



## APPLICATION FOR SUBDIVISION APPROVAL

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 of lands Josephine Victoriano Address	
Name of registered co-owner of lands Nessie and Mario Camba Address	
Name of person or agent authorized to act on owner(s) behalf n/a Address	

General location of application land/project  
 Squanga Lake, Yukon

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1024	105 C/5		90544	2005-0112

Civic address of lands included in this application (if applicable) n/a	City/town/community
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### Project information

Was the land granted on the basis of a lease or an agreement for sale a condition of which was that the lessee or purchaser was to use the land for agricultural purposes or for agricultural and other purposes?  Yes  
 No

Existing use(s) of the application 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: _____	
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: _____	
Proposed use(s) of the application 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: _____	
General nature of subdivision request	<input checked="" type="checkbox"/> Division of existing parcel, into 2 or more lots		<input type="checkbox"/> Consolidation of 2 or more lots into 1		<input type="checkbox"/> Adjustment of an existing lot line			<input type="checkbox"/> Other: _____

Proposed residential or rural residential lots		Proposed commercial, industrial or other lots	
Number of existing lots	1	Number of existing lots	none
Number of proposed lots	2	Number of proposed lots	none
Total size of all application lands	1.147 ha <small>meters sq. or hectares</small>	Total size of all application lands	n/a <small>meters sq. or hectares</small>
Minimum proposed lot size	0.573 ha <small>meters sq. or hectares</small>	Minimum proposed lot size	n/a <small>meters sq. or hectares</small>

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

To legally identify the property line of the particular owned land area as this is currently under joint tenancy.

**Services**

Existing/proposed provision for drinking water  
no

Existing/proposed provision for sewage treatment/disposal  
2 outhouses exist - no planned septic

Existing/proposed provision for disposal of garbage/solid waste  
Marsh Lake Solid Waste Facility - Kilometre 1378 Alaska Highway

Existing/proposed provision for electricity  
Yukon Electric Company Ltd. overhead electrical cable on post

Existing/proposed provision for telephone, other utilities, etc.  
no

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?

Yukon Electric Company Ltd. - no WiFi

Is application area presently served by an established fire department?  Yes  No

If yes, give name/location of fire dept:

Teslin Fire Department - Teslin, Yukon Y0A 1B0

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

Teslin School, 72 kms approximate distance

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

Squanga Lake Campground nearby

**Access**

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

no, access lane already exist.

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.

n/a

**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?

n/a

**Site characteristics**

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

sand / silt

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

some spruce, pine, and willow. Half of land area is clear.

Topography (flat, steep, rolling, etc.)

flat

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

no water and site drainage - near to the lake

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**

The Land Planning Branch may provide assistance if current zoning information is not known. Call 867-667-3515.

Current zoning of application lands

No zoning  Urban residential  Rural residential  Cottage  Commercial

Industrial  Other: \_\_\_\_\_

Name of applicable zoning bylaw or regulation: \_\_\_\_\_

Current planning designation of application lands

No zoning  Urban residential  Rural residential  Cottage  Commercial

Industrial  Other: \_\_\_\_\_

Name of applicable community or 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
- 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.)

