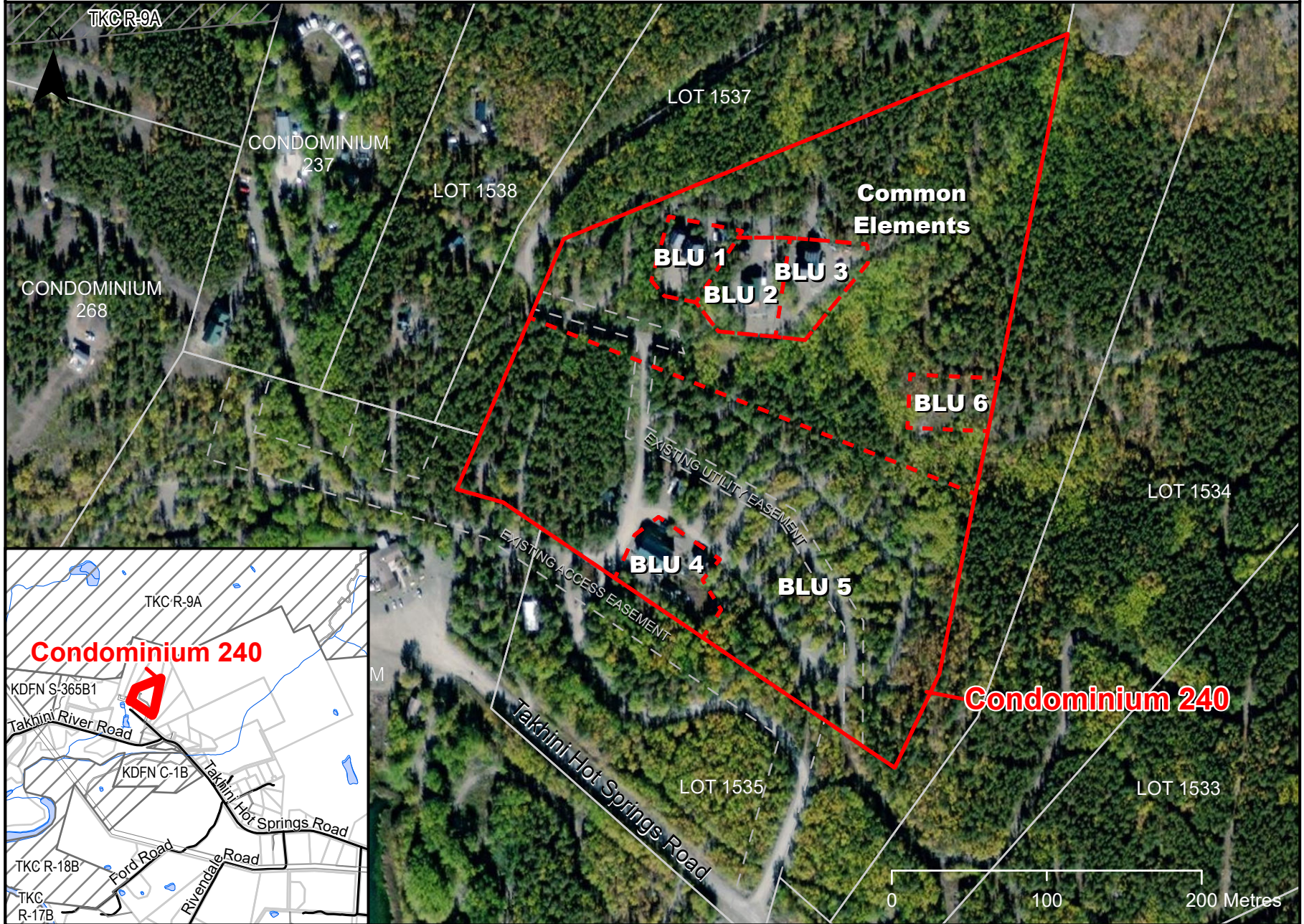


Sketch for Six (6) Unit Bare Land Condominium Application on Condominium 240, Quad 105 D/14, Plan CC240 LTO, YT



