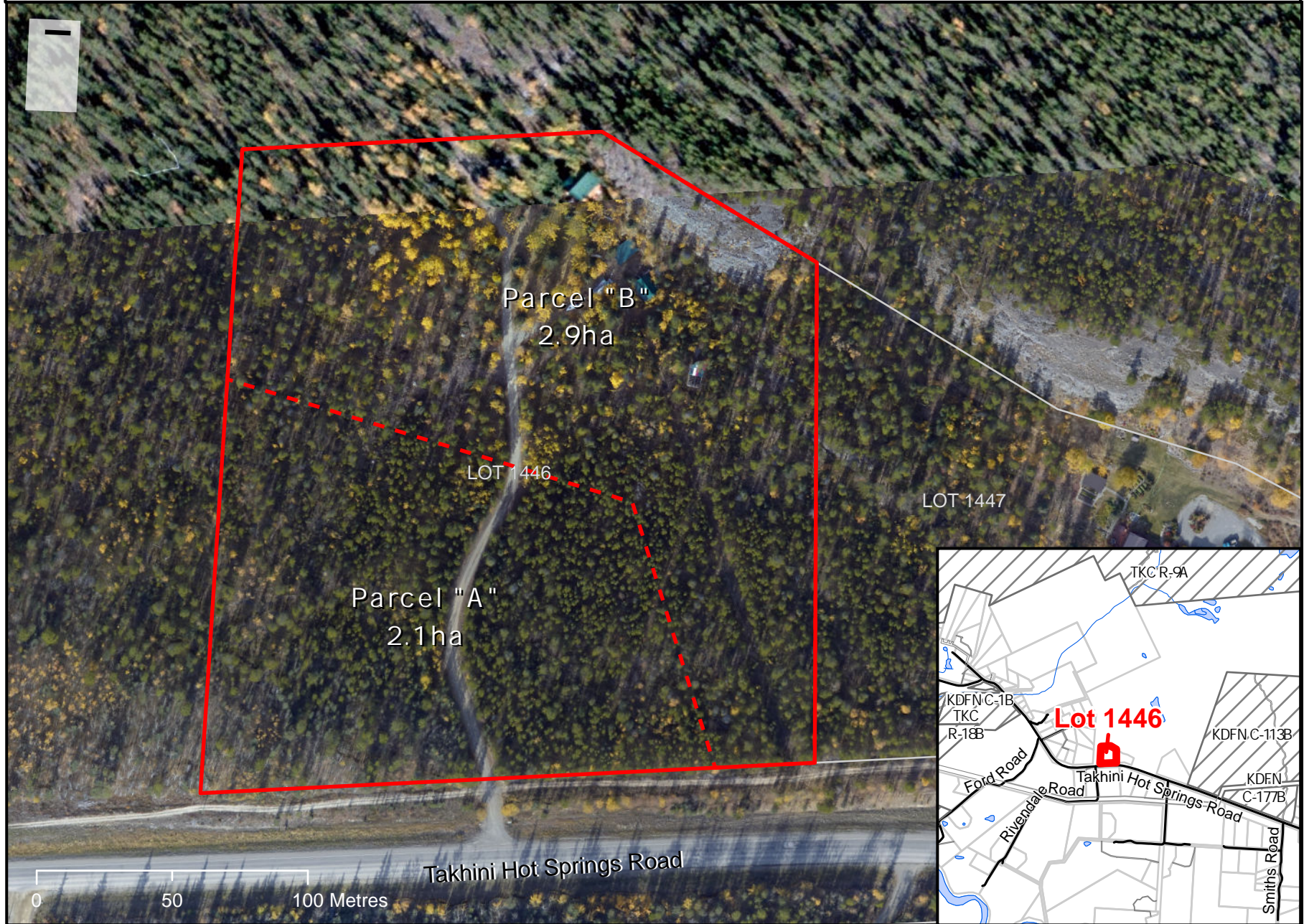


2 Lot subdivision of Lot 1446, Quad 105 D/14, Plan 2005-0012 LTO  
David Loeks

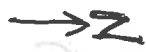


CW 2023-01-24

File # 2020-60-HS33



SCALE 1:1250



153 m @ 10°

156 m @ 284°

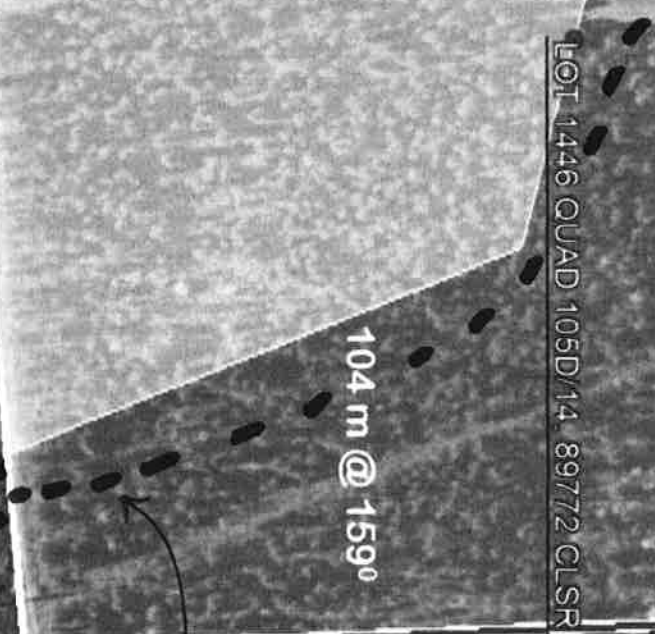
2.1 HA

3.0 HA

LOT 1446 QUAD 105D/14 89772 CLSR

104 m @ 159°

190 m @ 85°



NEW DRIVEWAY

Lot  
1447



# 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  
**DAVID LOEKS**

## 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"/> 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: _____		

**Proposed residential or rural residential lots**

Number of existing lots 1  
Number of proposed lots 2  
Total size of all application lands 5 HA  
meters sq. or hectares  
Minimum proposed lot size 2.1 HA  
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.)

FUTURE SALE OF NEW LOT TO ASSIST IN MY  
RETIREMENT SECURITY. LIKELY USE OF NEW LOT:  
R. RESIDENTIAL.  
TIMEFRAME: 2023

**Services**

Existing/proposed provision for drinking water  
WELL ON LOT 1446. EQUAL POTENTIAL ON NEW LOT

Existing/proposed provision for sewage treatment/disposal  
SEPTIC FIELD ON LOT 1446. EQUAL POTENTIAL ON NEW LOT.

Existing/proposed provision for disposal of garbage/solid waste  
OWNER TAKES TO LAND FILL.

Existing/proposed provision for electricity  
POWER FROM HOTS SPRINGS RD.

Existing/proposed provision for telephone, other utilities, etc.  
