



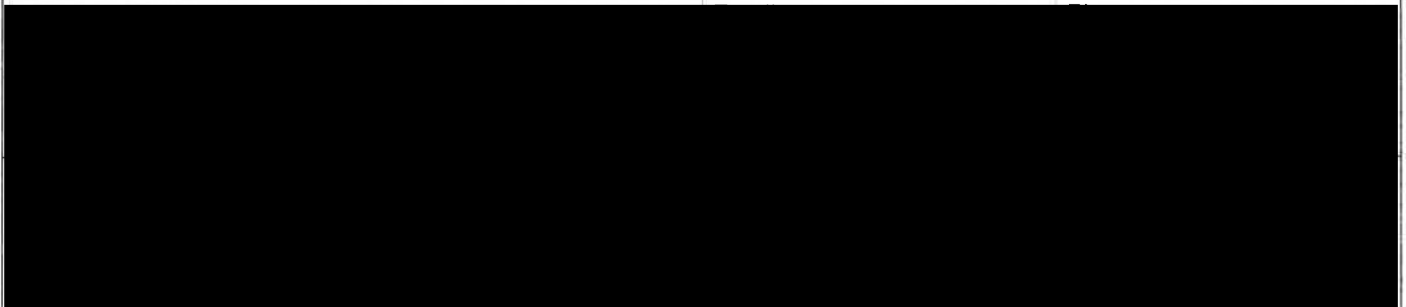
## APPLICATION FOR SUBDIVISION APPROVAL

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 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 Area

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1539	Quad 105 D/14	Takhini Hot Springs Area	101250	2012-0206

Civic address of lands included in this application (if applicable)	City/town/community
N/A - No Civic Address provided yet.	

### 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 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: _____	
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 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>Conversion from strata to bare land</u>	

Proposed residential or rural residential lots	Proposed commercial, industrial or other lots
Number of existing lots _____	Number of existing lots _____ 1
Number of proposed lots _____	Number of proposed lots _____ 1
Total size of all application lands _____ <small>meters sq. or hectares</small>	Total size of all application lands _____ 10.05 ha <small>meters sq. or hectares</small>
Minimum proposed lot size _____ <small>meters sq. or hectares</small>	Minimum proposed lot size _____ 10.05 ha <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.)

- Wish to convert from strata condominium to bare land condominium on the existing parcel
- Proposed bare land units are as currently surveyed for unit 1 + unit 2, inclusive of their exclusive use zone. No changes requested to their size at this time.
- Proposed bare land unit 3 is as described in the attachments (see proposed units #1 image. Is a 7.40 ha area). Note that part of unit 3 would be undevelopable due to the 'Protected Common Area' as seen on the attached 'Plan of Covenant Parcels'. Either we exclude this from Unit 3 altogether, or we include it with the understand it is undevelopable.

### Services

Existing/proposed provision for drinking water  
Water delivery would remain in place as it currently is. Potential for future well and water treatment to be determined.

Existing/proposed provision for sewage treatment/disposal  
Septic field on both unit 1 and 2 are already in place and part of their exclusive use. Unit 3's septic fields would be determined at time of proposed development of unit 3.

Existing/proposed provision for disposal of garbage/solid waste  
Delivery to the dump.

Existing/proposed provision for electricity  
Existing power is provided to unit 1 and 2. Unit 3 power would be determined at time of development. However, adjacent property (lot 1538) has power lines nearby that would likely be accessed for power to unit 3.

Existing/proposed provision for telephone, other utilities, etc.  
We currently have fiber and telephone to units 1 and 2. Unit 3 would be determined at time of development. Likely to put in lines adjacent to the road.

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?

- The Yukon Electrical Company Limited - Easement Reg July 2004 #164631
- The Commissioner of the Yukon Territory - Easement Reg Jan 2010 #194516

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

**If yes**, give name/location of fire dept:

Hootalinqua Fire Hall - 10km from ppty

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

N/A

Existing/proposed provision parks, open space or other recreational amenities  
See 'Protected Common Area' as seen on the attached 'Plan of Covenant Parcels. No other parks, open space, or recreational amenities planned for this parcel.

### Access

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

Please see the attached 'Proposed Roads'. Note that the yellow road is the most likely road to provide access to unit 3, but an alternative blue path can be seen if needed for future development.

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? Does the subdivision layout respect the location of any permanent structures?

Yes  No

-There are already 2 established units (unit#1 and unit #2 on the survey) with their respective exclusive use.  
-Joseph Glynn is the current owner of Unit 1  
-9894 Yukon Ltd is the current owner of Unit 2

The subdivision layout respects the location of the permanent structures, as there is no change to their area use.

