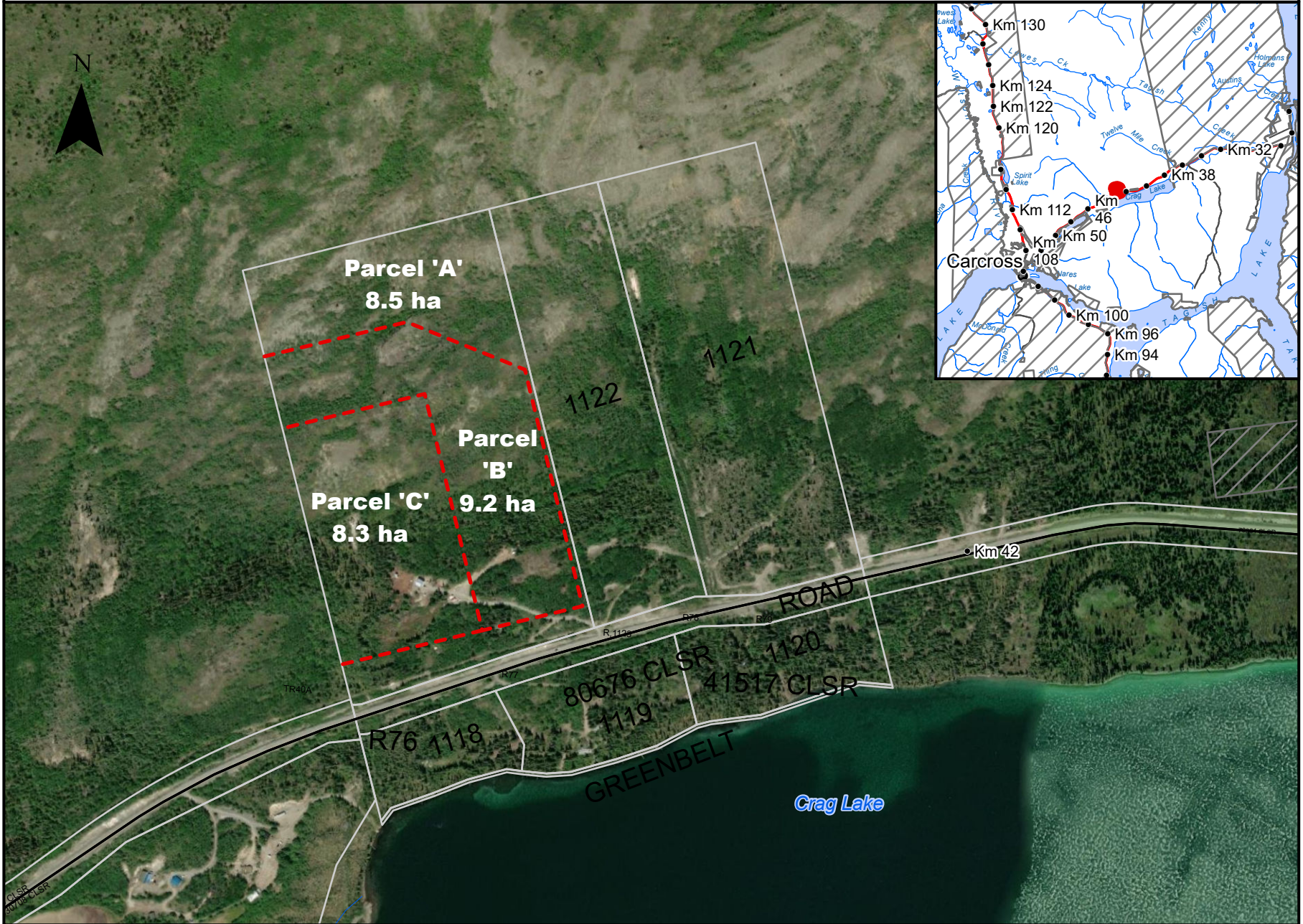


Proposed Three (3) Lot Subdivision of Lot 1123, Quad 105 D/02, Plan 97-136 LTO, Carcross Development Area, Yukon  
Greg & Krystal Karais



2021-08-03



# 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 <b>GREG &amp; KRISTAL KARAIS</b>	Email <b>GREG.KARAI@GMAIL.COM</b>	Phone
Address <b>1</b>	City/town	Terr./prov. Postal code
Name of registered co-owner of lands <b>KRISTAL KARAIS</b>	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) <b>1123</b>	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
Civic address of lands included in this application (if applicable) <b>2607 TACUHT RD</b>			City/town/community <b>CARLROSS AREA</b>	

## 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	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input checked="" 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 checked="" type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input 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 checked="" type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input 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	<u>1</u>	Number of existing lots	_____
Number of proposed lots	<u>3</u>	Number of proposed lots	_____
Total size of all application lands	<u>26 Ha</u> meters sq. or hectares	Total size of all application lands	_____ meters sq. or hectares
Minimum proposed lot size	<u>9.5</u> meters sq. or hectares	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.)

