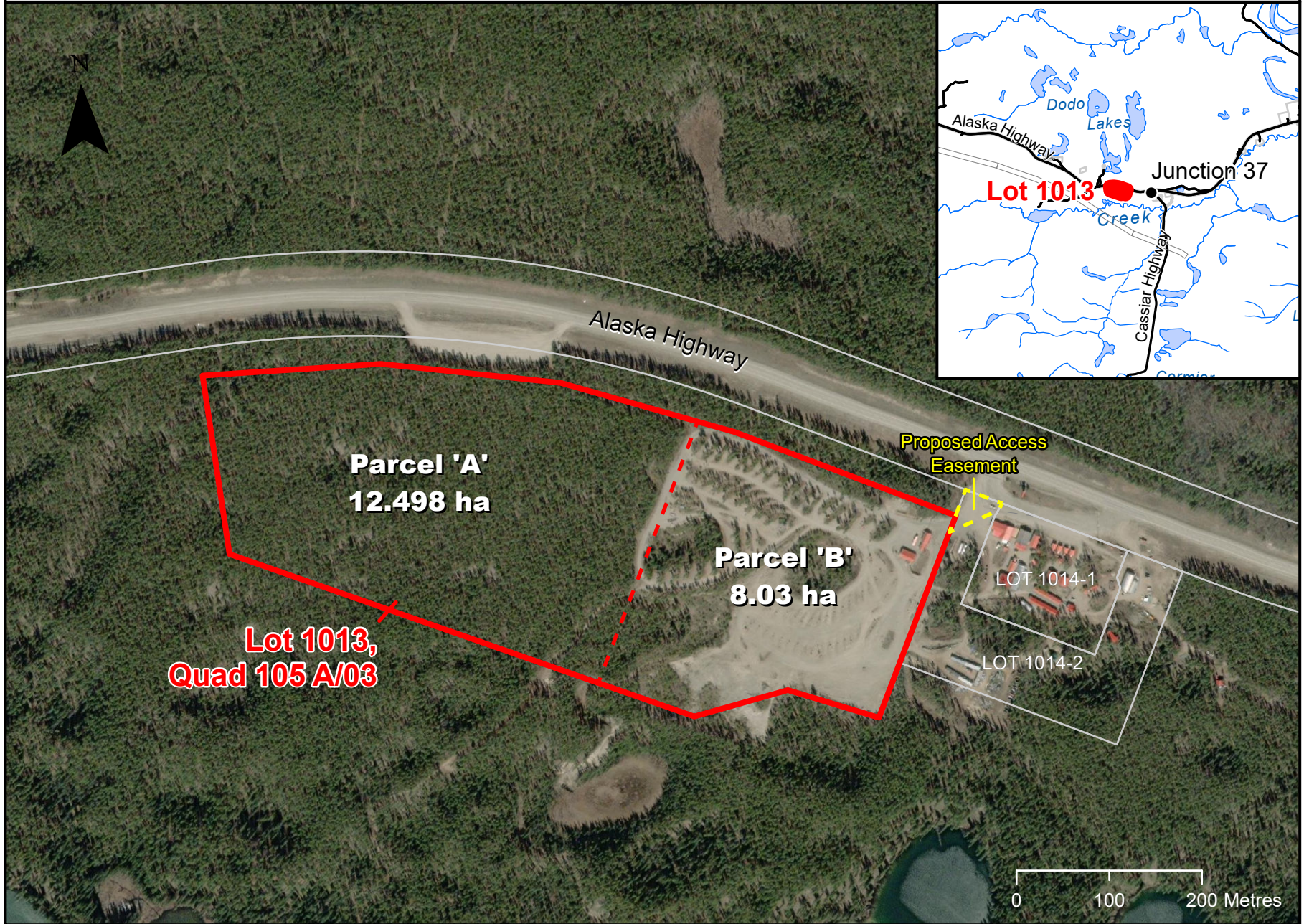


Subdivision Application Sketch - Goodwin



CW 2021-10-06

File # 2020-60-RA47

SKETCH OF
**PROPOSED SURVEY OF
 PARCELS A AND B**

BEING A SUBDIVISION OF
 LOT 1013, QUAD 105 A/3,
 (Plan 97887 CLSR, 2010-0173 LTO)
 AND

ACCESS EASEMENT OVER LOT 1014-2

