Yukon

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.	Quad/location
2020-60-HS41	105 D/14
Date received	Due date
Municipality or jurisdiction	

General information

Name of registered owner of lands	Email	Phone	
HANNELORE K. - HOEFS	[redacted]	[redacted]	
Address	**City/town**	**Terr./prov.**	**Postal code**
[redacted]	WHITEHORSE	YT	Y1A 6R6
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	
BORIS HOEFS	[redacted]	[redacted]	
Address	City/town	Terr./prov.	Postal code
[redacted]	WHITEHORSE	YT	Y1A 0P5

General location of application land/project
860 TAKHINI HOTSPRINGS ROAD.

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1130	105 D/14	HOTSPRINGS ROAD	69463	73795

Civic address of lands included in this application (if applicable)	City/town/community
860 TAKHINI HOTSPRINGS ROAD	WHITEHORSE

Project information

Existing use(s) of the application lands	☒ Agricultural ☐ Other: _____
Existing use(s) of adjacent lands	☐ Residential ☐ Rural residential ☐ Commercial ☐ Industrial ☐ Institutional ☐ Utility ☒ Other: AG
Proposed use(s) of the application lands	☒ Agricultural ☐ Public/road ☐ Other: _____
General nature of subdivision request	☒ Division of existing parcel, to create an agricultural homesite parcel. ☐ Other: _____
Have you been the owner of the subject property for 10 years?	☒ Yes ☐ No
Is this property your principal residence?	☒ Yes ☐ 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.)

RETIREMENT

Services

Existing/proposed provision for drinking water

WELL WATER

Existing/proposed provision for sewage treatment/disposal

SEPTIC

Existing/proposed provision for disposal of garbage/solid waste

SELF MANAGED

Existing/proposed provision for electricity

POWERLINES

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

TELEPHONE LANDLINE

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? NO

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

HOOTALINQUA

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

11 Km to HVS school. School Bus route on hotsprings road.

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

No

Access

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

No new access requirements

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 improvments located on the application area (buildings, fences, septic fields, wells, gardens etc)? **If yes**, is the applicant the sole owner of these improvements? yes ☒ Yes ☐ No
Does the subdivision layout respect the location of any permanent structures? yes

Site characteristics

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

MIXED CLAY, GRAVEL, ORGANICS

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

MIXED POPLAR, SPRUCE, & PINE, PARTIALLY CLEARED

Topography (flat, steep, rolling, etc.)

FLAT

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

Any known significant fish or wildlife habitat on or near this site

NONE

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: ZONE AG - AS PER HOTSPRINGS ROAD DEVELOPMENT PLAN

Current planning designation of application lands

☐ No zoning ☒ Agricultural ☐ Other: _____

Name of applicable community or local area plan: ZONE AG - AS PER HOTSPRINGS ROAD DEVELOPMENT 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

continued...

☒ 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.)

☒ 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.