### Site characteristics

Soils (sand, gravel, clay, silt, peat, etc.)  
Mixed characteristics. All of the above.

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

Topography (flat, steep, rolling, etc.)

Bottom quarter of the property (where unit 1 and 2 are located) is flat. Proposed unit 3 is steep/rolling. There are developable, flat locations, with the main road going uphill towards them.

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

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  
Nothing significant.

### 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: CMT

Name of applicable zoning bylaw or regulation: Hot Springs Road Development Area Regulation

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: Hot Springs Road 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:**

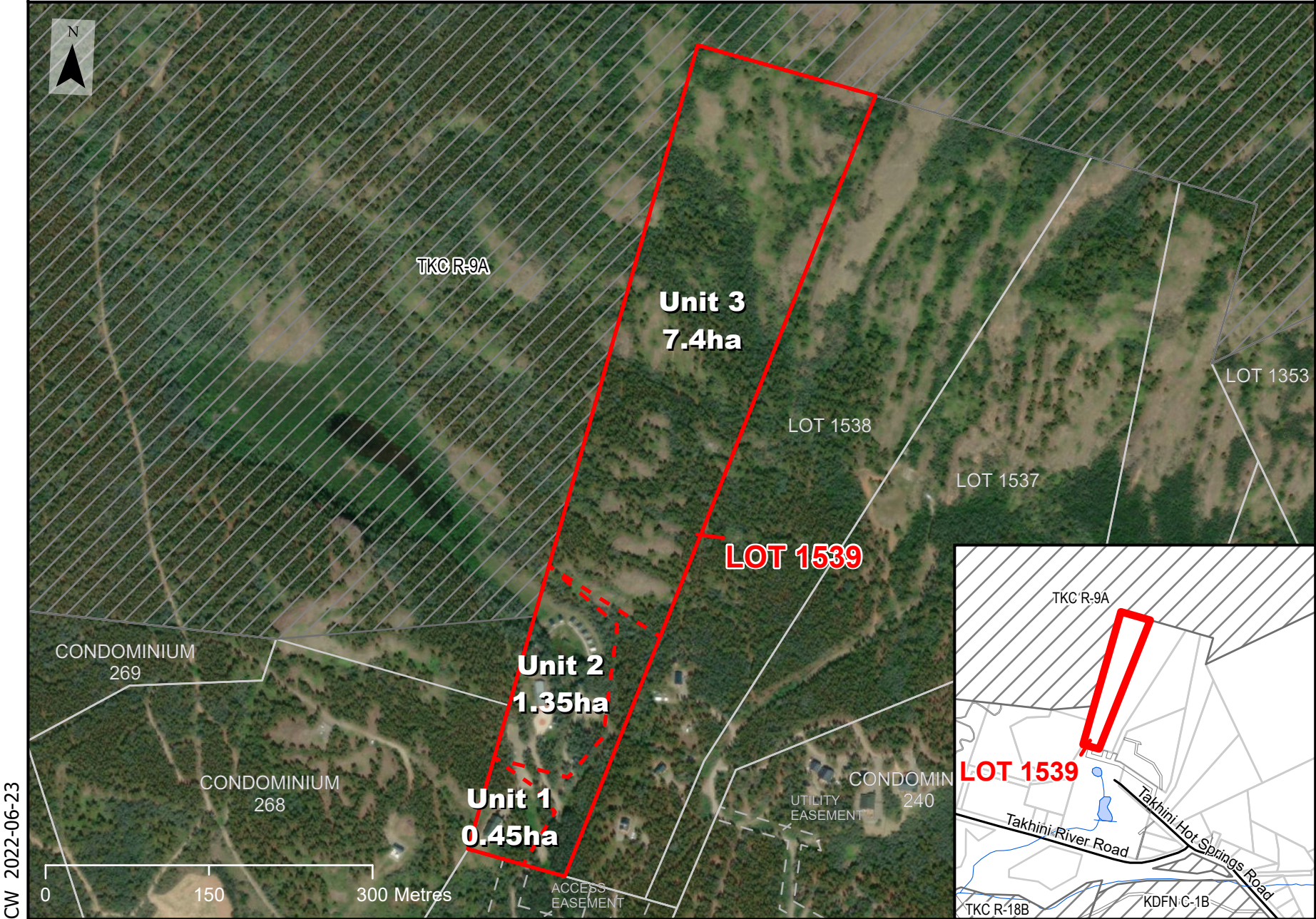
- a document signed by the registered owner(s) of land(s) authorizing the listed agent to act on their behalf.

## Applicant/owner consent

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).



Lot 1539 Quad 105 D/14 CLSR 101250



CW 2022-06-23