CW 2021-11-18

**SKETCH SHOWING
4 UNIT CONDOMINIUM**

**AND
PROPOSED FUTURE DEVELOPMENT**

COMPRISING
LOT 1536, QUAD 105D/14, PLAN 101250 CLSR, 2012-0206 LTO

**Takhini Hot Springs Resort Lands
YUKON**

Scale 1:5000

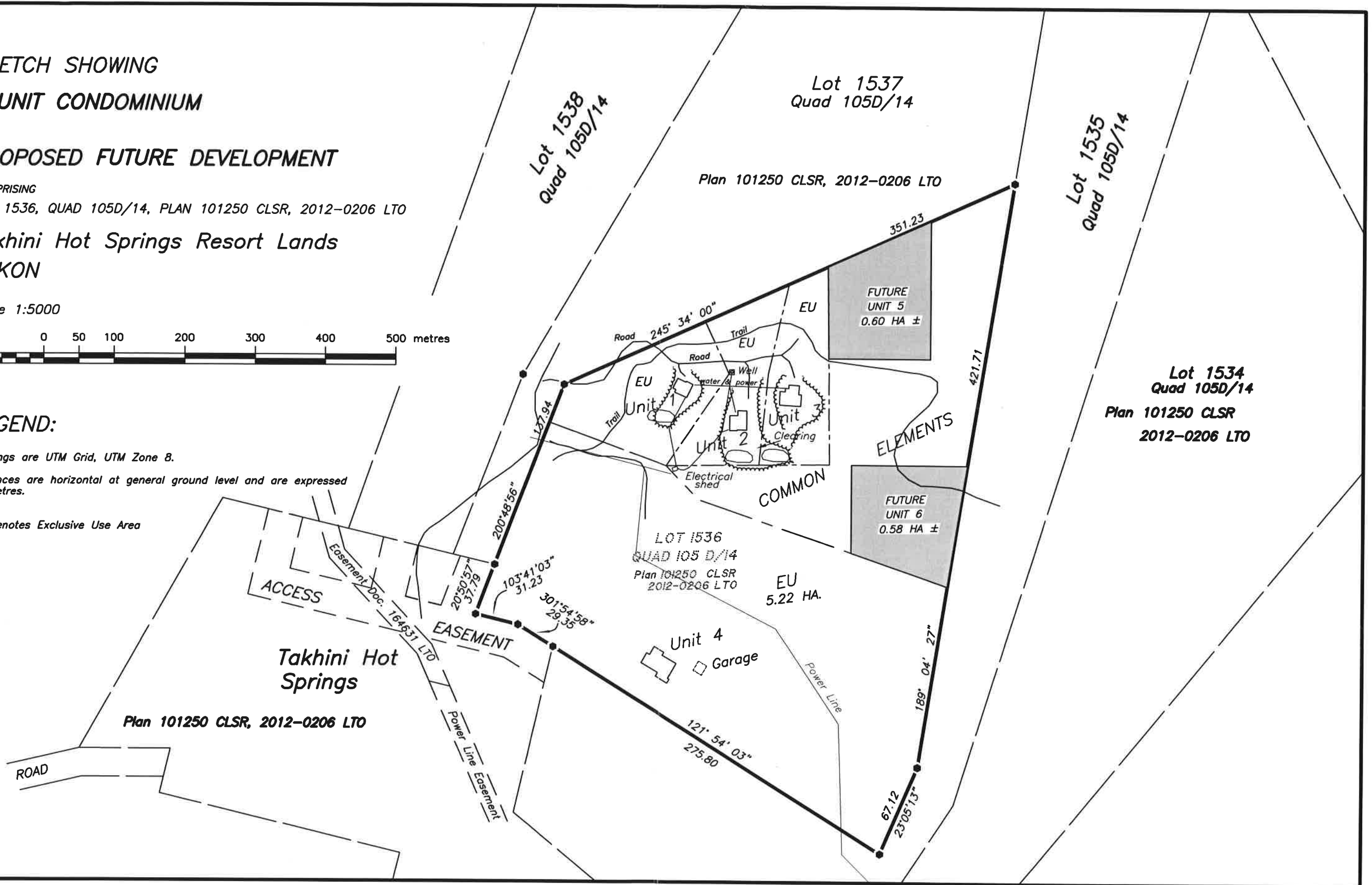


LEGEND:

Bearings are UTM Grid, UTM Zone 8.

