



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@yukon.ca

Application/file no.

Quad/location

2020-60-RAS1

115 P/11

Date received

Due date

Department use only

Municipality or jurisdiction

General information

Name of registered owner of lands

Maja Gigon Nafzger

Email

Phone

Address

City/town

Terr./prov.

Postal code

Mayo

YT

Y0B1M0

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

Alan Troy Johnson

Address

City/town

Terr./prov.

Postal code

Mayo

YT

Y0B 1M0

General location of application land/project

Moose Creek, North Klondike Highway

Legal description of lands included in this application

Lot number(s)

Block/group/quad

Subdivision/area

CLSR plan #

LTO plan #

1000

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

22781 North Klondike Highway

City/town/community

Mayo

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

☒ Rural residential

☒ Commercial

☐ Industrial

☐ Institutional

☐ Utility

☐ Other: _____

Existing use(s) of adjacent lands

☐ Residential

☒ Rural residential

☐ Commercial

☐ Industrial

☐ Institutional

☐ Utility

☐ Other: _____

Proposed use(s) of the application lands

☐ Residential

☒ Rural residential

☐ Commercial

☐ Industrial

☐ Institutional

☐ Utility

☐ Other: _____

General nature of subdivision request

☒ Division of existing parcel, into 2 or more lots

☐ Consolidation of 2 or more lots into 1

☐ Adjustment of an existing lot line

☐ Other: _____

Proposed residential or rural residential lots	Proposed commercial, industrial or other lots
Number of existing lots _____	Number of existing lots _____
Number of proposed lots _____	Number of proposed lots _____
Total size of all application lands _____ meters sq. or hectares	Total size of all application lands _____ meters sq. or hectares
Minimum proposed lot size _____ meters sq. or hectares 2.2 ha	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 sell a portion of the property, for rural residential	
Services	
Existing/proposed provision for drinking water well in existing. new well	
Existing/proposed provision for sewage treatment/disposal septic field	
Existing/proposed provision for disposal of garbage/solid waste Stewart Crossing transfer Station	
Existing/proposed provision for electricity Existing power from Yukon Energy proposed solar	
Existing/proposed provision for telephone, other utilities, etc. Existing Starlink proposed Starlink	
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, YEC Transmission line. With power to Moose Creek Lodge. on proposed no power	
Is application area presently served by an established fire department? ☐ Yes ☒ No If yes, give name/location of fire dept:	
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 Close to Moose Creek Campground	
Access	
Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?) Existing Right of 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.

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.)

Peat, gravel and clay

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

Spruce, popple, clear

Topography (flat, steep, rolling, etc.)

flat

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

Moose Creek

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

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: _____

Current planning designation of application lands

☐ No zoning

☐ Urban residential

☒ Rural residential

☐ Cottage

☐ Commercial

☐ Industrial

☐ Other: _____

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
- ☐ 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: _____

Date: _____

May 18, 2026

Signature: _____

Date: _____

Subdivision Application for a Proposed 2 Lot Subdivision of Lot 1000 Quad 115 P/11, Plan 73499 LTO YT, Moose Creek, Yukon