LATITUDE 60°02'N, LONGITUDE 129°05'W (Approx.)
 YUKON

Scale 1:3000

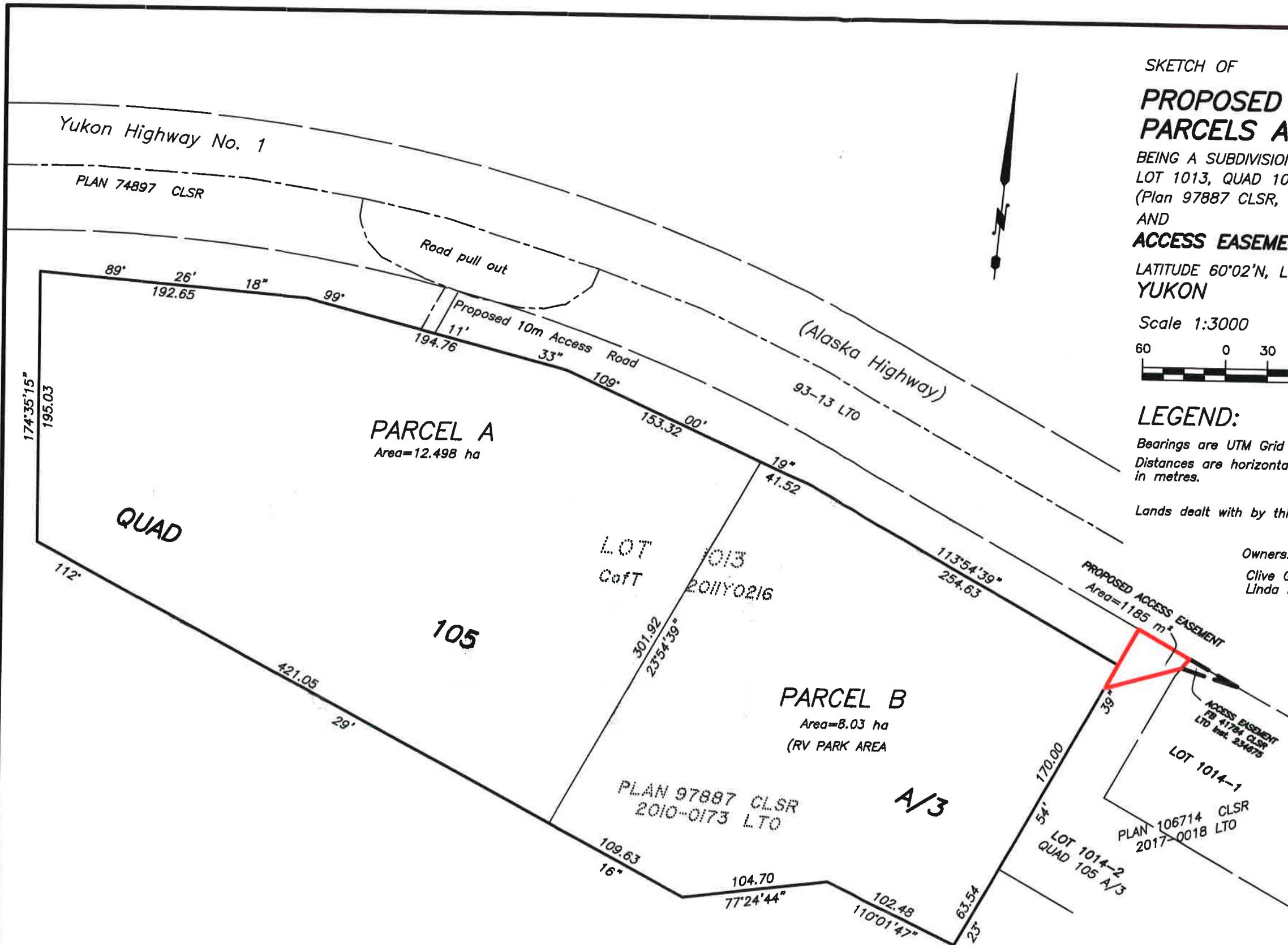


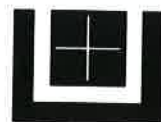
LEGEND:

Bearings are UTM Grid derived from Plan 97887 CLSR, 2010-0173 LTO.
 Distances are horizontal at general ground level and are expressed
 in metres.

