



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-INV101

Quad/location

105 D/13

Date received

Due date

Municipality or jurisdiction

IBEX VALLEY

General information

Name of registered owner of lands	Email	Phone
Leona Watson		
Address	City/town	Terr./prov. Postal code
Box 20800	Whitehorse	YT Y1A 6N7
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
Address	City/town	Terr./prov. Postal code
General location of application land/project		
Ibex Valley		
Legal description of lands included in this application		
Lot number(s)	Block/group/quad	Subdivision/area
1080	105D/13	
CLSR plan #	LTO plan #	
99260 CLSR YT	2011-0124 LTO YT	
Civic address of lands included in this application (if applicable)	City/town/community	
94382 Alaska Hwy	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: <u>Grazing Lease</u>	
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.)

I wish to subdivide this parcel to create a homesite that will support the long-term viability of our farming operation. Farming in the Yukon requires diversified income sources to maintain sustainable cash flow, and providing a rural residence will help us attract and retain essential farm labour. Given the limited availability of agricultural land and rural residential opportunities in the Yukon, this subdivision will strengthen the long-term sustainability of both the farm and the agricultural community.

Services

Existing/proposed provision for drinking water

Existing Well

Existing/proposed provision for sewage treatment/disposal

Existing Outhouse & Future Holding Tank

Existing/proposed provision for disposal of garbage/solid waste

Whitehorse Landfill

Existing/proposed provision for electricity

Existing Power Line

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?

No

Is application area presently served by an established fire department?

☒ Yes

☐ No

If yes, give name/location of fire department.

Ibex Valley Volunteer Fire Department

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

Hidden Valley Elementary School 30 kms

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?)

Existing Alaska Hwy Access

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?

All permanent structures are located within the application area. This includes: fencing, power line, shop, cabin and well.

Site characteristics

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

Clay Loam

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

Hayland and Forested Areas with Spruce, Pine & Willow

Topography (flat, steep, rolling, etc.)

Flat

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

There's a ditch and dugout for drainage and overflow water that borders this area.

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: _____

Current planning designation of application lands

☐ No zoning ☒ Agricultural ☐ Other: _____

Name of applicable community or local area plan: Ibex Valley 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

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- ☐ 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: June 28/2026

Signature: _____

Date: _____

Subdivision Application for a Proposed 6 Ha Agricultural Home Site Severance of
Lot 1080 Quad 105D/13, Plan 2011-0124 LTO YT, Ilex Valley Development Area, Yukon.

