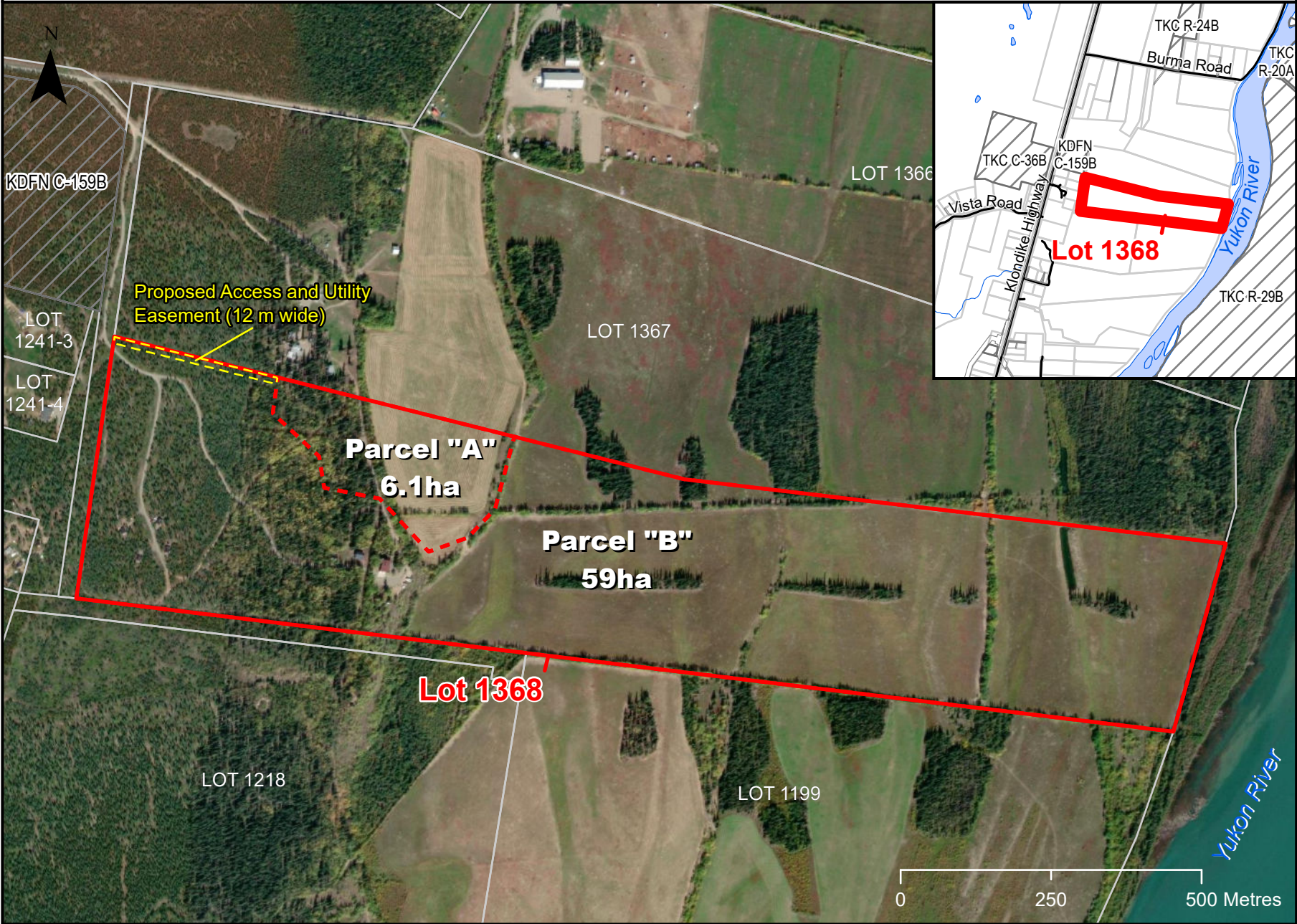


Application Sketch - Buchanan



CW 2022-05-20



APPLICATION FOR SUBDIVISION APPROVAL OF AGRICULTURAL LAND

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	Email	Phone
[REDACTED]		
Address	City/town	Terr./prov. Postal code
[REDACTED]		
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 203 Klondike Highway

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1368	105D/14		99-057	2020-60-MR47

Civic address of lands included in this application (if applicable)
33 Sharon's Way

City/town/community
Whitehorse

Project information

Existing use(s) of the application lands
 Agricultural
 Other: _____

Existing use(s) of adjacent lands
 Residential Rural residential Commercial Industrial
 Institutional Utility Other: Agriculture

Proposed use(s) of the application lands
 Agricultural Public/road
 Other: _____

General nature of subdivision request
 Division of existing parcel, to create an agricultural homesite parcel.
 Other: _____

Have you been the owner of the subject property for 10 years?
 Yes No

Is this property your principal residence?
 Yes No

Explain why you wish to subdivide this land, for what purpose the land will be used and the expected development time frame. (Attach separate sheet if necessary.)

This is required for estate planning

Services

Existing/proposed provision for drinking water

Water delivery

Existing/proposed provision for sewage treatment/disposal

Pump out

Existing/proposed provision for disposal of garbage/solid waste

Lake Laberge landfill

Existing/proposed provision for electricity

Atco Electric

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

Northwestel or satellite

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?