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

EU denotes Exclusive Use Area



SKETCH OF PROPOSED
BARE LAND CONDOMINIUM
CONSISTING OF BARE LAND UNITS 1 TO 6
COMPRISING

UNITS 1 TO 4 AND COMMON ELEMENTS,
WHITEHORSE CONDOMINIUM CORPORATION NO.240
PLAN 106161 CLSR, CC240 LTO

Takhini Hot Springs **PRELIMINARY**
YUKON

Scale 1:2500



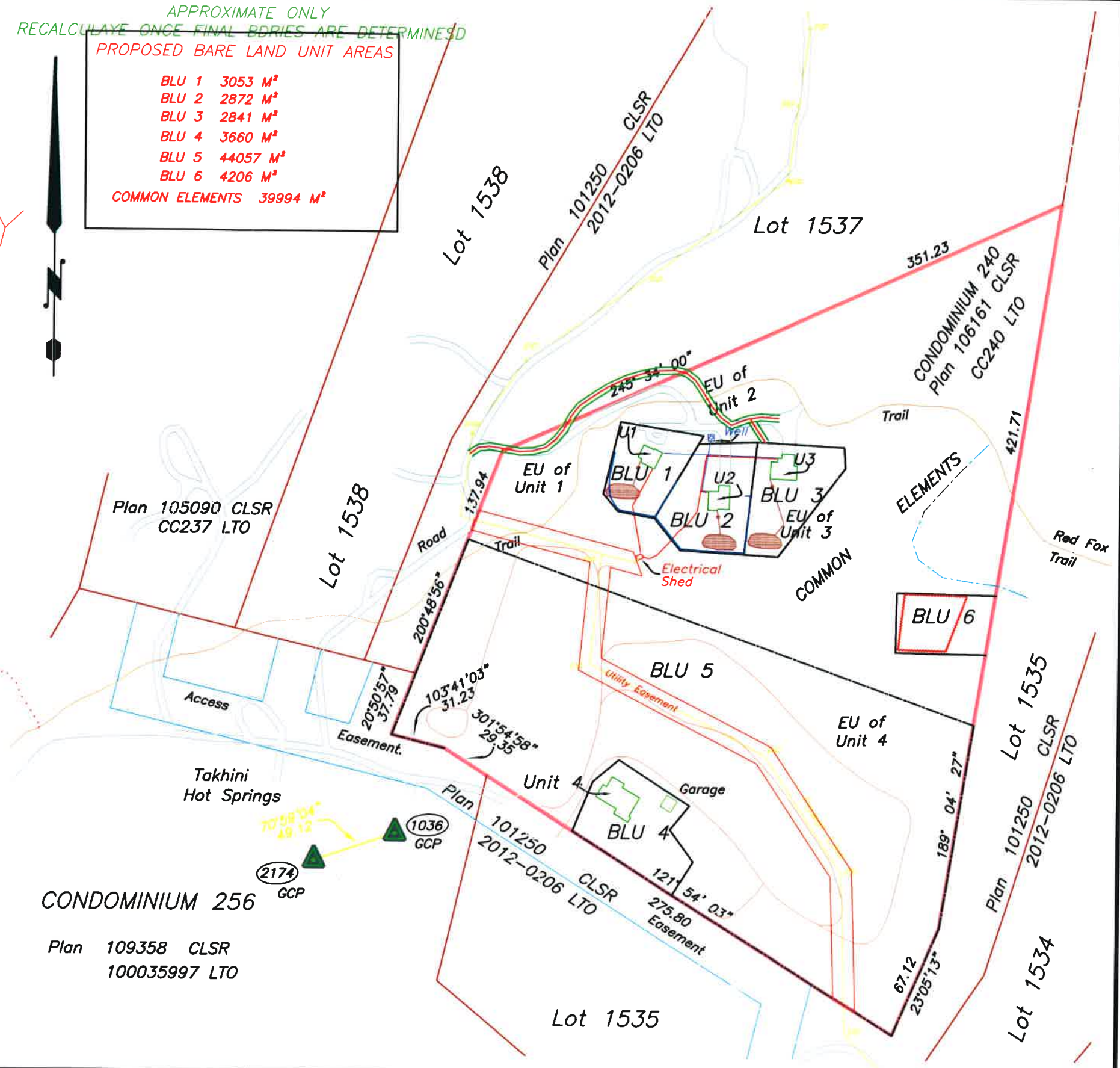
LEGEND:

