



# 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. 2020-60-KV44	Quad/location
Date received	Due date
Municipality or jurisdiction	

## General information

Name of registered owner of lands Mark Verdonk & Maureen Caley-Verdonk	Email [REDACTED]	Phone [REDACTED]
Address [REDACTED]	City/town Dawson City	Terr./prov. Postal code YT Y0B 1G0
Name of registered co-owner of lands	Email [REDACTED]	Phone [REDACTED]
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  
Dawson City - Rock Creek

Legal description of lands included in this application

Lot number(s) 1038	Block/group/quad Quad 116B3	Subdivision/area	CLSR plan # 73323	LTO plan # 90-109
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Civic address of lands included in this application (if applicable)  
31314 North Klondike Highway

City/town/community  
Dawson City

## 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"/> Institutional	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Division of existing parcel, into 2 or more lots <input type="checkbox"/> Adjustment of an existing lot line	<input type="checkbox"/> Consolidation of 2 or more lots into 1 <input type="checkbox"/> Other: _____		

**Proposed residential or rural residential lots**

Number of existing lots \_\_\_\_\_ 1

Number of proposed lots \_\_\_\_\_ 2

Total size of all application lands \_\_\_\_\_ 8 ha  
meters sq. or hectaresMinimum proposed lot size *approx* \_\_\_\_\_ 1.73 ha & 6.27 ha  
meters sq. or hectares**Proposed commercial, industrial or other lots**

Number of existing lots \_\_\_\_\_

Number of proposed lots \_\_\_\_\_

Total size of all application lands \_\_\_\_\_  
meters sq. or hectaresMinimum 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.)

Subdividing the 1.73 ha parcel for our son and daughter in-law to build and reside on that property; Anticipating building summer of 2025 working towards occupancy by end of 2025

At one time these were 2 plots - they were amalgamated in the early 1990's or late 1980's. We just wish to separate them to the original lots as shown on the attached map.

**Services**

Existing/proposed provision for drinking water

Water tanks and hauling water (proposed)

Existing/proposed provision for sewage treatment/disposal

Septic Field (proposed)

Existing/proposed provision for disposal of garbage/solid waste

Dawson Landfill

Existing/proposed provision for electricity

Propose power connection to Yukon Energy Grid

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

Propose

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:

Klondike Valley Fire Department approximately 1 km

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

School is approximately 20 km; on existing school bus route

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?)

existing driveway connect to highway (no new access required)

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

Driveway and building pad

**Site characteristics**

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

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

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

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)  
drainage ditch adjacent to front side and also historical drainage ditch behind

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: Feb 5/25

Signature: \_\_\_\_\_

Date: Feb 5/25

Collection of this information is authorized by section 4 of the *Subdivision Regulations* and subsection 15(a) of the *Access to Information and Protection of Privacy Act* SY for the purpose of reviewing relevant subdivision applications. Disclosure of this information is authorized by subsection 7(b) of the *Subdivision Regulations* and this information will be shared with other Yukon government departments and may be disclosed as permitted or required by the *Access to Information and Protection of Privacy Act*. For more information, please contact the Director of the Land Planning Branch at the Department of Energy, Mines and Resources in person at room 320, 300 Main St., by mail at Y1A 0E2, Whitehorse, YT, by phone at 867-667-3515 or by email at land.planning@yukon.ca.

Subdivision Application for a Proposed 2 Ha Subdivision of Lot 1038, Plan 90-109 LTO,  
Rock Creek, Klondike Valley, Yukon

