



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.	Quad/location
Date received	Due date
Municipality or jurisdiction	

General information

Name of registered owner of lands	Email	Phone
James Harris, Claire Tixhon-Harris	[Redacted]	[Redacted]
Address	City/town	Terr./prov. Postal code
[Redacted]	Whitehorse	Yukon [Redacted]
Name of registered co-owner of lands	Email	Phone
Claire Tixhon-Harris	[Redacted]	[Redacted]
Address	City/town	Terr./prov. Postal code
[Redacted]	Whitehorse	Yukon [Redacted]
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
kM 147.7 Hwy 2. East side of Hwy.

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1089	105D/10	Mount Lorne	95-15	

Civic address of lands included in this application (if applicable)
#3 Narrow Guage Trail

City/town/community
Mount Lorne, Yukon

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 checked="" 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 checked="" 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 checked="" 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 existng lot line	<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 _____ 10 hectares
meters sq. or hectares

Minimum proposed lot size _____ 4.8 hectares
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 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.)

The back of the existing lot will be subdivided in order to sell it. The intended use would be residential. The proposed purchaser would start developing the lot once they obtain possession of it.

Services

Existing/proposed provision for drinking water well

Existing/proposed provision for sewage treatment/disposal tank and field

Existing/proposed provision for disposal of garbage/solid waste use Mount Lorne transfer station approx. 3.2 km from proposed lot

Existing/proposed provision for electricity power line less that 1/2 km from proposed lot

Existing/proposed provision for telephone, other utilities, etc. cell phone and NWT internet, etc 1/2 km from proposed lot

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:
Mount Lorned Fire Dept. Located in Robinson Sub/Div.

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

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 an old access road to the proposed lot. We would also like to have access to this existing road in order to upgrade it to a power line right of way and driveway. Total width would be 15 m. It intersects with Narrow Guage Trail.

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.

This road existed when we acquired the property-30+ years ago. It would be upgraded for the driveway and utility easement combined. The existing road is 6-8 metres and it would be increased to 15 metres. It would not effect other users as there are no other users. The road only goes into the existing lot.

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, clay

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

Topography (flat, steep, rolling, etc.)
The existing lot has some gradual hills, some steep hills, and some relatively flat areas.

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

Signature: _____

Date: 2024-05-14

Signature: _____

Date: 2024-05-14

Proposed 2 Lot Subdivision of Lot 1089, Plan 95-15 LTO,
Mount Lorne Development Area, Yukon