SEE ATTACHED

### Services

Existing/proposed provision for drinking water

PARCEL A - EXISTING WELL      PARCEL C - EXISTING WELL  
PARCEL B - FUTURE WELL

Existing/proposed provision for sewage treatment/disposal

PARCEL A - EXISTING SEPTIC FIELD      PARCEL C EXISTING SEPTIC FIELD  
PARCEL B - FUTURE SEPTIC FIELD

Existing/proposed provision for disposal of garbage/solid waste

PARCEL A+B+C → TO CARROSS TRANSFER STN.

Existing/proposed provision for electricity

PARCEL A + C IS EXISTING POWER POLES + SERVICE + SOLAR  
PARCEL B HAS WELL HAVE ACCESS TO POWER POLES

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

SATELLITE INTERNET + PHONE + CELLULAR ARE IN USE.

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?

OVERHEAD POWER LINES VIA - ATCO  
I BELIEVE THEY HAVE ACCESS.

Is application area presently served by an established fire department?  Yes  No

If yes, give name/location of fire dept:

YES. CARROSS VALLEY FIRE DEPT.

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

CARROSS SCHOOL - 13 KM NW STOPS @ DRIVEWAY.

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?)

NO NEW ACCESS IS REQUIRED.

We would like to subdivide this property because it is such a large property with very limited agricultural value or reasonably buildable and accessible space. The proposed division keeps the prime building sites on the lower third of the property while maintaining the upper reaches for the flora and fauna that also live here. This division maintains privacy between proposed residences while spreading the burden of property management (snow clearing, firesmarting etc) amongst several families. Being so remote, we believe that this division will enable a sense-of-community and mitigate some safety concerns associated with residents interested in building their own 'forever' homes and enabling them to age-in-place.

Of note, this division does not increase the overall occupancy or on-the-ground impact of this lot. Parcel A already has two guest cabins along the road frontage, an option with great potential for someone entering the housing market. Parcel C contains our family home and outbuildings (greenhouse, small barn, etc). The building site on Parcel B is currently cleared and used by us, but is otherwise undeveloped. Approving this division simply opens a lot for a permanent residence rather than having us build additional guest cabins as is already allowed under our current zoning.

Will new road be surveyed and constructed as part of this subdivision proposal?  
If yes, fully explain the nature of the access, and if/how other users of access might be affected.

Yes  No

**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

Parcel  
Parcel  
Parcel  
LOT A - SEPTIC, WELL + POWER  
LOT B N/A BUT ACCESS TO POWER POLE  
LOT C EXISTING well, septic + power  
APPLICANT IS SOLE OWNER.

**Site characteristics**

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

TOP SOIL, SAND GRAVEL MIX

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

SPRUCE, WILLOW, POPLAR, CLEARED AREA

Topography (flat, steep, rolling, etc.)

LOTS ALL HAVE AN ADEQUATE BENCH TO BUILD ON OR ALREADY BUILT ON. BACK PROPERTY IS MOUNTAIN SIDE.

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)  
WEST SIDE OF PROPERTY HAS A SPRING. NO OTHER WATER.

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

N/A

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

N/A

**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: July 23 / 21

Signature: \_\_\_\_\_

Date: 23 July 2021

This information is being collected under the authority of the *Subdivision Act* and *Municipal Act* to be used for the purpose of reviewing this request. This information is about the conduct of public business and it cannot and will not be kept confidential. Except as noted below, it will be shared with other government departments and will be treated as information that third parties have the right to under the *Access to Information and Protection of Privacy Act*. Your phone number and address and business plan information will be treated as confidential, but might still be disclosed as permitted or required by the *Access to Information and Protection of Privacy Act*. (There are cases where even confidential information can be disclosed).