



## 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 535875 Yukon Inc.	Email	Phone	
Address	City/town	Terr./prov.	Postal code
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	Email	Phone	
Address	City/town	Terr./prov.	Postal code

General location of application land/project  
 Takhini Hot Springs, Km 10 Hot Springs Road

**Legal description of lands included in this application**

Lot number(s) 1533, 1534	Block/group/quad 105D14	Subdivision/area Hot Springs Road	CLSR plan #	LTO plan # 2012 - 0206
Civic address of lands included in this application (if applicable) Km 10 Hotsprings Road			City/town/community Whitehorse	

**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 checked="" type="checkbox"/> Other: <u>Gov't Institutional (Yukon Wildlife Pres)</u>	
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 checked="" type="checkbox"/> Other: <u>create condo corp on amalgamation</u>	

Proposed residential or rural residential lots	Proposed commercial, industrial or other lots
Number of existing lots _____	Number of existing lots _____ <b>two</b>
Number of proposed lots _____	Number of proposed lots _____ <b>one</b>
Total size of all application lands _____ <small>meters sq. or hectares</small>	Total size of all application lands _____ <b>~20h.</b> <small>meters sq. or hectares</small>
Minimum proposed lot size _____ <small>meters sq. or hectares</small>	Minimum proposed lot size _____ <b>~20h.</b> <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.)	
As part of a two-step process, I want to firstly amalgamate lots 1533 (~10h.) and 1534 (~10h.) into one larger 20h. lot and then secondly create a bare land condominium corporation with <del>4</del> <sup>3</sup> bare land units.	
The purpose of creating the bare land units is to develop several vacation units that can be rented for short-term rentals to tourists on a four season basis.	
The development of the vacation units would occur within the next 3 years. By doing this as a bare land development, I am better able to determine the best configuration of bare land unit boundaries, areas for septic development, utility corridors, shared common elements and exclusive use elements, all of which require a condominium corporation.	
<b>Services</b>	
Existing/proposed provision for drinking water	
Currently there is a suitable drilled water well that has been in use for the past 35 years (previous hot springs facility well).	
Existing/proposed provision for sewage treatment/disposal	
Septic field.	
Existing/proposed provision for disposal of garbage/solid waste	
Garbage / solid waste will be removed and transported to an approved waste facility.	
Existing/proposed provision for electricity	
Currently, both lots 1533 and 1534 have electrical services provided for by Atco.	
Existing/proposed provision for telephone, other utilities, etc.	
Telephone and internet can be provided from NWTel by using the existing electrical infrastructure.	
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?	
Atco currently has an easement registered over both 1533 and 1534 for overhead electrical lines.	
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:	
The Hootilinqa Volunteer Fire Department operates out of the Hootilinqa fire hall, located 10km from the properties.	
Location of and distance to nearest school and school bus route (where applicable)	
N/A, Hidden Valley School is located ~14km from the property.	
Existing/proposed provision parks, open space or other recreational amenities	
Lot 1534 has a parkland reserve of ~4.0h located on the northerly portion of the lot. A trail system operated by the Hot Springs Resort Trails Society and crosses over both lots 1533 and 1534.	
<b>Access</b>	
Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?)	
Yes, adequate roadway access is currently provided for with both lots 1533 and 1534 bordering on the Hotsprings Road, and through road access provided through lot 1535 (Takhini Valley Drive) and through both lots 1533 and 1534.	

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.)?  Yes  No  
If yes, is the applicant the sole owner of these improvements?  
Does the subdivision layout respect the location of any permanent structures?

An operating water well is located on lot 1534. It is not currently in use but was continuously used from ~1990 to 2020. It will be used for the proposed bare land units as part of an Exclusive Use Area.

An old cabin is located on lot 1534, as is an outhouse, a gravel driveway & parking area, and a small garden area. This cabin will be demolished as part of the creation of the bare land condominium corporation.

**Site characteristics**

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

Slopes are bedrock, gravel and silts. Flat lands are silty clay.

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

*pine, aspen, willow, shrubs*

Topography (flat, steep, rolling, etc.)

*lower portions of 1533, 1534 are flat and upper portions are sloped.*

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

No water courses on either lots.

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: \_\_\_\_\_

*1533 - CMTX4  
1534 - CMTX1*

Name of applicable zoning bylaw or regulation: Hotsprings Road Area Development Plan and Regulations

Current planning designation of application lands

No zoning  Urban residential  Rural residential  Cottage  Commercial  
 Industrial  Other: \_\_\_\_\_

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



**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 misrepresentation of submitted data may invalidate any approval of this application.

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

Date: \_\_\_\_\_

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).



