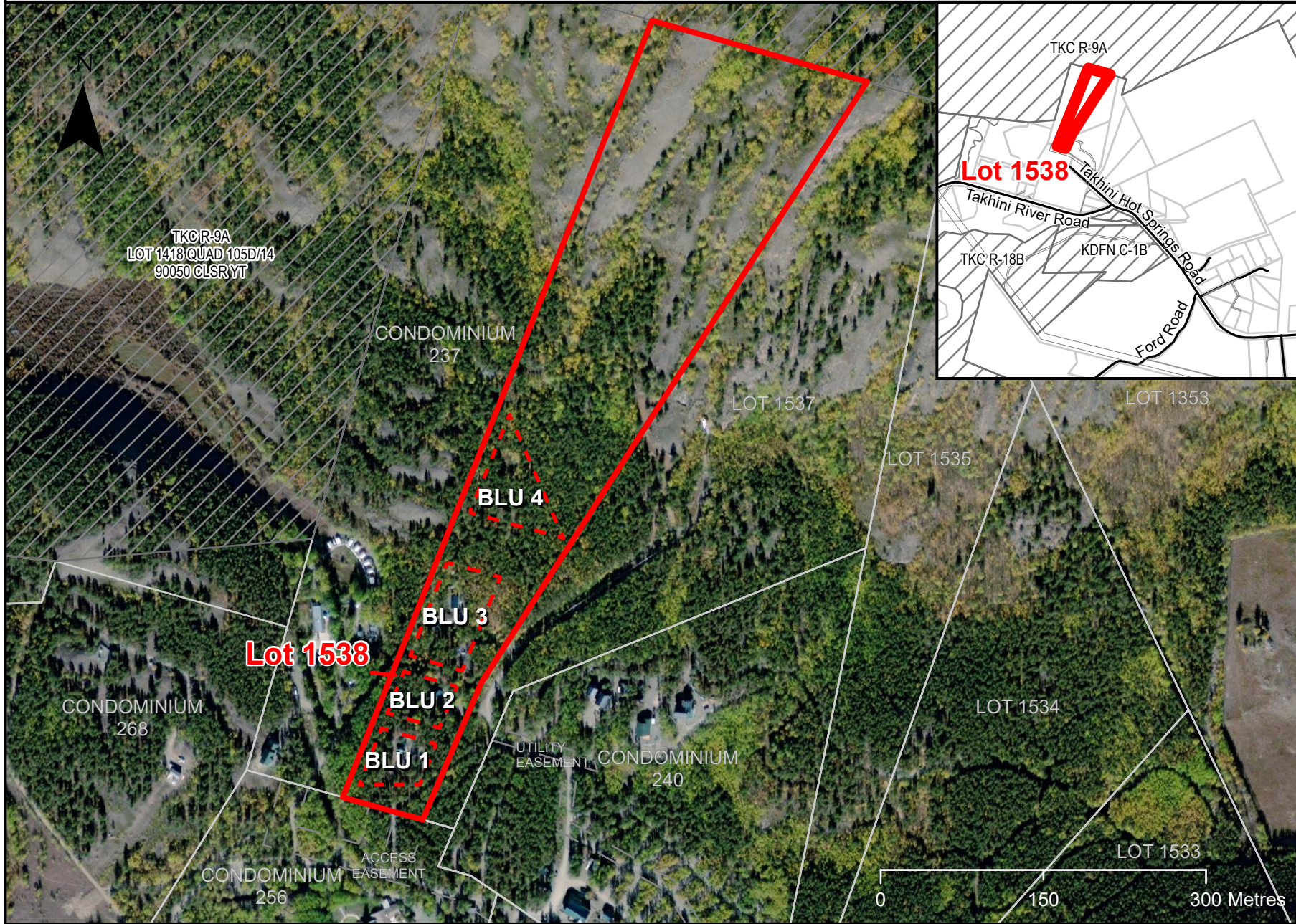
Owner,  
Lot 1538, Quad 105 D/14 CoT 100115794  
535872 YUKON INC

