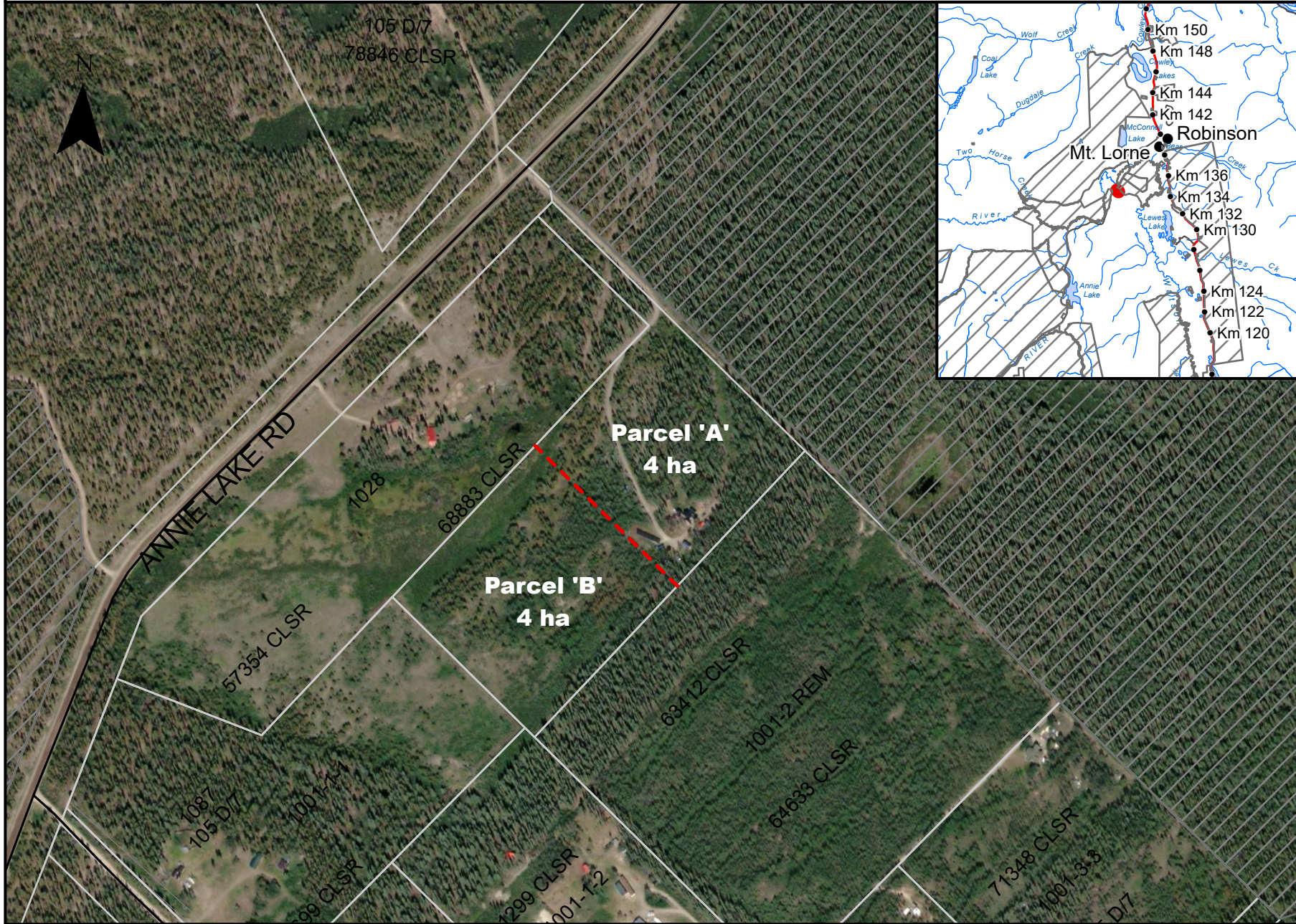


Application for subdivision to Lot 1029, Quad 105D/07, Plan 69220 LTO, Mount Lorne Development Area, Yukon
Stevens



2021-08-03



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 JOHN MARK STEVENS	Email	Phone
Address	City/town	Terr./prov. Postal code
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

Legal description of lands included in this application

Lot number(s) 1029	Block/group/quad 105 D/07	Subdivision/area	CLSR plan #	LTO plan # 69220
Civic address of lands included in this application (if applicable) 438 Annie Lake Road			City/town/community Mt Lorne	

