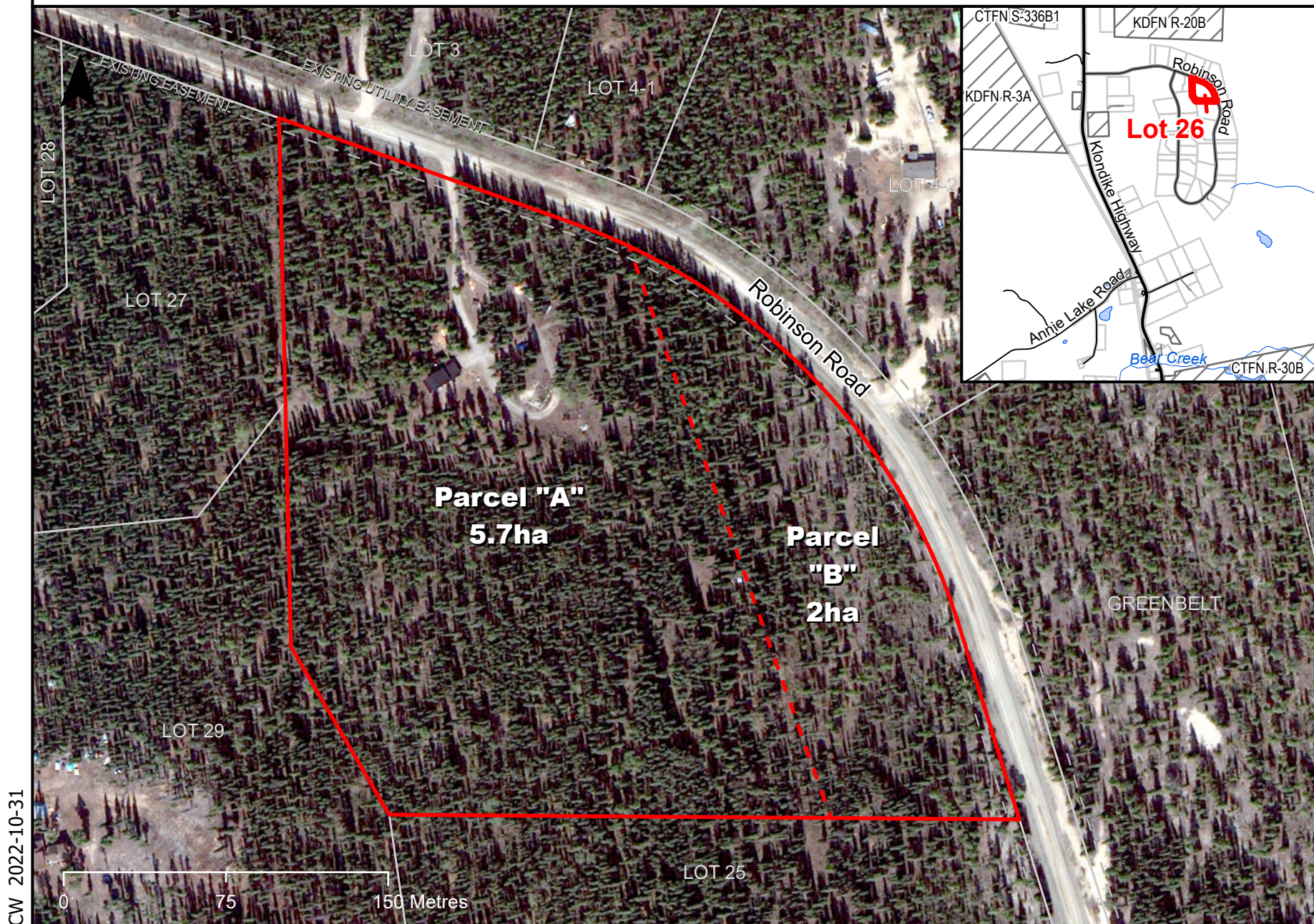


# Application for 2 Lot Subdivision of Lot 26, Plan 88-05 LTO YT Robinson Homestead Subdivision



CW 2022-10-31



# 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

Application/file no.	Quad/location
Date received	Due date
Municipality or jurisdiction	

Department use only

## General information

Name of registered owner of lands  
*Ian Mc Manus*

## Legal description of lands included in this application

Lot number(s) <i>26</i>	Block/group/quad <i>105D 7</i>	Subdivision/area <i>Robinson Sub.</i>	CLSR plan # <i>88-05</i>	LTO plan #
Civic address of lands included in this application (if applicable)			City/town/community <i>Mt. Lorne</i>	

## 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: _____		

**Municipal contacts**

City of Whitehorse, Planning and Sustainability Services  
 Municipal Services Building 4210 – Fourth Avenue, Whitehorse  
 Phone: 867-668-8346 • Email: [planning@whitehorse.ca](mailto:planning@whitehorse.ca)

- Information on Official Community Plan and zoning in Whitehorse.
- Development and subdivision approval within Whitehorse.

City of Dawson  
 1336 Front Street (2nd floor above the Fire Hall), Dawson  
 Phone: 867-993-7400 • Email: [info@cityofdawson.ca](mailto:info@cityofdawson.ca)

- Information on planning and zoning in Dawson.
- Sub approval in Dawson.

**Other**

ATCO Electric Yukon  
 100 – 1100 Front Street, Whitehorse  
 Phone: 867-633-7000

- Hydro installations.
- Location of underground and overhead lines.

Other:

<b>OFFICE USE ONLY – Receipt of completed application form</b>	<b>Initials</b>
<input type="checkbox"/> Application information complete	
<input type="checkbox"/> 3 copies of sketch plan complete	
<input type="checkbox"/> Other information (property taxes paid, certificate of title)	
<input type="checkbox"/> Application fee paid (\$100.00 + \$5.00 GST = <b>\$105.00</b> )      Receipt # _____	
<input type="checkbox"/> Completed application accepted	
Received by: _____ Date: _____	
Unless a time extension is otherwise agreed to by both the applicant and subdivision approving officer, <b>a decision to approve, conditionally approve or deny this application will be made on or before:</b>	
Date: _____ (within 90 days)	
<b>Subdivision approval fee:</b> If this application is approved, you will be required to pay a subdivision approval fee of \$ _____ (+ \$ _____ GST), based on _____ additional lots being created.	

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	_____ meters sq. or hectares	Total size of all application lands	_____ meters sq. or hectares
Minimum proposed lot size	_____ 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.)

Don't use the whole existing lot.

### Services

Existing/proposed provision for drinking water

Existing/proposed provision for sewage treatment/disposal

Existing/proposed provision for disposal of garbage/solid waste

Existing/proposed provision for electricity

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

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:

Mt. Lorne Fire dept. Approx. 1 km from lot

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

Golden Horne elementary, 20 kms. Bus passes on Robinson rd.

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?)

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

**Site characteristics**

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

Sand, silt, peat.

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

Mix pine, spruce, willow and poplar.

Topography (flat, steep, rolling, etc.)

Rolling with flat areas

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

No

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: Mt. 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.