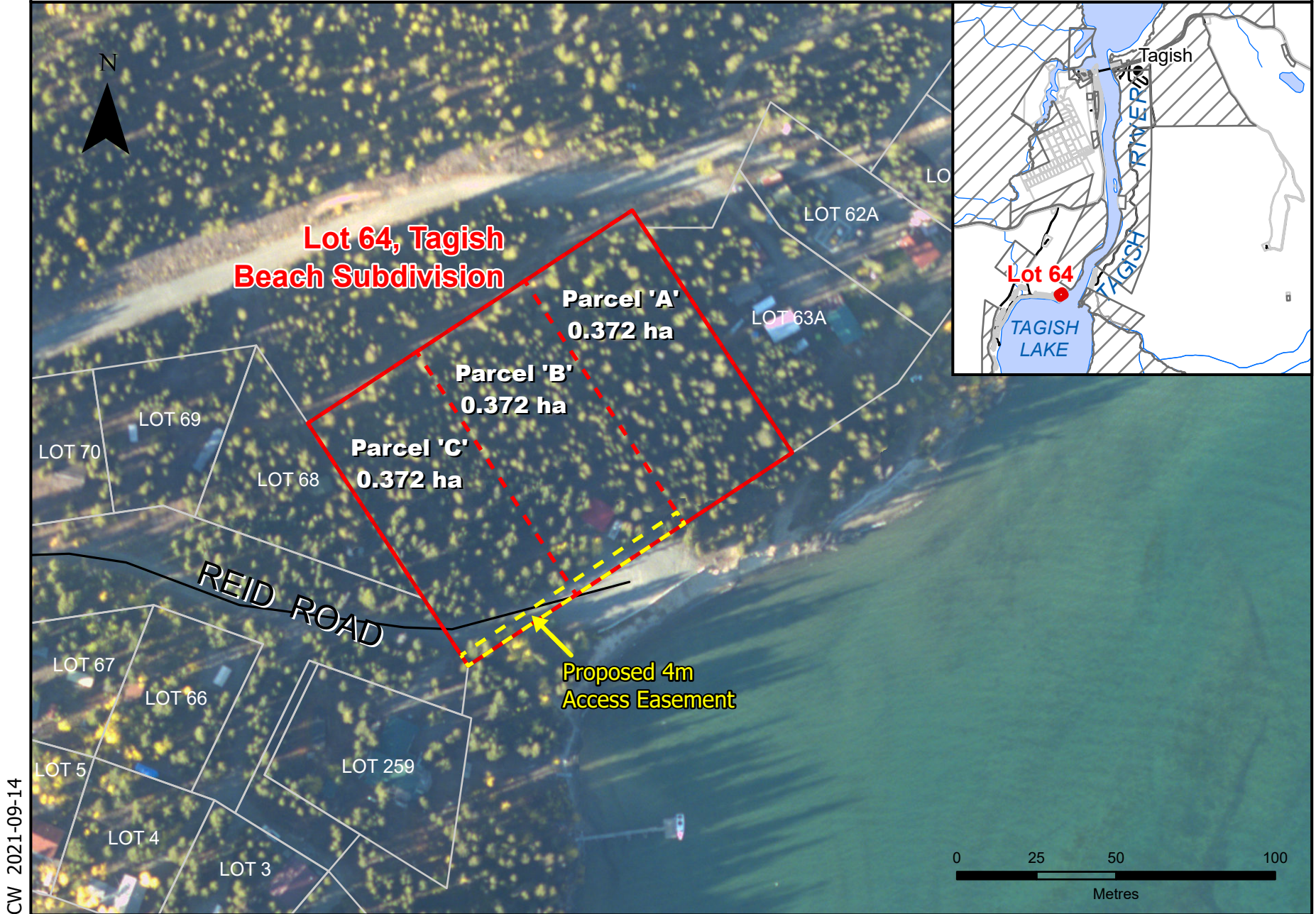


3 Lot Subdivision of Lot 64, Plan 42532 LTO
Synod of the Diocese of Yukon



SKETCH OF PROPOSED SUBDIVISION

OF LOT 64, TAGISH BEACH SUBDIVISION
(PLAN 59699 CLSR, 42532 LTO)

