

Consolidation of Lot 60, Plan 55750 LTO and Lot 75, Plan 96-91 LTO, McClintock Place YT
George and Darlene Dimsdale



CW 2023-02-06



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
 Darlene Linda Dimsdale
 Henry George Dimsdale

General location of application land/project
 McClintock Place

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
Lots 60 & 75		McClintock Place		55750 & 96-91

Civic address of lands included in this application (if applicable)	City/town/community
69 and 67 Nolan Road, McClintock Place	Marsh Lake

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 type="checkbox"/> Division of existing parcel, into 2 or more lots		<input checked="" 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	2	Number of existing lots	
Number of proposed lots	1	Number of proposed lots	
Total size of all application lands	0.448 HA <small>meters sq. or hectares</small>	Total size of all application lands	<small>meters sq. or hectares</small>
Minimum proposed lot size	0.448 HA <small>meters sq. or hectares</small>	Minimum proposed lot size	<small>meters sq. or hectares</small>
<p>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.) Lot 75 is to be consolidated with lot 60 in order to allow for expansion of the existing septic system leaching field while providing adequate distance (exccoding 30.5 m) from existing well. Expansion to be done during summer 2023.</p>			
Services			
Existing/proposed provision for drinking water Existing well			
Existing/proposed provision for sewage treatment/disposal Existing septic system, plus expansion of leaching field			
Existing/proposed provision for disposal of garbage/solid waste Haul to Marsh Lake transfer station			
Existing/proposed provision for electricity Existing electrical supply			
Existing/proposed provision for telephone, other utilities, etc. Existing phone and internet			
Are there any overhead or underground utilities located within or adjacent to the application area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes , are the application lands subject to any existing easements? Lot 60, existing power pole no easement			
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: Marsh Lake fire department, Judas Creek subdivision			
Location of and distance to nearest school and school bus route (where applicable) Alaska Highway, approx 200 m.			
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?) Existing access off Nolan Road.			

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? Yes No

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

Lot 60: Residence, shop, wood sheds, well, septic system & leaching field, garden, perimeter fence except for side facing lot 75. All owned by applicants.

Lot 75: Perimeter fence except for side facing lot 60.

Site characteristics

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

Vegetation (spruce, pine, poplar, willow, clear, etc.)
Mainly clear, some spruce, willow, aspen

Topography (flat, steep, rolling, etc.)
Flat, gentle slope to west

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

	Lot 60	Lot 75	
<input type="checkbox"/> No zoning	<input checked="" type="checkbox"/> Rural residential	<input checked="" type="checkbox"/> Cottage	<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial	<input type="checkbox"/> Other: _____		

Name of applicable zoning bylaw or regulation: _____

Current planning designation of application lands

<input type="checkbox"/> No zoning	<input type="checkbox"/> Urban residential	<input checked="" type="checkbox"/> Rural residential	<input type="checkbox"/> Cottage	<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial	<input type="checkbox"/> Other: _____			

Name of applicable community or local area plan: McClintock Place

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

- NA 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

- NA 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.