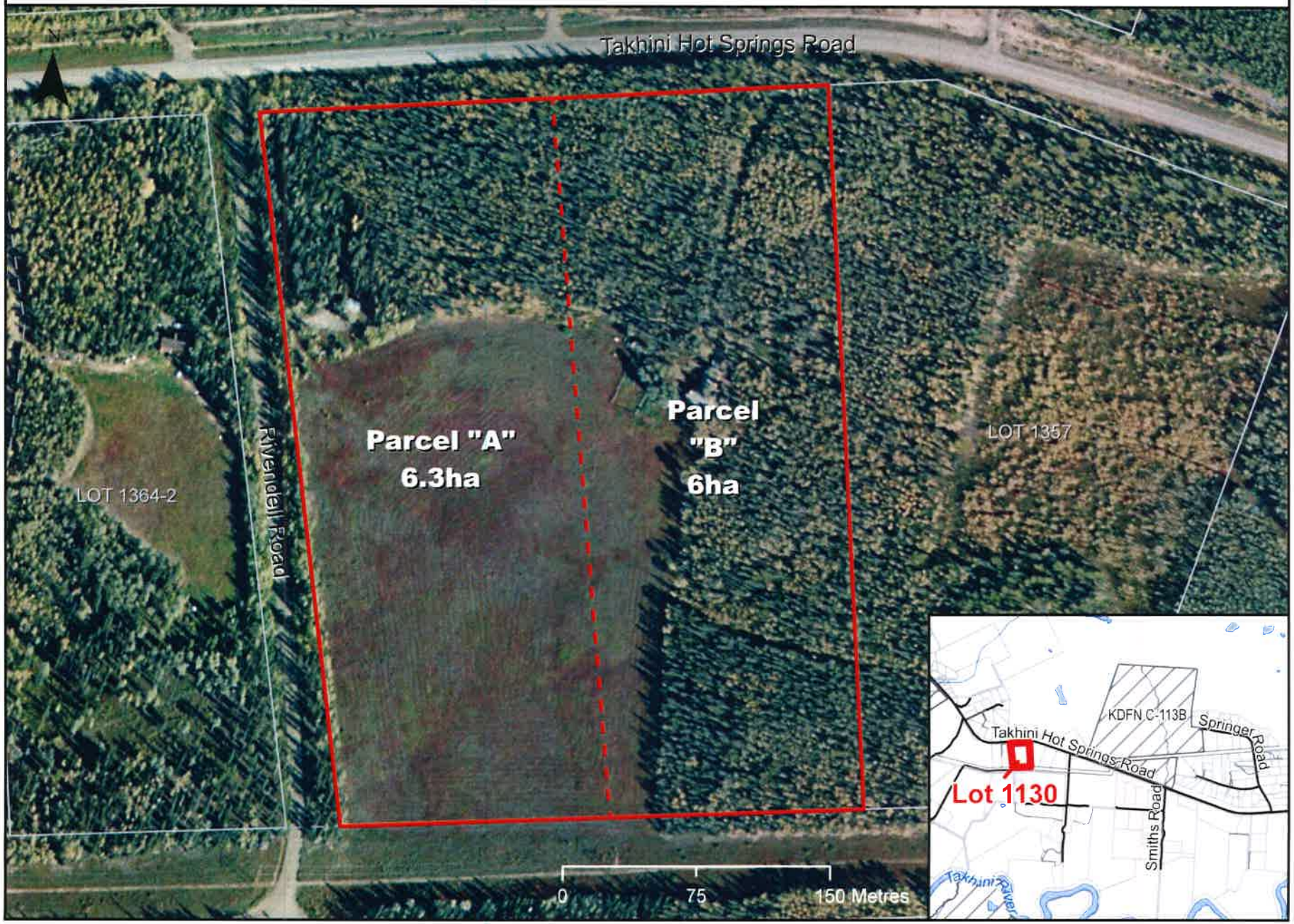
Signature: [redacted] Date: Nov. 5. 2026

Signature: _____ Date: _____

Collection of this information is authorized by section 4 of the *Subdivision Regulations* and subsection 15(a) of the *Access to Information and Protection of Privacy Act* SY for the purpose of reviewing relevant subdivision applications. Disclosure of this information is authorized by subsection 7(b) of the *Subdivision Regulations* and this information will be shared with other Yukon government departments and may be disclosed as permitted or required by the *Access to Information and Protection of Privacy Act*. For more information, please contact the Director of the Land Planning Branch at the Department of Energy, Mines and Resources in person at room 320, 300 Main St., by mail at Y1A 0E2, Whitehorse, YT, by phone at 867-667-3515 or by email at land.planning@yukon.ca.

Print Clear

Subdivision Application for a 6 Ha Agricultural Home Site Severance of Lot 1130 Quad 105 D/14, Plan 73795 LTO, Hot Springs Road Development Area, Yukon



CW 2026-11-10

File # 2020-60-HS41