Yes, easement for electrical through Parcel A to Parcel B existing property

Is application area presently served by an established fire department? Yes No
If yes, give name/location of fire department.

Hootalinqua - 3 miles south

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

Hidden Valley school approximately 6 miles away. Bus route at Junction of Klondike Hwy and Sharon's Way

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?)

Easement required from Sharon's Way

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.

This will be a new access used solely for the purposes of access to parcel A

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

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

Spruce, Pine, Poplar

Topography (flat, steep, rolling, etc.)

Primarily Flat

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

N/A

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

Community Land Planning may provide assistance if current zoning information is not known. Call 867-667-8945

Current zoning of application lands

No zoning Agricultural Other: _____

Name of applicable zoning bylaw or regulation: _____

Current planning designation of application lands

No zoning Agricultural Other: _____

Name of applicable community or local area plan: Mayo Road Development Area

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

continued...

- 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.)
- Signature block for endorsement of subdivision approving officer
- Signature Block for endorsement of Commissioner of Yukon

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 lot(s).

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 the subject property is my/our principal residence.

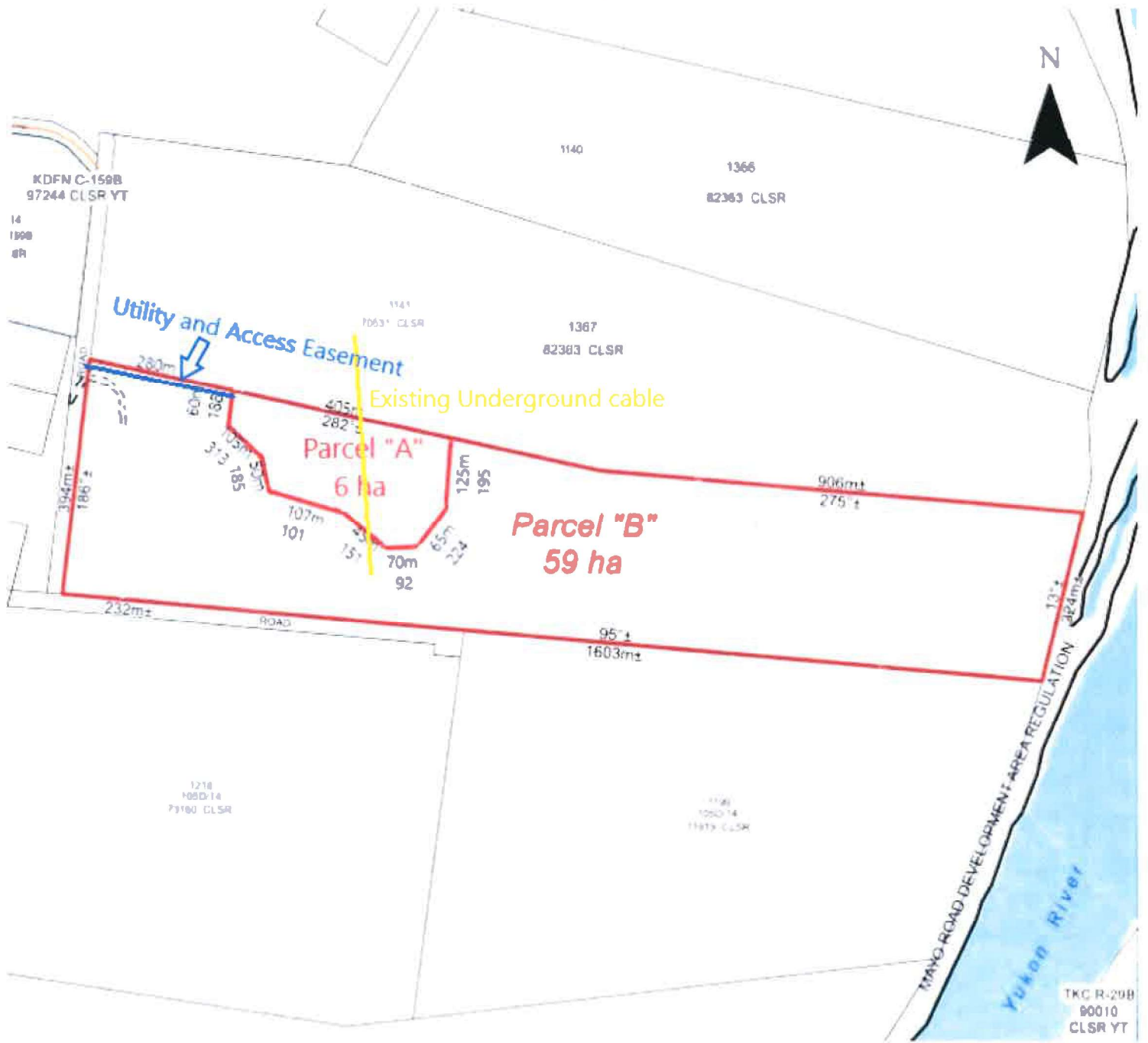
I/we certify that all of the submitted information is true and correct to the best of my knowledge and belief.

I/we understand that any misrepresentation of submitted data may invalidate any approval of this application.

Signature: 

Signature: _____ Date: _____

Sketch for Subdivision of Home Site Parcel from Lot 1358, Quad 105D/14, Plan 99-0057 Buchanan



Approving Officer

Date

Commissioner of Yukon

Date