



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@yukon.ca

Department use only

Application/file no. <i>2020-60 K043</i>	Quad/location 116/B/3 /
Date received <i>15 OCT 2024</i>	Due date
Municipality or jurisdiction Henderson Corner	

General information				
Name of registered owner of lands Sylvain Marc Fleurant		Email [REDACTED]	Phone [REDACTED]	
Address [REDACTED]		City/town Dawson City	Terr./prov. Yukon	Postal code [REDACTED]
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 north klondike HWY kl 692				
Legal description of lands included in this application				
Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1	116/B/3	Henderson Coner	71908	89-32
Civic address of lands included in this application (if applicable) 59 Lyxn road kl692 klondike HWY			City/town/community Henderson Corner	
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?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing use(s) of the application lands	<input type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<input type="checkbox"/> Industrial
Existing use(s) of adjacent lands	<input type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<input type="checkbox"/> Industrial
Proposed use(s) of the application lands	<input type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<input type="checkbox"/> Industrial
General nature of subdivision request	<input type="checkbox"/> Division of existing parcel, into 2 or more lots <input type="checkbox"/> Adjustment of an existng lot line	<input type="checkbox"/> Consolidation of 2 or more lots into 1 <input type="checkbox"/> Other: <u>title land no zoning</u>		

Proposed residential or rural residential lots

Proposed commercial, industrial or other lots

Number of existing lots 1

Number of existing lots _____

Number of proposed lots 5

Number of proposed lots _____

Total size of all application lands 25.9 he
meters sq. or hectares

Total size of all application lands _____
meters sq. or hectares

Minimum proposed lot size SF. 1,25 ~~1.2285 he~~
meters sq. or hectares

Minimum proposed lot size _____
meters sq. or hectares

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 develop 5 rural residential lot size 1.2285 he, and 1lot of size 20.986 he .
time to develop 2 to 6 year.

Services

Existing/proposed provision for drinking water delivery

Existing/proposed provision for sewage treatment/disposal

Existing/proposed provision for disposal of garbage/solid waste
Dawson City dump

Existing/proposed provision for electricity
existing service on the road

Existing/proposed provision for telephone, other utilities, etc.
existing service on the road

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 dept:
Rock creek fire department 2 kl away

Location of and distance to nearest school and school bus route (where applicable)
Robert Service school Dawson City 25kl with school bus service to Henderson corner subdivision

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.
all ready there

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?

Site characteristics

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

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

Topography (flat, steep, rolling, etc.)
Topography (flat, steep, rolling, etc.)

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

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

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/we understand that any misrepresentation of submitted data may invalidate any approval of this application.

Signature: _____

Date: 15 OCT 2024

Signature: _____

Date: _____

Subdivision Application for a 5 Lot Subdivision of Lot 1, Plan 89-32 LTO,
Henderson Corner, Dawson Area, Yukon.

