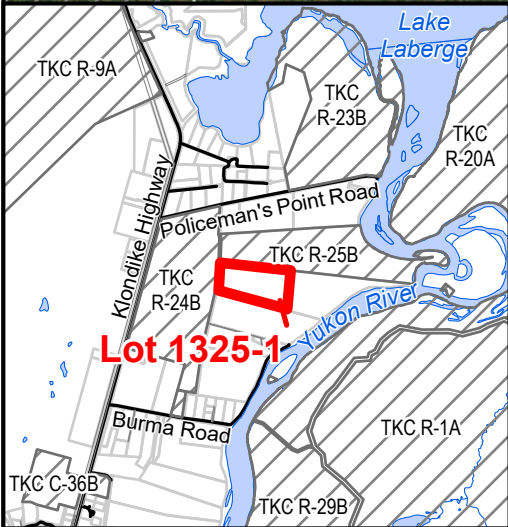
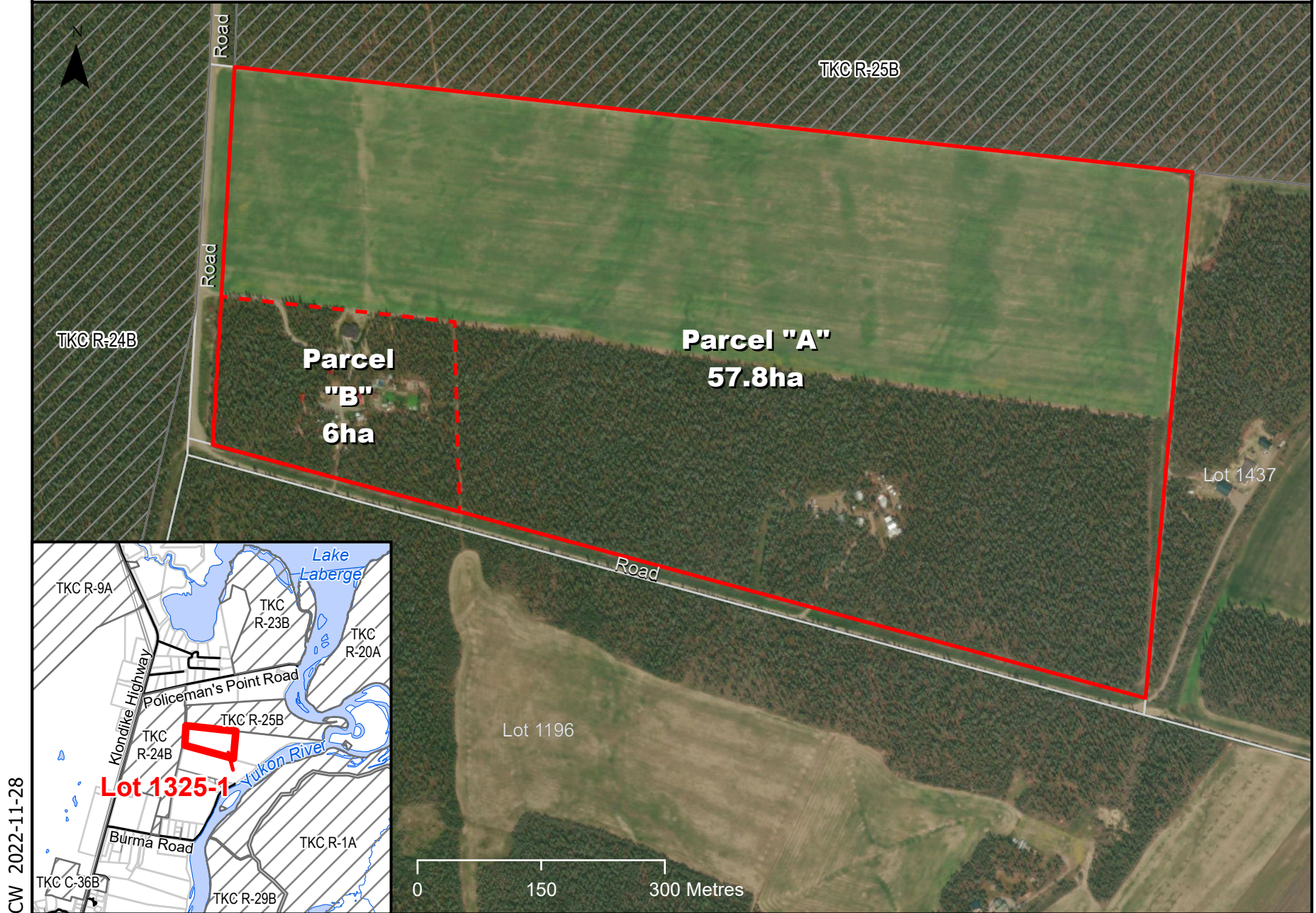


