

August 11, 2022

2020-60-MR51

Dear Property Owner:

**RE: PUBLIC NOTICE OF LAND SUBDIVISION**

This is to advise you that the Department of Energy, Mines and Resources, Land Planning Branch, has received an application to subdivide land located in your area.

In reference to Section 7 (b) of the Subdivision Regulations, you are hereby notified that:

The owner of Lot 1195-1 and 1195-2, Quad 105 D/14 Plan 2017-0013 LTO, Mayo Road Development Area, Yukon, has applied for Subdivision Approval for a Boundary Realignment, as shown on the enclosed sketch.

If you wish to submit comments on the application, please forward, in writing, to:

**Email:** [Jacob.newkirk@yukon.ca](mailto:Jacob.newkirk@yukon.ca)

**Telephone:** (867) 332-0607

**Mail:** Land Planning Branch (K-320LP),  
Government of Yukon  
Box 2703, Whitehorse, YT Y1A 2C6  
Attention: Jacob Newkirk

Please submit any comments **by September 11<sup>th</sup>, 2022.**

Comments on subdivision applications are reviewed for their substantive content and applicability to the criteria in the *Subdivision Act* and *Regulations*. In Particular, the process provides an opportunity to solicit local knowledge that may have a bearing on the technical review of the application. In general a subdivision application must comply with the *Subdivision Act* and *Regulations* and conform to applicable planning schemes, including Local Area Plans and zoning regulations.

Thank you

Jacob Newkirk  
Subdivision Land Use Planner

Encl. Application & sketch



# 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 105 D14
Date received August 5, 2022	Due date
Municipality or jurisdiction	

## General information

Name of registered owner of lands Angela Lehnwald			
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 n/a	Email	Phone	
Address	City/town	Terr./prov.	Postal code

General location of application land/project  
End of Burma Road

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1195-1 and 1195-2	Quad 105 D14	Mayo Road		2017-0013 and 89-18

Civic address of lands included in this application (if applicable) 444 and 462	City/town/community Whitehorse
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## Project information

Existing use(s) of the application lands	<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other: n/a
Existing use(s) of adjacent lands	<input checked="" 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 checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Public/road <input type="checkbox"/> Other: _____
General nature of subdivision request n/a	<input type="checkbox"/> Division of existing parcel, to create an agricultural homesite parcel. <input type="checkbox"/> Other: _____
Have you been the owner of the subject property for 10 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this property your principal residence?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 a realignment application

**Services**

Existing/proposed provision for drinking water

N/A

Existing/proposed provision for sewage treatment/disposal

N/A

Existing/proposed provision for disposal of garbage/solid waste

N/A

Existing/proposed provision for electricity

N/A

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

N/A

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?

N/A

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

N/A

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

N/A

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?)

yes - easement from back of 1195-1 along North property line following the powerline on 1195-2 to West end (back)

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)?  Yes  No  
Does the subdivision layout respect the location of any permanent structures?

N/A

**Site characteristics**

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

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

Topography (flat, steep, rolling, etc.)

N/A

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

Any known significant historical or heritage features on or near this site

Any known significant fish or wildlife habitat on or near this site

**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: whatever 1195-1 is presently zoned as

Name of applicable community or local area plan: \_\_\_\_\_

**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 you have
- 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

on photo

**Ownership/title**

- Copy of certificate of title *Sent earlier*
- 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 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.

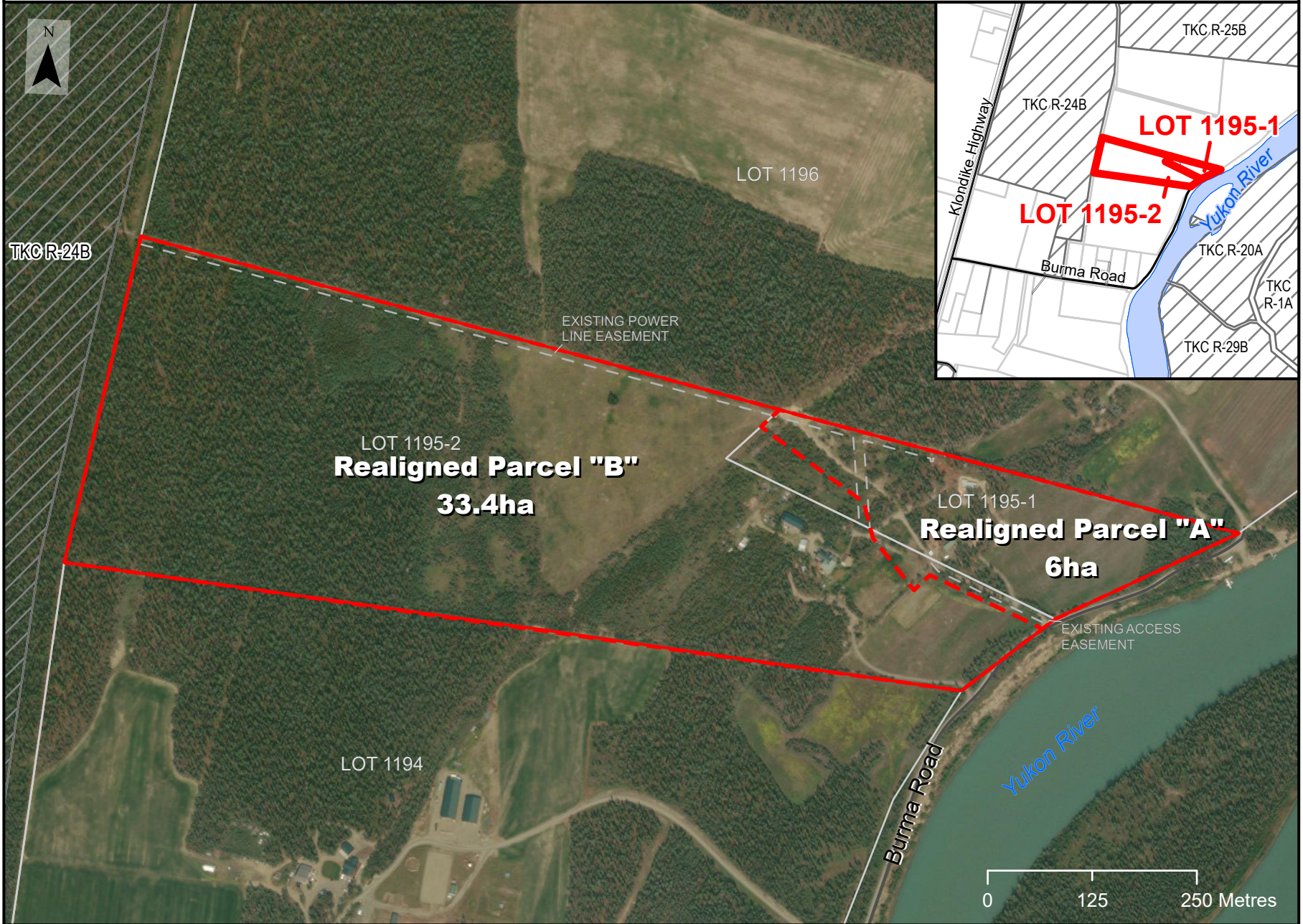
**If the application has an agent include:**

- a document signed by the registered owner(s) of land(s) authorizing the listed agent to act on their behalf.

**Applicant/owner consent**



Boundary Realignment Application for Lot 1195-2, Quad 105 D/14, Plan 2017-0013 LTO, Yukon  
Lehwald



CW 2022-08-11