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	Proposed commercial, industrial or other lots
Number of existing lots <u>1</u>	Number of existing lots _____
Number of proposed lots <u>2</u>	Number of proposed lots _____
Total size of all application lands <u>8 hectares</u> <small>meters sq. or hectares</small>	Total size of all application lands _____ <small>meters sq. or hectares</small>
Minimum proposed lot size <u>4</u> <small>meters sq. or hectares</small>	Minimum proposed lot size _____ <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.)	
Services	
Existing/proposed provision for drinking water <u>Water delivery</u>	
Existing/proposed provision for sewage treatment/disposal <u>septic field</u>	
Existing/proposed provision for disposal of garbage/solid waste <u>Mt Lorne Transfer Station</u>	
Existing/proposed provision for electricity <u>Atco</u>	
Existing/proposed provision for telephone, other utilities, etc. <u>NW Tel (both phone + internet)</u>	
* Are there any overhead or underground utilities located within or adjacent to the application area? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, are the application lands subject to any existing easements? <u>only directly by the house - underground electrical cables</u>	
Is application area presently served by an established fire department? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, give name/location of fire dept: <u>Mt Lorne Fire Dept</u>	
Location of and distance to nearest school and school bus route (where applicable) <u>School bus stops at the bottom of the driveway on the Annie Lake Road</u>	
* Existing/proposed provision parks, open space or other recreational amenities <u>No</u>	
Access	
Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?) <u>Access will be through an existing driveway</u>	

*

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.

No

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

Site characteristics

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

sand + clay

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

* Poplar, willow, Pine, some spruce (not too much) some clear areas

Topography (flat, steep, rolling, etc.)

flat except for rise

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

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: Mt Lorne DAR - Rural Residential (clustered)

Current planning designation of application lands

No zoning

Urban residential

Rural residential

Cottage

Commercial

Industrial

Other: _____

* Name of applicable community or local area plan: Mount Lorne

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: 12 July 2021

Signature: _____

Date: _____

Mail body: Fwd:

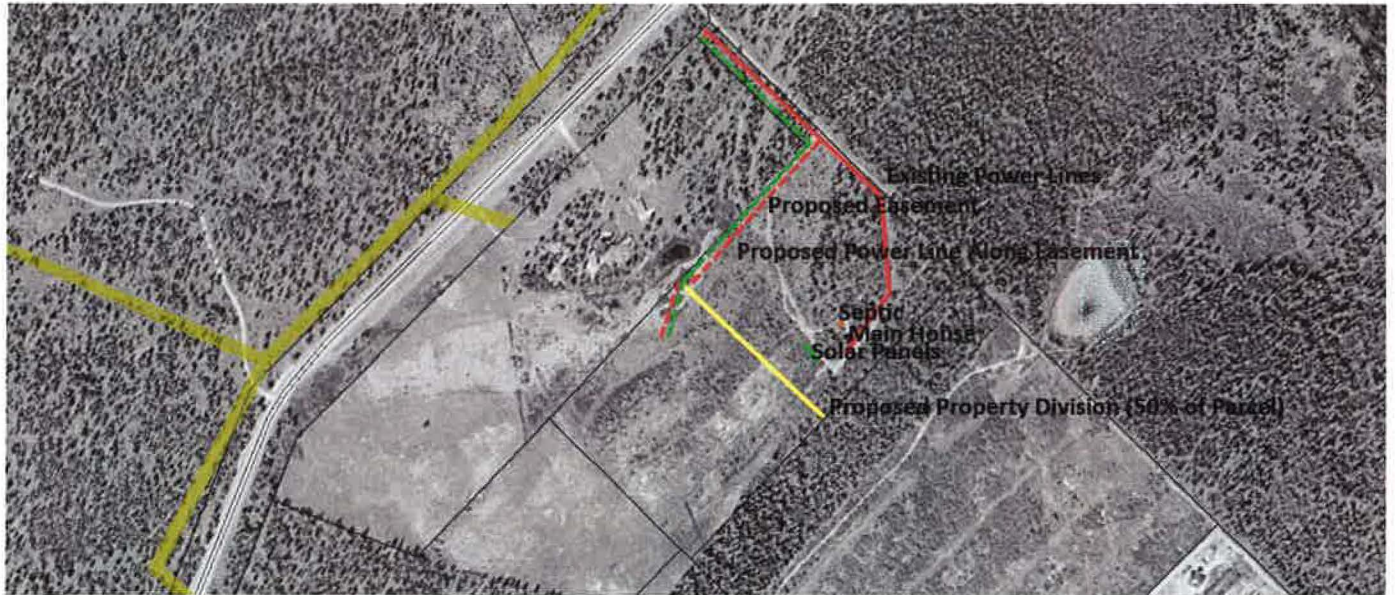
Sent from my iPhone

Begin forwarded message:

From: Shelagh Rowles <Shelagh.Rowles@gmail.com>
Date: July 13, 2021 at 2:58:16 PM MST
To: Shelagh Rowles <Shelagh.Rowles@gmail.com>

Lot 1029 Annie Lake Road

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Proposed Easement = 12.2 metres width

3.75 ha

Lot 1029

