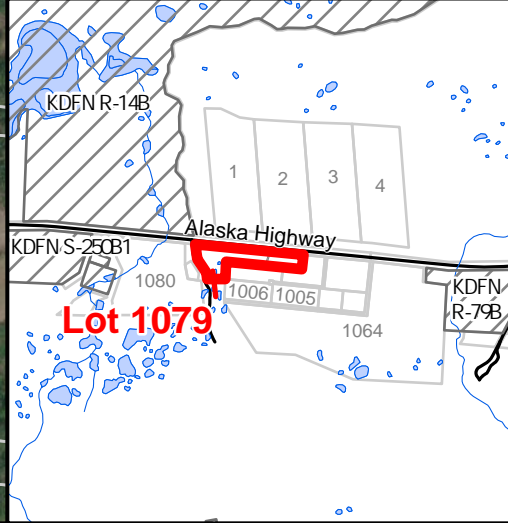
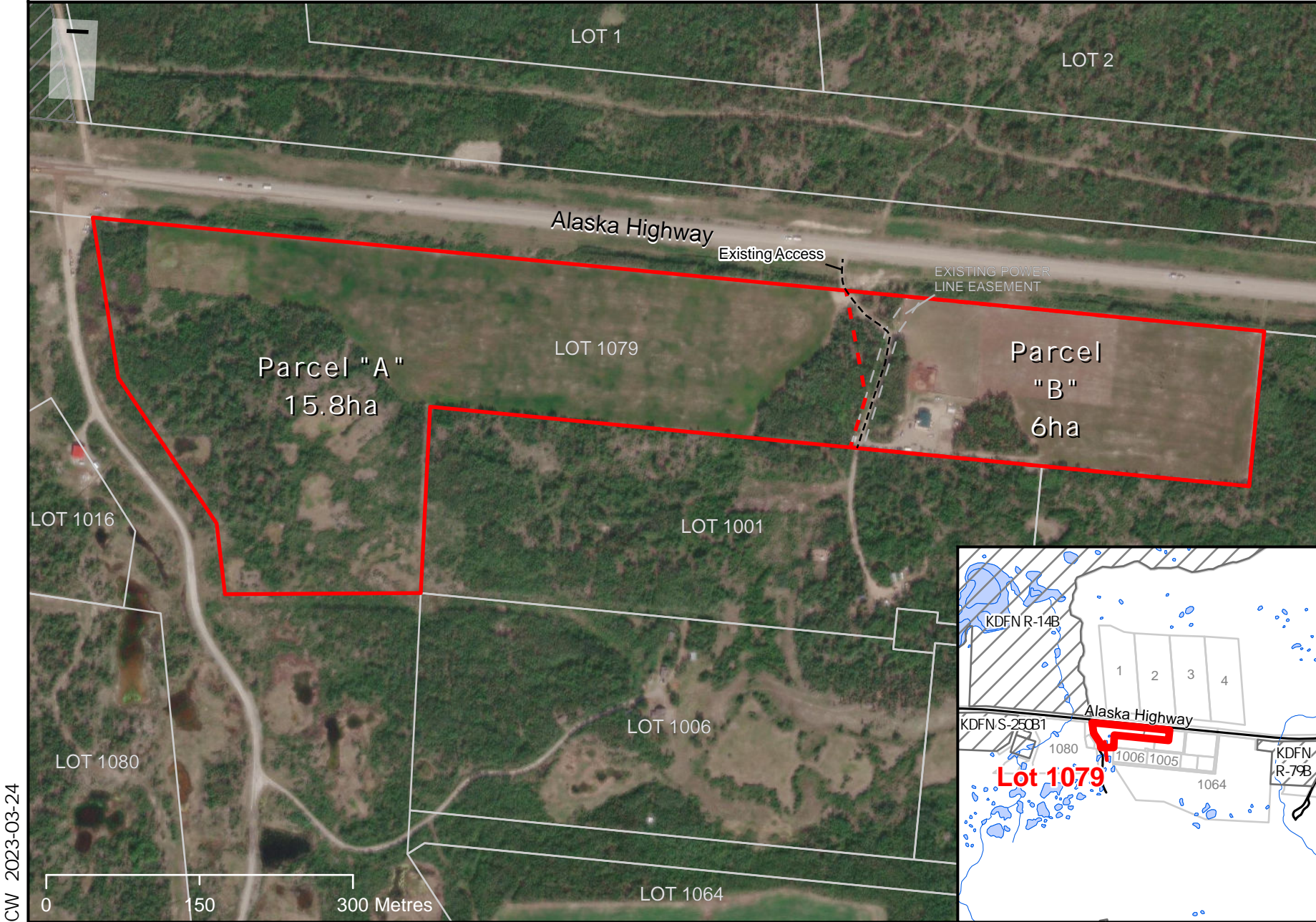
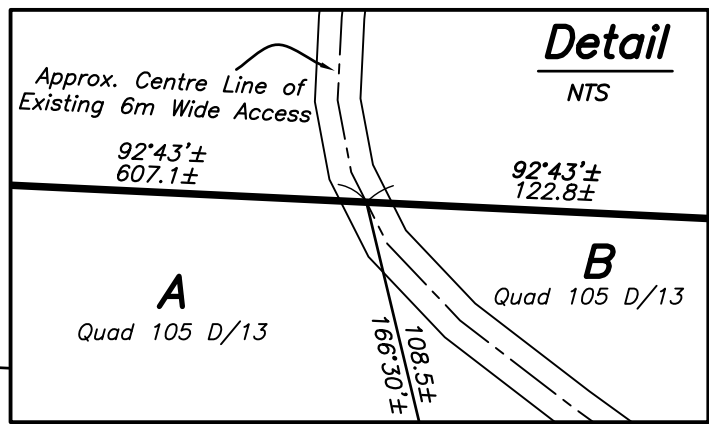