- Condominium boundary dealt with shown thus
- Exclusive Use (EU) shown thus
- Future development shown thus
- Approx. underground power line location shown thus
- Approx. water line location shown thus
- Approx. future water line location shown thus
- Approximate sewer line location shown thus
- Units (Buildings) shown thus
- Approx. Septic field shown thus

APPROXIMATE ONLY
RECALCULATE ONCE FINAL BDRIES ARE DETERMINED

PROPOSED BARE LAND UNIT AREAS

| | |
|-----------------|----------------------|
| BLU 1 | 3053 M ² |
| BLU 2 | 2872 M ² |
| BLU 3 | 2841 M ² |
| BLU 4 | 3660 M ² |
| BLU 5 | 44057 M ² |
| BLU 6 | 4206 M ² |
| COMMON ELEMENTS | 39994 M ² |



 **UNDERHILL GEOMATICS LTD.**
PROFESSIONAL LAND SURVEYORS
WHITEHORSE, YUKON
Job: W21061



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>cc 240, 4 unit owners</i> | Email | Phone |
|---|-------|-------|

General location of application land/project
TAKHINI HOT SPRINGS

Legal description of lands included in this application

| | | | | |
|---|-------------------------------------|------------------|-----------------------------------|------------------------------------|
| Lot number(s) <i>1536</i> | Block/group/quad <i>105 D/14</i> | Subdivision/area | CLSR plan # <i>101250 CLSR</i> | LTO plan # <i>2012-0206 LTO</i> |
| 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 | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional | <input type="checkbox"/> Rural residential <input type="checkbox"/> Utility | <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Industrial |
| Existing use(s) of adjacent lands | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional | <input type="checkbox"/> Rural residential <input type="checkbox"/> Utility | <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Industrial |
| Proposed use(s) of the application lands | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional | <input type="checkbox"/> Rural residential <input type="checkbox"/> Utility | <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Industrial |
| General nature of subdivision request | <input checked="" type="checkbox"/> Division of existing parcel, into 2 or more lots <input type="checkbox"/> Adjustment of an existing lot line | <input type="checkbox"/> Consolidation of 2 or more lots into 1 <input type="checkbox"/> Other: <i>convert to bare land condo units</i> | | |

| Proposed residential or rural residential lots | Proposed commercial, industrial or other lots |
|---|---|
| Number of existing lots units <u>3</u> | Number of existing lots units <u>1</u> |
| Number of proposed lots units <u>3</u> | Number of proposed lots units <u>3</u> |
| Total size of all application lands <u>10h.</u> <small>unit meters sq. or hectares</small> | Total size of all application lands <u>10h.</u> <small>unit meters sq. or hectares</small> |
| Minimum proposed lot size _____ <small>meters sq. or hectares</small> | Minimum proposed lot size <u>as shown</u> <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.)

Currently cc240 is a conventional condominium corp. We want to establish a bare land condo corporation, and create 2 more condo units, all would be bare land units.

Services

Existing/proposed provision for drinking water
existing well, new well for one of the new units

Existing/proposed provision for sewage treatment/disposal
septic fields, new septic for one of the new units

Existing/proposed provision for disposal of garbage/solid waste
continue with disposal to municipal facility in Whse.

Existing/proposed provision for electricity
existing ATCO lines, extention of line to one of the new units

Existing/proposed provision for telephone, other utilities, etc.
existing telephone & internet, extention to one of the new units

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:
Hootalingua Fire Dept. on N. Klondike Hwy.

Location of and distance to nearest school and school bus route (where applicable)
Hidden Valley School ~ 12 km from site

Existing/proposed provision parks, open space or other recreational amenities
Extensive trail network on lands

Access

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

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, only one additional unit (BLU6) requires new road access which will be provided in the future from lot 1533.

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?

Yes
Yes

Site characteristics

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

Slopes are bedrock, gravel, silts. Flat land silty clay.

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

Pine, aspen, willow, shrubs

Topography (flat, steep, rolling, etc.)

lower portion flat, upper portions of lot are sloped

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

No fish, all the regular wild life in area

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: Commercial Mixed Tourism Accomodation

Current planning designation of application lands

No zoning Urban residential Rural residential Cottage Commercial

Industrial Other: CMTX3

Name of applicable community or local area plan: Hot Springs Road Area Devpt 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 the information provided in this application is for the purpose of validating any approval of this application.

Signature: _____

Signature: _____

Date: _____

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).