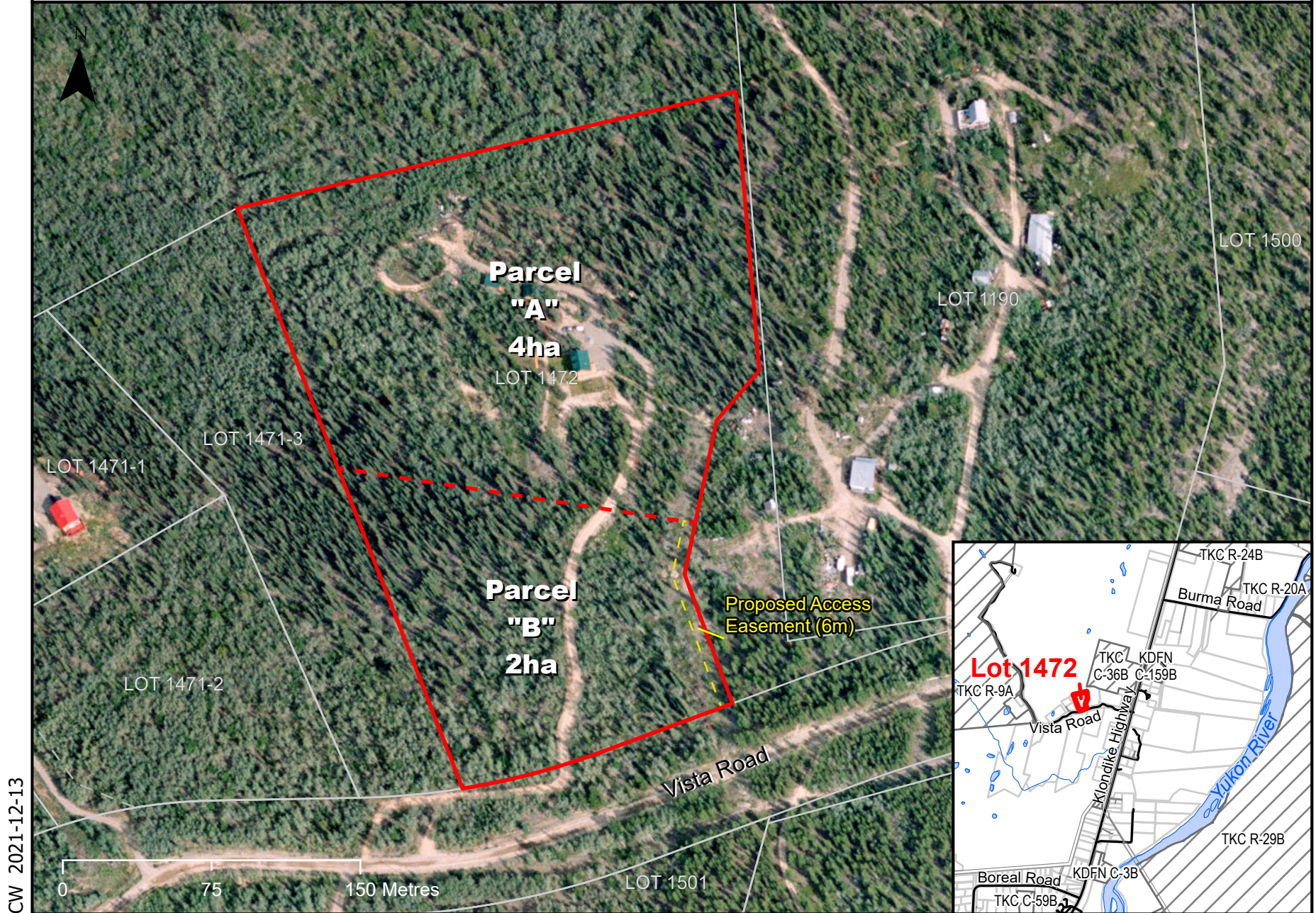


Sketch for Subdivision Application 2020-60-MR48
Deb Wild



CW 2021-12-13

SKETCH OF
PROPOSED SUBDIVISION

OF LOT 1472, QUAD 105D/14
PLAN 90899 CLSR, 2006-0046 LTO

YUKON

SCALE 1 : 2000

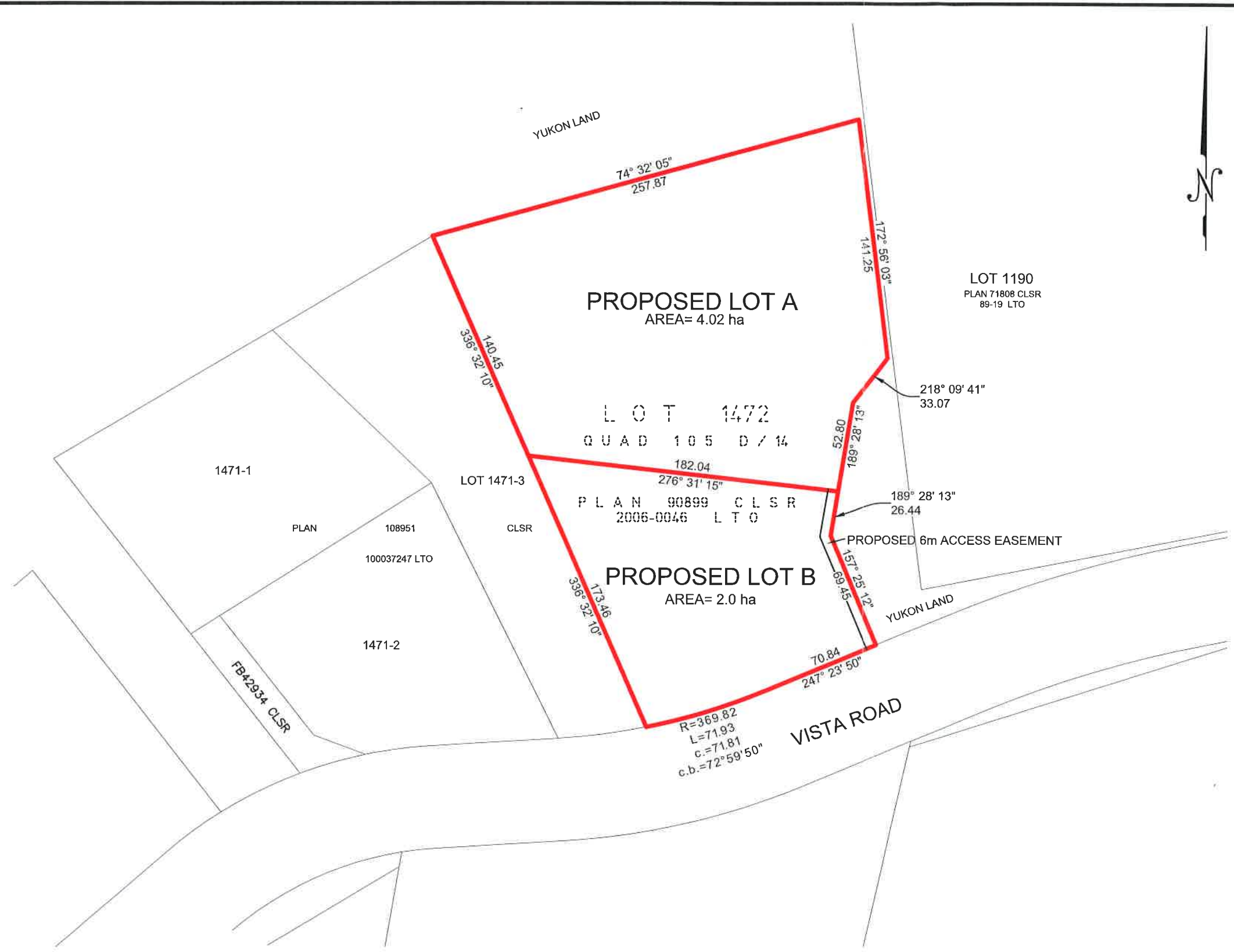


LEGEND

BEARINGS ARE UTM GRID AND ARE DERIVED FROM CADASTRAL DATA PROVIDED BY NATURAL RESOURCES CANADA.

DISTANCES ARE HORIZONTAL AT GROUND LEVEL AND ARE EXPRESSED IN METERS.

LANDS DEALT WITH BY THIS SKETCH SHOWN THUS . . .
PROPOSED EASEMENT SHOWN THUS . . .



SUBJECT TO THE LIMITATIONS HEREON:

1. THIS SKETCH IS NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.



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
DEB WILD

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
KM 1 VISTA ROAD.

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1472	1050/14		90899	2006-0046

Civic address of lands included in this application (if applicable)
N/A

City/town/community
Whitehorse

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 existing lot line	<input type="checkbox"/> Other: _____		

Proposed residential or rural residential lots

Number of existing lots 1
Number of proposed lots 1
Total size of all application lands (15 acres) 6ha
meters sq. or hectares
Minimum proposed lot size (5 acres) 2ha
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.)

To expand my business

Services

Existing/proposed provision for drinking water

WELL

Existing/proposed provision for sewage treatment/disposal

SEPTIC SYSTEM

Existing/proposed provision for disposal of garbage/solid waste

DUMP (CITY LAND FILL)

Existing/proposed provision for electricity

VISTA ROAD OR UNDERGROUND FROM EXISTING POWERLINE

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

VISTA ROAD OR UNDERGROUND FROM EXISTING POWERLINE

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?

