



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

Department use only

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

General information				
Name of registered owner of lands Nancy Mercier				
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 Ben Mercier		Email	Phone	
Address				
General location of application land/project Lot 21 Pilot Mountain, Whitehorse, Yukon				
Legal description of lands included in this application				
Lot number(s) 21	Block/group/quad	Subdivision/area Pilot Mountain	CLSR plan # 65676	LTO plan #
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?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing use(s) of the application lands	<input type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input checked="" type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<input type="checkbox"/> Industrial
Existing use(s) of adjacent lands	<input type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input checked="" type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<input type="checkbox"/> Industrial
Proposed use(s) of the application lands	<input type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input checked="" type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input 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: _____	

Municipal contacts

City of Whitehorse, Planning and Sustainability Services Municipal Services Building 4210 – Fourth Avenue, Whitehorse Phone: 867-668-8346 • Email: planning@whitehorse.ca	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Information on planning and zoning in Dawson. • Sub approval in Dawson.

Other

ATCO Electric Yukon 100 – 1100 Front Street, Whitehorse Phone: 867-633-7000	<ul style="list-style-type: none"> • Hydro installations. • Location of underground and overhead lines.
Other:	

OFFICE USE ONLY – Receipt of completed application form	Initials
<input checked="" type="checkbox"/> Application information complete	
<input type="checkbox"/> 3 copies of sketch plan complete	
<input type="checkbox"/> Other information (property taxes paid, certificate of title)	
<input type="checkbox"/> Application fee paid (\$100.00 + \$5.00 GST = \$105.00) Receipt # _____	
<input type="checkbox"/> Completed application accepted	
Received by: _____ Date: _____	
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: _____ (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		Proposed commercial, industrial or other lots	
Number of existing lots	1	Number of existing lots	_____
Number of proposed lots	2	Number of proposed lots	_____
Total size of all application lands	74,000 m ² <small>meters sq. or hectares</small>	Total size of all application lands	_____ meters sq. or hectares
Minimum proposed lot size	25,000 m ² <small>meters sq. or hectares</small>	Minimum proposed lot size	_____ meters sq. or hectares
<p>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> <p>Subdividing land for future sale or disposition through a legal will.</p>			
Services			
Existing/proposed provision for drinking water			
Well			
Existing/proposed provision for sewage treatment/disposal			
Septic system			
Existing/proposed provision for disposal of garbage/solid waste			
Removed to landfill			
Existing/proposed provision for electricity			
New power pole and drop			
Existing/proposed provision for telephone, other utilities, etc.			
New service if required			
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?			
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:			
Hootlinqua Fire Department			
Location of and distance to nearest school and school bus route (where applicable)			
Hidden Valley Elementary approx 10 kilometers			
Existing/proposed provision parks, open space or other recreational amenities			
NA			
Access			
Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?)			
New access will be required			

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?

Site characteristics

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

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

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 to the south

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: _____

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.