TOTAL AREA OF PROPOSED CONDOMINIUM		
UNIT	BLU AREA	EXCLUSIVE USE AREA
BLU 1	0.250 ha	0.167 ha
BLU 2	0.205 ha	0.238 ha
BLU 3	0.465 ha	7.96 ha
BLU 4	0.434 ha	0.136 ha
COMMON PROPERTY (Including Exclusive Use Areas)		8.68 ha



**UNDERHILL GEOMATICS LTD.**  
PROFESSIONAL LAND SURVEYORS  
WHITEHORSE, YUKON  
Job: W21204 D21-268 SB

# Application Sketch - 535872 Yukon Inc



CW 2021-11-04

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](mailto:landplanning@gov.yk.ca)

Department use only

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

### General information

Name of registered owner of lands  
 535872 Yukon Inc.

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  
 Felicitas (Fay) Tangermann

General location of application land/project  
 Takhini Hotsprings

### Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1538	105 D/14		101250 CLSR	2012-0206

Civic address of lands included in this application (if applicable) City/town/community

### 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  Rural residential  Commercial  Industrial  
 Institutional  Utility  Other: \_\_\_\_\_

Existing use(s) of adjacent lands  Residential  Rural residential  Commercial  Industrial  
 Institutional  Utility  Other: \_\_\_\_\_

Proposed use(s) of the application lands  Residential  Rural residential  Commercial  Industrial  
 Institutional  Utility  Other: \_\_\_\_\_

General nature of subdivision request  Division of existing parcel, into 2 or more lots  Consolidation of 2 or more lots into 1  
 Adjustment of an existing lot line  Other: Create 4 bare land units (BLUs)

Number of existing lots

Number of proposed lots

Total size of all application lands

Minimum proposed lot size

existing residence
10 ha.
meters sq. or hectares
meters sq. or hectares

Number of existing lots

Number of proposed lots

Total size of all application lands

Minimum proposed lot size

3 commercial units
10 ha.
meters sq. or hectares
see sketch
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.)

2 commercial structures and septic fields are in place and approved by Bldg Safety and Env. Health. We want to create BLUs for these, continuing to be used as guest accommodation units.

1 existing residence to be converted to BLU.

1 commercial unit for development in the future. There are no immediate development plans for this unit.

**Services**

Existing/proposed provision for drinking water

Water delivery. Wells are not planned at this time but may be contemplated in the future.

Existing/proposed provision for sewage treatment/disposal

2 commercial units have approved septic fields; residence does not, dry cabin. New unit 4 as yet undeveloped.

Existing/proposed provision for disposal of garbage/solid waste

Whitehorse landfill

Existing/proposed provision for electricity

2 commercial units and 1 residence are supplied by ATCO, extension of existing line to new unit when required.

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

Existing NWTel phone and internet lines, extension to new unit. - *timeline undetermined.*

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?

ATCO easement in place.

Is application area presently served by an established fire department?  Yes  No

If yes, give name/location of fire dept:

Hootaliqua fire hall.

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

Hidden Valley school, ca. 12 km distant

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

Extensive trail network on Hotsprings resort lands with direct access from units 1-3.

**Access**

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

No. Units 1-3 have existing road access, unit 4 will require extension from existing road at a future date - timeline undetermined. (*Access from BLU 3 access road*)

**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

Yes, sole owner.  
Yes, existing location of structures is respected.

**Site characteristics**

Soils (sand, gravel, clay, silt, peat, etc.)  
Flat areas: silty clay; slopes: bedrock, gravel, silt.

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

Topography (flat, steep, rolling, etc.)  
Lower portion flat and terraced, upper portions rolling hills with slopes.

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)  
No

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: CMT

Current planning designation of application lands

- No zoning     Urban residential     Rural residential     Cottage     Commercial  
 Industrial     Other: CMT

Name of applicable community or local area plan: Hotsprings Road Area Development Plan

**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: \_\_\_\_\_

Signature: \_\_\_\_\_

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).