

SKETCH OF

**PROPOSED SUBDIVISION**

OF LOT 3, PILOT MOUNTAIN SUBDIVISION  
(PLAN 67928 CLSR, 64545 LTO)

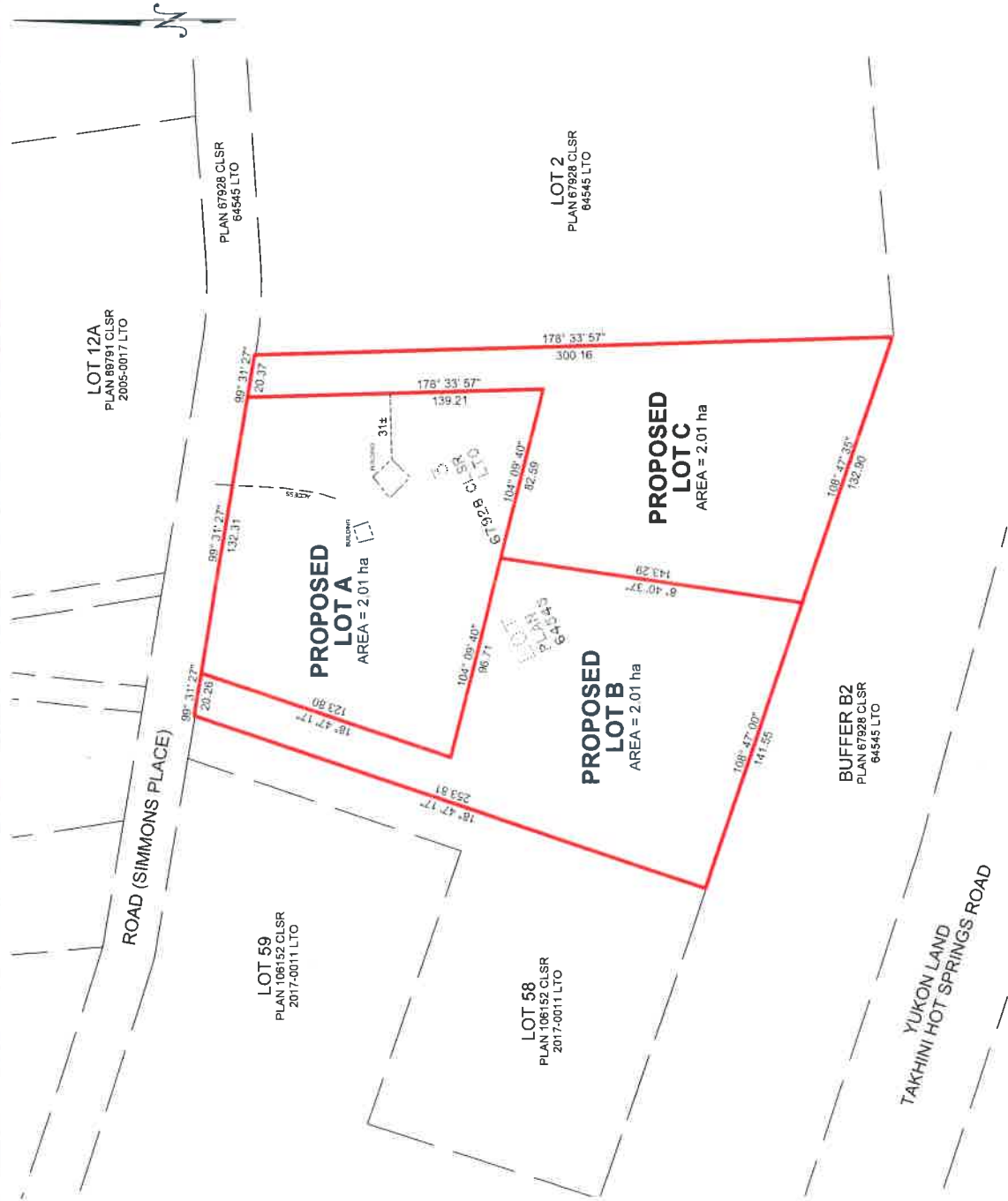
YUKON

SCALE 1 : 2000



LEGEND

BEARINGS ARE UTM GRID AND ARE DERIVED FROM CADASTRAL DATA PROVIDED BY NATURAL RESOURCES CANADA  
DISTANCES ARE HORIZONTAL AT GROUND LEVEL AND ARE EXPRESSED IN METERS  
LANDS DEALT WITH BY THIS SKETCH SHOWN THUS AND ARE DERIVED FROM 2008 IMAGERY



**SUBJECT TO THE LIMITATIONS HEREON:**  
1. THIS SKETCH IS NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES

	REVISION
	0
	DRAWN BY: J. NC
	JOB#: 38049

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**CHALLENGER**  
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CHECKED BY: C. BLACKWOOD  
JUNE 03, 2022

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# 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@yukon.ca

Department use only

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

## General information

Name of registered owner of lands

Melvin Rissanen

## 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: \_\_\_\_\_

**Proposed residential or rural residential lots**

Number of existing lots 1

Number of proposed lots 3

Total size of all application lands 6.03 HA  
meters sq. or hectares

Minimum proposed lot size 2.01  
meters sq. or hectares

**Proposed commercial, industrial or other lots**

Number of existing lots \_\_\_\_\_

Number of proposed lots \_\_\_\_\_

Total size of all application lands \_\_\_\_\_  
meters sq. or hectares

Minimum proposed lot size \_\_\_\_\_  
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.)

**Services**

Existing/proposed provision for drinking water

Water delivery

Existing/proposed provision for sewage treatment/disposal

Septic

Existing/proposed provision for disposal of garbage/solid waste

Haul away yourself

Existing/proposed provision for electricity

Powerline

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

N/A

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?

Is application area presently served by an established fire department?  Yes  No  
If yes, give name/location of fire dept:

Hootalingua

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

bus stop on Simmons place street, Hidden Valley School

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

N/A

**Access**

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

YES

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

Topography (flat, steep, rolling, etc.)

flat

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

ditch at road access

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.