Lands dealt with by this sketch shown thus

Owners: Certificate of Title 2011Y0216
 Clive Goodwin
 Linda Patricia Goodwin



 **UNDERHILL GEOMATICS LTD.**
 PROFESSIONAL LAND SURVEYORS
 WHITEHORSE, YUKON
 Job: W21194

Reserved for approval



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

| | |
|------------------------------|---------------|
| Application/file no. | Quad/location |
| Date received | Due date |
| Municipality or jurisdiction | |

Department use only

General information

| | | | |
|---|----------------------------|-----------------------------|---------------------------|
| Name of registered owner of lands Scott and Linda Goodwin | | | |
| 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 Lorelei Smith | Email | Phone | |
| General location of application land/project near Junction 37 Quad 105A/3 | | | |
| Legal description of lands included in this application | | | |
| Lot number(s) 1013 | Block/group/quad 105A/3 | Subdivision/area | CLSR plan # 97887 CLSR |
| | | LTO plan # 2010-0173 LTO | |
| 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? | | | | <input type="checkbox"/> Yes |
| | | | | <input checked="" type="checkbox"/> No |
| Existing use(s) of the application lands | <input type="checkbox"/> Residential <input type="checkbox"/> Institutional | <input type="checkbox"/> Rural residential <input type="checkbox"/> Utility | <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Industrial |
| Existing use(s) of adjacent lands | <input type="checkbox"/> Residential <input type="checkbox"/> Institutional | <input type="checkbox"/> Rural residential <input type="checkbox"/> Utility | <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Industrial |
| Proposed use(s) of the application lands | <input type="checkbox"/> Residential <input type="checkbox"/> Institutional | <input type="checkbox"/> Rural residential <input type="checkbox"/> Utility | <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Industrial |
| General nature of subdivision request | <input checked="" type="checkbox"/> Division of existing parcel, into 2 or more lots <input type="checkbox"/> Adjustment of an existing lot line | <input type="checkbox"/> Consolidation of 2 or more lots into 1 <input type="checkbox"/> Other: _____ | | |

| Proposed residential or rural residential lots | Proposed commercial, industrial or other lots |
|---|--|
| Number of existing lots _____ | Number of existing lots _____ 1 |
| Number of proposed lots _____ | Number of proposed lots _____ 2 |
| Total size of all application lands _____ meters sq. or hectares | Total size of all application lands _____ 20.5ha meters sq. or hectares |
| Minimum proposed lot size _____ meters sq. or hectares | Minimum proposed lot size _____ 8.03ha 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.)

Wish to subdivide out the existing RV Park for sale to others. Complex getting too much to handle.

Services

Existing/proposed provision for drinking water
existing wells

Existing/proposed provision for sewage treatment/disposal
Underground septic system . Existing RV dump

Existing/proposed provision for disposal of garbage/solid waste
Dispose to nearest waste management facility in Watson Lake

Existing/proposed provision for electricity
Existing power for RV Park. Powerline along Alaska Hy for second lot.

Existing/proposed provision for telephone, other utilities, etc.
Existing Northwestel phone and fibre optic

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:
Upper Liard fire truck.

Location of and distance to nearest school and school bus route (where applicable)
Watson Lake 23kms. On school bus route.

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?)
Access to RV park through neighboring Lots 1014-1 and 1014-2,. We are proposing an access easement as shown on application sketch. Access of second lot from alaska Highway.

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.
No. Road to be built in future for second Lot

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?

Site characteristics

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

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

Topography (flat, steep, rolling, etc.)
fairly flat

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

No zoning Urban residential Rural residential Cottage Commercial
 Industrial Other: _____

Name of applicable zoning bylaw or regulation: N/A

Current planning designation of application lands

No zoning Urban residential Rural residential Cottage Commercial
 Industrial Other: _____

Name of applicable community or local area plan: None

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

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: _____

Signature: _____