Home Site Severance of Lot 1079, Quad 105 D/15, Plan 2011-0079 LTO, Ibx Valley Development Area
Mario Ley





**SKETCH OF
PROPOSED SURVEY OF
PARCELS A AND B**

BEING A SUBDIVISION OF
LOT 1079, QUAD 105 D/15,
(Plan 98710 CLSR, 2011-0079 LTO)

**IBEX VALLEY SUBDIVISION
YUKON**

Scale 1:5000



LEGEND:

Bearings are astronomic derived from Plan 98710 CLSR, 2011-0079 LTO.

Distances are horizontal at general ground level and are expressed in metres.

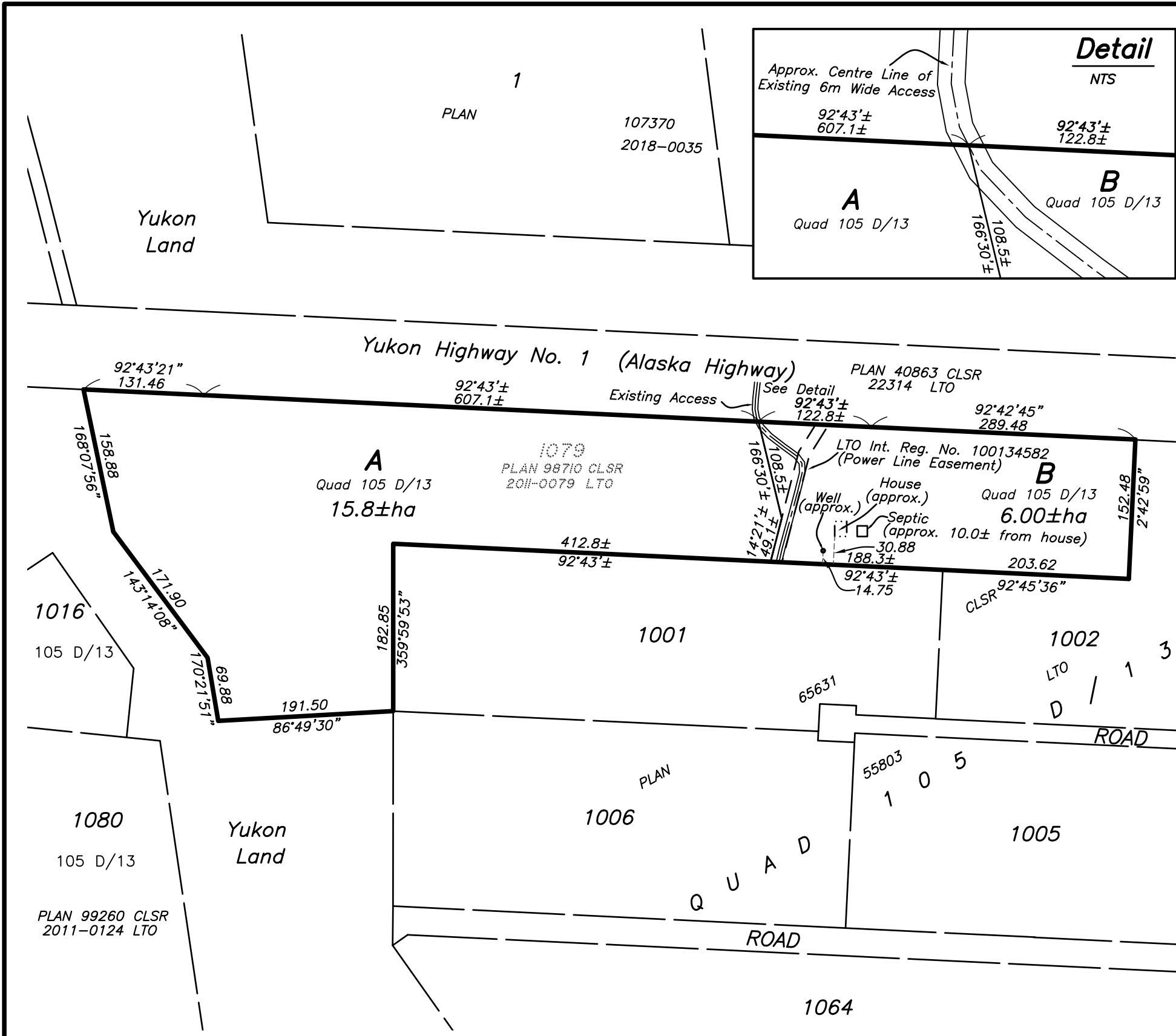
Lands dealt with by this sketch shown thus

Centre line of road shown thus

Existing building shown thus

Easement shown thus

Owner,
Lot 1079, Quad 105 D/13 CofT 100152177
Mario Ley



UNDERHILL GEOMATICS LTD.
PROFESSIONAL LAND SURVEYORS
WHITEHORSE, YUKON

Job: W21115 D21-134 LS

PLAN 94930 2008-0131 CLSR LTO

Reserved for approval



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@gov.yk.ca

Department use only

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

General information

Name of registered owner (s)

MARIO LEY

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: AGRICULTURAL

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 ...s land, for what purpose the land will be used and the expected development time frame. (Attach separate sheet if necessary.)

Subdividing the property is part of our efforts to restructure and grow our farm business.

Services

Existing/proposed provision for drinking water water well

Existing/proposed provision for sewage treatment/disposal septic field

Existing/proposed provision for disposal of garbage/solid waste

Existing/proposed provision for electricity powerline

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

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

IBEX FIRE DEP.

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

Hidden Valley Elementary School 30 km Bus Route #1

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

Access

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

NO

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?
Does the subdivision layout respect the location of any permanent structures?

Yes No

Site characteristics

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

SILT

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

POPLAR, WILLOW

Topography (flat, steep, rolling, etc.)

FLAT

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

Any known significant historical or heritage features on or near this site

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

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

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

Page 5 of 7

- 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.