Proposed Home Site Severance of Lot 1325-1, Quad 105 D/14, Plan 2003-0009 LTO YT
Patricia Bort



CW 2022-11-28



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
Dale Bort

Name of registered co-owner of lands
Raymond Holl

Name of person or agent authorized to act on ow
Patricia Bort

General location of application land/project
NR W Shore Yukon River & Lake Laberge

Legal description of lands included in this application	CLSR plan #	LTO plan #						
<table border="1"> <tr> <th>Lot number(s)</th> <th>Block/group/quad</th> <th>Subdivision/area</th> </tr> <tr> <td>1325-1</td> <td>105D14</td> <td></td> </tr> </table>	Lot number(s)	Block/group/quad	Subdivision/area	1325-1	105D14			
Lot number(s)	Block/group/quad	Subdivision/area						
1325-1	105D14							

Civic address of lands included in this application (if applicable)
126 Dusty Trail

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

6491
6492





APPLICATION FOR SUBDIVISION APPROVAL

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General information

Name of registered owner of lands

Yukon Grain Farm

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

Legal description of lands included in this application

Lot number(s)

Block/group/quad

Subdivision/area

CLSR plan #

LTO plan #

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

City/town/community

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

Residential
 Institutional

Rural residential
 Utility

Commercial
 Other: _____

Industrial

Existing use(s) of adjacent lands

Residential
 Institutional

Rural residential
 Utility

Commercial
 Other: _____

Industrial

Proposed use(s) of the application lands

Residential
 Institutional

Rural residential
 Utility

Commercial
 Other: _____

Industrial

General nature of subdivision request

Division of existing parcel, into 2 or more lots
 Adjustment of an existing lot line

Consolidation of 2 or more lots into 1
 Other: _____

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.)

There are currently three owners of this property. We would like to subdivide so one of the three owners would have sole title to the portion of the property he has been living on since 2003.

Services

Existing/proposed provision for drinking water
existing well - 260ft deep

Existing/proposed provision for sewage treatment/disposal
existing septic field

Existing/proposed provision for disposal of garbage/solid waste
garbage taken to local dump

Existing/proposed provision for electricity
existing electricity from Yukon Electric

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

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 easements

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

Location of and distance to nearest school and school bus route (where applicable)
Nearest school, Hidden Valley, is approximately 15 km away, bus route 1.5 km away

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?)
no new access required

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?
The applicant is sole owner of all improvements. Subdivision layout respects the location of all permanent structures.

Site characteristics

Soils (sand, gravel, clay, silt, peat, etc.)
soil is sandy

Vegetation (spruce, pine, poplar, willow, clear, etc.)
80 acres cleared land, farmed by Yukon Grain Farm. Other vegetation is spruce, pine, poplar and willow.

Topography (flat, steep, rolling, etc.)
Flat land

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)
No rivers, streams or drainages within or adjacent to application land.

Any known significant historical or heritage features on or near this site
No known historical or heritage features on or near this site.

Any known significant fish or wildlife habitat on or near this site
No significant fish or wildlife habitat on or near the 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: _____

Name of applicable community or local area plan: Mayo Road

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.