



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
	Quad 105D13
Date received	Due date
Municipality or jurisdiction	

General information				
Name of registered owner of lands	Email	Phone		
Flora Margaret Travis	[REDACTED]	[REDACTED]		
Address	City/town	Terr./prov.	Postal code	
[REDACTED]	Whitehorse	YT	[REDACTED]	
Name of registered co-owner of lands	Email	Phone		
na				
Address	City/town	Terr./prov.	Postal code	
Name of person or agent authorized to act on owner(s) behalf	Email	Phone		
na				
Address	City/town	Terr./prov.	Postal code	
General location of application land/project				
Km 1462 Alaska Highway in the Hamlet of Ibx Valley				
Legal description of lands included in this application				
Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1082	Quad 105D13	Ibx Valley	99697	2011-0189
Civic address of lands included in this application (if applicable)			City/town/community	
#1 Guardian Trail			Whitehorse	
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"/> Rural residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Utility <input type="checkbox"/> Other: <u>agricultural</u>			
Proposed use(s) of the application lands	<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Public/road <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="checkbox"/> Yes <input type="checkbox"/> No			
Is this property your principal residence?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.)

In the past there were 6 young horses living on my property; I am now down to 2 old ones, and since they require a lot less room and grazing pasture, I realized that the sale of some of my property could help with energy upgrades to my home, could help with the cost of maintaining my home, and enable me to continue to live in the space I have occupied since 1990. I am a widow, and also now a senior, and as the years go by, I find I need help with more and more of what is needed to keep my place safe and warm, which all costs money.

The proposed lot has always been a hay field, and I figure there's a good chance it will continue to be used as such by the next owner. I have no idea what timeframe any potential buyers might be looking at with regard to their expected development on the proposed lot.

Services

Existing/proposed provision for drinking water
none

Existing/proposed provision for sewage treatment/disposal
none

Existing/proposed provision for disposal of garbage/solid waste
none

Existing/proposed provision for electricity
none

Existing/proposed provision for telephone, other utilities, etc.
none

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?

the power line runs alongside the alaska hwy on an easement that is parallel to the northern boundary of the proposed lot. it is an existing easement and has nothing to do with the proposed lot.

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, located roughly 20 km east

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

nearest school is Hidden Valley Elementary in McPherson subdivision, around 30 km away
nearest school bus route is along the Alaska Hwy, just a few metres north of the proposed lot

Existing/proposed provision parks, open space or other recreational amenities
none

Access

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

there is no existing or proposed vehicle access to the site, which is bordered to the north by the alaska hwy and to the east by a joint driveway (artemis lane). access is possible from either of these with application to YG dept. of highways.

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?
the only existing improvements are the fencelines, and I am the sole owner of these improvements. there are no permanent structures on the proposed lot.

Site characteristics

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

Vegetation (spruce, pine, poplar, willow, clear, etc.)
brome hay, willow, poplar, a couple of spruce trees

Topography (flat, steep, rolling, etc.)
fairly 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
no

Any known significant fish or wildlife habitat on or near this site
no, but wildlife do cross the field from time to time to go between the river and the Ibex Valley

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: no idea

Current planning designation of application lands

No zoning Agricultural Other: _____

Name of applicable community or local area plan: possibly 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...

- 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: Nov. 24/24

Signature: _____

Date: _____

Application for 2 Lot Subdivision of Lot 1081,
Plan 2011-0189 LTO, IbeX Valley Development Area, YT.



DC 2024-09-25