



APPLICATION FOR SUBDIVISION APPROVAL OF AGRICULTURAL LAND

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. 2020-60-HS39	Quad/location 105 D/14
Date received	Due date
Municipality or jurisdiction	

General information

Name of registered owner of lands Helen Emslie	Email [REDACTED]	Phone [REDACTED]
Address [REDACTED]	City/town Whitehorse	Terr./prov. Postal code YT [REDACTED]

Name of registered co-owner of lands N/A	Email	Phone
Address	City/town	Terr./prov. Postal code

Name of person or agent authorized to act on owner(s) behalf Shannon Emslie	Email [REDACTED]	Phone [REDACTED]
Address [REDACTED]	City/town Whitehorse	Terr./prov. Postal code YT [REDACTED]

General location of application land/project
731 Takhini Hot Springs Road

Legal description of lands included in this application				
Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1247	Quad 105 D/14	Hotsprings Road	73842	91-74

Civic address of lands included in this application (if applicable) 731 Takhini Hot Springs Road	City/town/community Whitehorse
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Project information

Existing use(s) of the application lands	<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other: _____		
Existing use(s) of adjacent lands	<input type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Other: <u>Vacant Yukon/ First Nations</u>
Proposed use(s) of the application lands	<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other: _____		
General nature of subdivision request	<input checked="" type="checkbox"/> Division of existing parcel, to create an agricultural homesite parcel. <input type="checkbox"/> Other: _____		
Have you been the owner of the subject property for 10 years?	<input checked="" type="radio"/> Yes <input type="radio"/> No		
Is this property your principal residence?	<input checked="" type="radio"/> Yes <input type="radio"/> No		

Explain why you wish to subdivide this land, for what purpose the land will be used and the expected development time frame. (Attach separate sheet if necessary.)

The land is being subdivided to allow the provision of a second dwelling for my son and family. The expected full development time frame will be 18 months. The land will also be used for continued agricultural purposes.

Services

Existing/proposed provision for drinking water

Drilled water well

Existing/proposed provision for sewage treatment/disposal

Proposed on site sewage disposal field

Existing/proposed provision for disposal of garbage/solid waste

Own burn barrels / re-cycling of waste / general waste to dump

Existing/proposed provision for electricity

New line by Atco for new dwelling. Current residence serviced by Atco.

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

New line in by Northwestel for new dwelling. Current residence serviced by Northwestel

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 department.

Hootlinqua Fire Department 4.5 km away

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

On school bus route to schools in Whitehorse. Closest school is Hidden Valley Elementary which is 10 km away.

Existing/proposed provision parks, open space or other recreational amenities
Not applicable

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 on the east side of property that will connect directly to Takhini Hot Springs Road.
Current access to existing principal residence direct from Takhini Hot Springs Road.

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.

New road access to property from Takhini Hot Springs Road. No other users of access to the road other than property owners/guests. New road access will be constructed after YESAB consultation.

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?

Well on property already drilled and the applicant is the sole owner of the improvements.

The subdivision layout respects the location of permanent structures currently located on property.

Site characteristics

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

Sand, gravel, clay, silt

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

Spruce, pine, poplar and willow with some areas cleared

Topography (flat, steep, rolling, etc.)

Steep rolling hills with stone and rock embankments sloping away from proposed home development site with some flat areas

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)
None on site.

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

N

o - wildlife will pass through the property on a regular basis unimpeded (rabbits, deer, fox, moose)

Land use planning and zoning

Community Land Planning may provide assistance if current zoning information is not known. Call 867-667-8945

Current zoning of application lands

No zoning Agricultural Other: _____

Name of applicable zoning bylaw or regulation: _____

Current planning designation of application lands

No zoning Agricultural Other: _____

Name of applicable community or local area plan: Hotsprings Road Development Area Regulation

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

continued...

- 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.)
- Signature block for endorsement of subdivision approving officer
- Signature Block for endorsement of Commissioner of Yukon

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 lot(s).

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 the subject property is my/our principal residence.

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: 25/04/15

Signature: _____

Date: _____

Proposed 2 Lot Subdivision of Lot 1247, Quad 105 D/14, Plan 91-74 LTO,
Hot Springs Road Development Area, Yukon