FROM HOTS SPRINGS 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?  
HOTS SPRINGS ROAD R.O.W. NO EASEMENTS

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

Location of and distance to nearest school and school bus route (where applicable)  
100 FT TO BUS ROUTE.  
SCHOOLS: HIDDEN VALLEY, PORTER CREEK

Existing/proposed provision parks, open space or other recreational amenities  
OPEN SPACE CORRIDOR TO WEST SIDE, LEADING TO  
OPEN CROWN LAND

**Access**

Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?) EXISTING ACCESS TO NEW LOT,  
LOT 1446 WILL NEED NEW HIGHWAY ACCESS TO EAST.

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.

100 M OF NEW DRIVEWAY ON LOT 1446 WILL BE NEEDED, WITH NEW ACCESS TO HOTSPRINGS ROAD.

**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?

primary residence

**Site characteristics**

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

MIX SANDS, GRAVELS, SILTS. WELL DRAINED, STABLE.

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

MIXED STAND: PINE, W. SPROUCE, ASPEN  
UNEVEN AGE CLASS

Topography (flat, steep, rolling, etc.)

FLAT TO EAST, GENTLE SLOPE ON WEST

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 KNOWN

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: HOTSPRINGS RD. LOCAL AREA PLAN

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 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 *N/A*
- 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.