



## 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-MCOS</i>	Quad/location <i>105A14</i>
Date received	Due date
Municipality or jurisdiction East of Haines Junction	

### General information

Name of registered owner of lands Marilyn Brewster	Email [REDACTED]	Phone [REDACTED]
Address [REDACTED]	City/town Haines Junction	Terr./prov. Postal code YT [REDACTED]
Name of registered co-owner of lands n/a	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 Marshal Creek road, east of Haines Junction		
Legal description of lands included in this application		
Lot number(s) 1045	Block/group/quad 115A/14	Subdivision/area East of Haines Junction
	CLSR plan # 85067	LTO plan # 2001-0175
Civic address of lands included in this application (if applicable) 596 Marshal Creek Road		City/town/community 4km east of Haines Junction

### 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"/> Rural residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input checked="" type="checkbox"/> Other: <u>cabin, hay &amp; equipment storage</u>	

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 checked="" type="checkbox"/> Other: <u>hay &amp; country residential</u>	

Proposed use(s) of the application lands

<input type="checkbox"/> Residential	<input type="checkbox"/> Rural residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input checked="" 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 existing lot line	<input type="checkbox"/> Other: _____

Proposed residential or rural residential lots	Proposed commercial, industrial or other lots
Number of existing lots <u>4</u>	Number of existing lots <u>1</u>
Number of proposed lots <u>2</u>	Number of proposed lots <u>2</u>
Total size of all application lands <u>approx 7.9 ha</u> <small>meters sq. or hectares</small>	Total size of all application lands <u>approx 7.9 ha</u> <small>meters sq. or hectares</small>
Minimum proposed lot size <u>approx 2.5 ha</u> <small>meters sq. or hectares</small>	Minimum proposed lot size <u>approx 2.6 ha</u> <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.)

I would like to transfer ownership of a portion of the land to my daughter to build her own cabin.

**Services**

Existing/proposed provision for drinking water

water haul

Existing/proposed provision for sewage treatment/disposal

outhouse

Existing/proposed provision for disposal of garbage/solid waste

Haines Junction Regional Landfill

Existing/proposed provision for electricity

none

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

none

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:

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

4km

Existing/proposed provision parks, open space or other recreational amenities

n/a

**Access**

Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?)

Access is in place directly off of Marshal Creek Road (non maintained portion of original Alaska Hwy)

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.

Potentially a new driveway. Shouldn't affect anyone else.

**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.

Yes  No

Does the subdivision layout respect the location of any permanent structures? Yes.

i portable cabin (skid shack) and corral on site.

**Site characteristics**

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

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

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

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)  
Nothing within lot. River about 1.5 - 2 km away on south side of Marshal creek road

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: n/a

Current planning designation of application lands

No zoning  Urban residential  Rural residential  Cottage  Commercial

Industrial  Other: N/A

Name of applicable community or local area plan: n/a

**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: December 13, 2024

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

Date: \_\_\_\_\_

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 Lot Subdivision of Lot 1045, Plan 2001-0175 LTO,  
Marshall Creek Road, Yukon