**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 core parcel(s) being enlarged

**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.

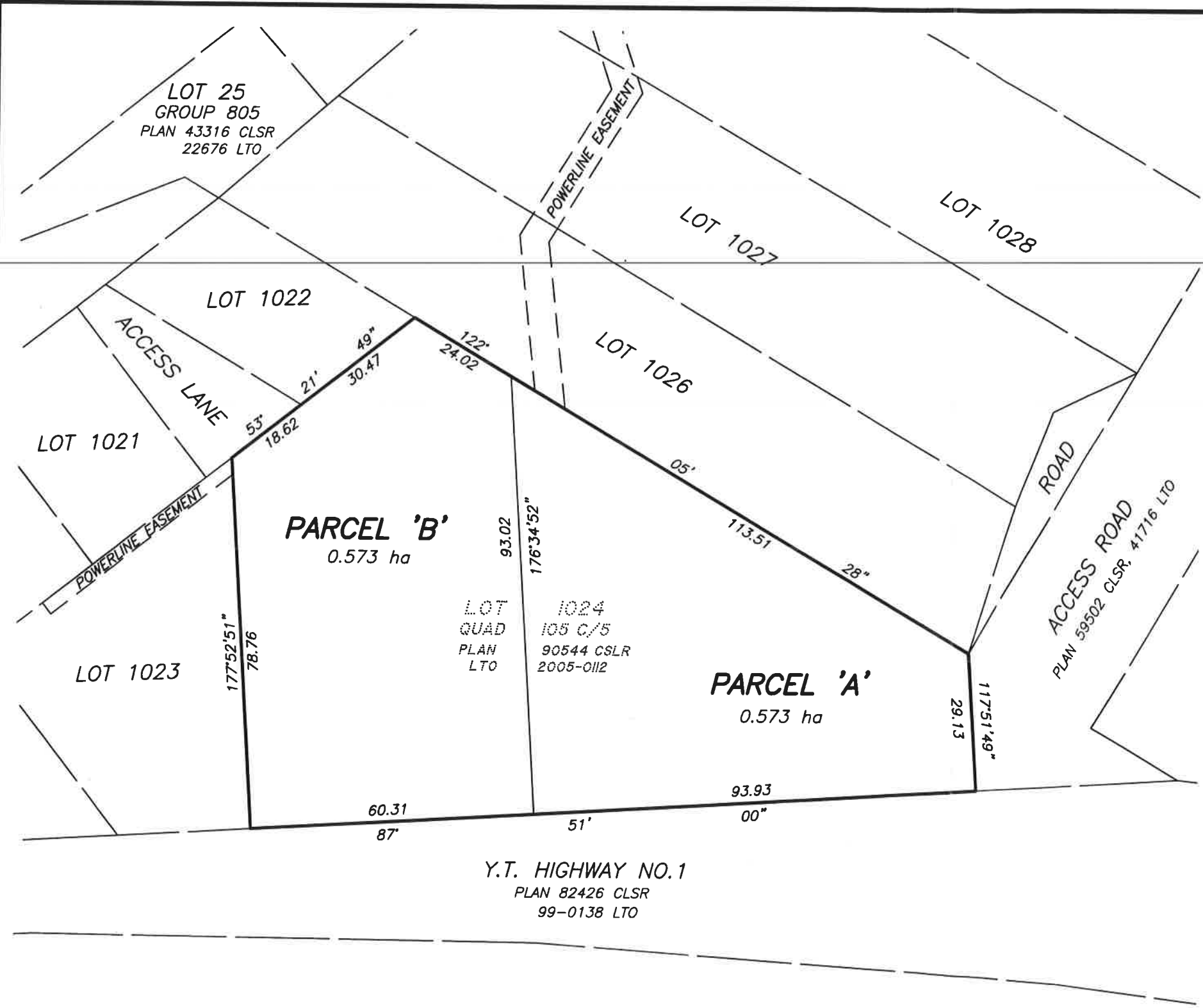
I/we certify that all of the submitted information is true and correct to the best of my knowledge and belief.

I, \_\_\_\_\_ validate any approval of this application.

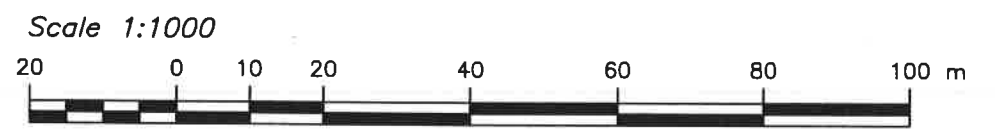
€ \_\_\_\_\_ Date: July 19/2022

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This information is being collected under the authority of the *Subdivision Act* and *Municipal Act* to be used for the purpose of reviewing this request. This information is about the conduct of public business and it cannot and will not be kept confidential. Except as noted below, it will be shared with other government departments and will be treated as information that third parties have the right to under the *Access to Information and Protection of Privacy Act*. Your phone number and address and business plan information will be treated as confidential, but might still be disclosed as permitted or required by the *Access to Information and Protection of Privacy Act*. (There are cases where even confidential information can be disclosed).



**SKETCH OF  
PROPOSED SURVEY OF  
PARCELS A AND B**  
BEING A SUBDIVISION OF  
LOT 1024, QUAD 105 C/5  
(PLAN 90544 CLSR, 2005-0112 LTO)  
SQUANGA LAKE  
YUKON



**LEGEND:**  
Bearings are astronomic copied from Plan 90544 CLSR, 2005-0112 LTO.  
Distances are horizontal at general ground level and are expressed in metres.  
Lands dealt with by this sketch shown thus . . . . .

**Owners,**  
Lot 1024, Quad 105 C/5 Coft 100167106 - Josephine Victoriano  
Lot 1024, Quad 105 C/5 Coft 100167128 - Mario Camba  
Lot 1024, Quad 105 C/5 Coft 100167117 - Nessie Camba