TAGISH LAKE
YUKON

SCALE 1 : 1000



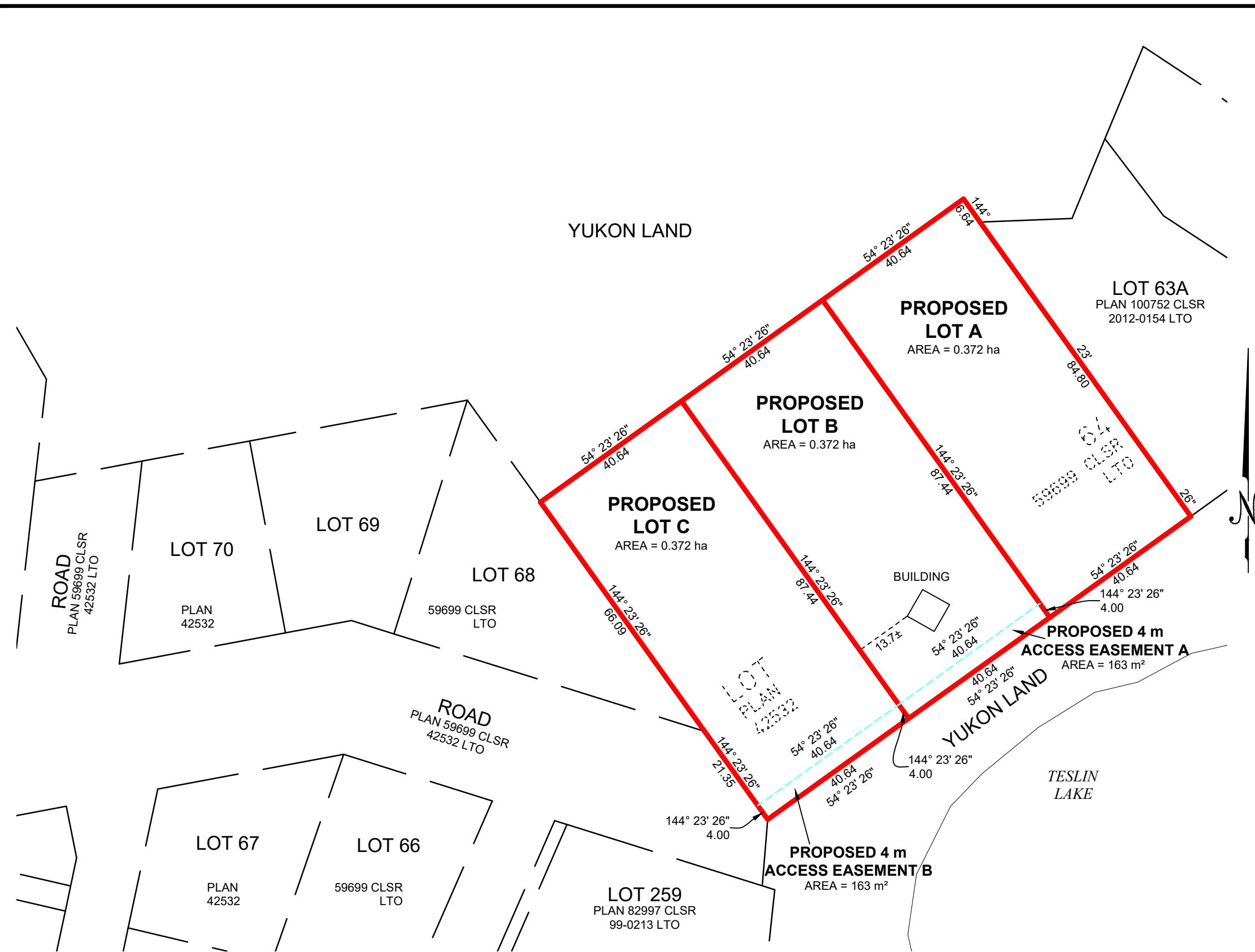
LEGEND

BEARINGS ARE UTM GRID AND ARE DERIVED FROM CADASTRAL DATASET PROVIDED BY NATURAL RESOURCES CANADA.

DISTANCES ARE HORIZONTAL AT GROUND LEVEL AND ARE EXPRESSED IN METERS.

LANDS DEALT WITH BY THIS SKETCH SHOWN THUS ———

PROPOSED ACCESS EASEMENT SHOWN THUS - - - - -



SUBJECT TO THE LIMITATIONS HEREON:

1. THIS SKETCH IS NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.

	www.challengegeomatics.com Edmonton Calgary Yellowknife Whitehorse Fort McMurray	DRAWN BY : NCONROY JOB#: 37874
		CHECKED BY : C BLACKWOOD
		MAY 06, 2021



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

Department use only

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

General information

Name of registered owner of lands
 Synod of the diocese of Yukon

General location of application land/project
 Tagish

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
64				42532

Civic address of lands included in this application (if applicable)	City/town/community
lot 64 Tagish	Tagish

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 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: <u>recreational</u>	

Existing use(s) of adjacent lands	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Rural residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input type="checkbox"/> Other: <u>and recreational</u>	

Proposed use(s) of the application lands	<input type="checkbox"/> Residential	<input type="checkbox"/> Rural residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input checked="" type="checkbox"/> Other: <u>recreational</u>	

General nature of subdivision request	<input checked="" type="checkbox"/> Division of existing parcel, into 2 or more lots	<input type="checkbox"/> Consolidation of 2 or more lots into 1
	<input type="checkbox"/> Adjustment of an existing lot line	<input type="checkbox"/> Other: _____

Proposed residential or rural residential lots	Proposed commercial, industrial or other lots
Number of existing lots _____ 1	Number of existing lots _____
Number of proposed lots _____ 3	Number of proposed lots _____
Total size of all application lands _____ 1.114 ha <small>meters sq. or hectares</small>	Total size of all application lands _____ <small>meters sq. or hectares</small>
Minimum proposed lot size _____ .372 ha <small>meters sq. or hectares</small>	Minimum proposed lot size _____ <small>meters sq. or hectares</small>
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.)	
The current recreational lot will be subdivided into three recreational lots.	
There is a small cabin on the property located in the center of the lot which we would keep if the proposed subdivision is approved.	
The other two lots would be sold as recreational properties	
Services	
Existing/proposed provision for drinking water Holding tanks	
Existing/proposed provision for sewage treatment/disposal There is currently an outhouse on the property. Proposed septic fields	
Existing/proposed provision for disposal of garbage/solid waste Waste management facility in Tagish	
Existing/proposed provision for electricity Atco- power lines nearby	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, are the application lands subject to any existing easements?	
Is application area presently served by an established fire department? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, give name/location of fire dept: Tagish volunteer fire department	
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?) The property is reached by Reed road.	

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.

There can be an easement across the front of the properties if required. It is already being used as a road

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?

One cabin.

Site characteristics

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

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

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

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

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 a misrepresentation of submitted data may invalidate any approval of this application.