NO

Is application area presently served by an established fire department? Yes No

If yes, give name/location of fire dept:

HOOTALINKWA FIRE DEPARTMENT (KLONDIKE HYWAY)

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

HIDDEN VALLEY SCHOOL BESIDE N. KLONDIKE HYWAY (BUSES STOP AT BOTTOM OF VISTA ROAD)

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

WALKING TRAILS BEHIND PROPERTY AND POS (PROTECTED OPEN SPACE)

Access

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

ENTER AT ORIGINAL DRIVEWAY AND IMMEDIATE ACCESS TO PROPOSED PROPERTY

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.

DWNER WILL HAVE TO EXTEND PRESENT DRIVEWAY FURTHER EAST TILL PROPOSED BOUNDARY AND THEN NORTH AROUND BOUNDARY OF PROPOSED LOT.

Improvements/structures

Are there any existing improvements located on the application area (buildings, fences, septic fields, wells, gardens, etc.)? Yes No

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

Site characteristics

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

sand, peat, grass.

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

spruce, pine, poplar.

Topography (flat, steep, rolling, etc.)

flat, slight grade uphill heading north.

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

None. Culvert at 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

Deer, coyotes, fox.

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: MAYO ROAD development

Current planning designation of application lands

No zoning Urban residential Rural residential Cottage Commercial

Industrial Other: _____

Name of applicable community or local area plan: MAYO ROAD development

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 *N/A*

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: Nov 21/21

Signature: _____

Date: _____