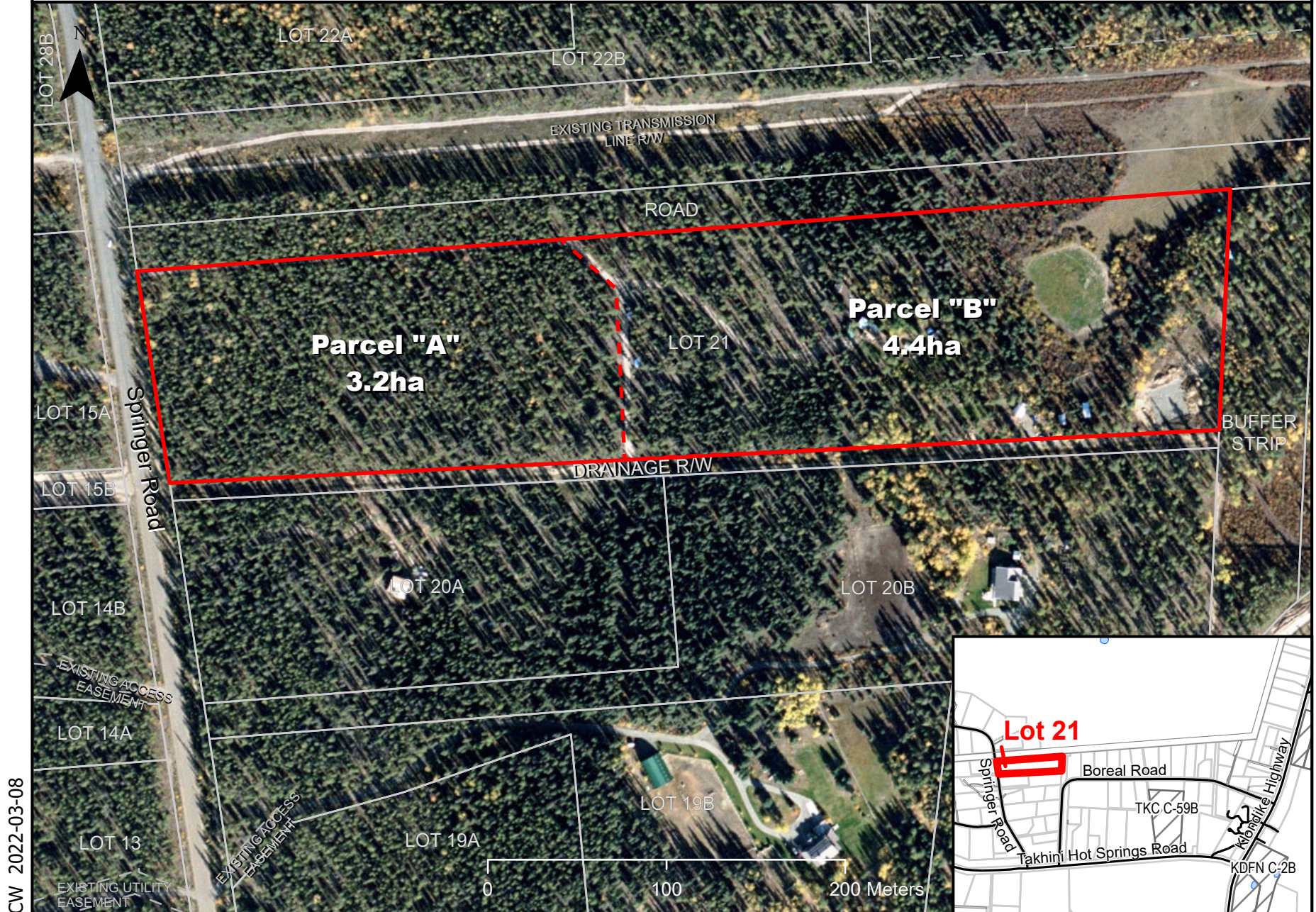
Signature:

Date: Feb 16, 2022

Signature:

Date: _____

Application for 2 Lot Subdivision of Lot 21, Plan 65676 LTO, Yukon, Nancy Mercier



CW 2022-03-08

File # 2020-60-HS27



SUBDIVISION PLOT CO-ORDINATES

- (A) 60° 51' 50.07" N - 135° 14' 38.58" W
- (B) 60° 51' 53.62" N - 135° 14' 40.11" W
- (C) 60° 51' 54.63" N - 135° 14' 24.22" W
- (D) 60° 51' 53.85" N - 135° 14' 22.24" W
- (E) 60° 51' 50.74" N - 135° 14' 21.68" W



COMMISSIONER OF YUKON	SUBDIVISION APPROVING OFFICER

PROPOSED SUBDIVISION OF LOT 21, PILOT MOUNTAIN SUBDIVISION- DRAWING SCALE 1:50

CLSR #
85676