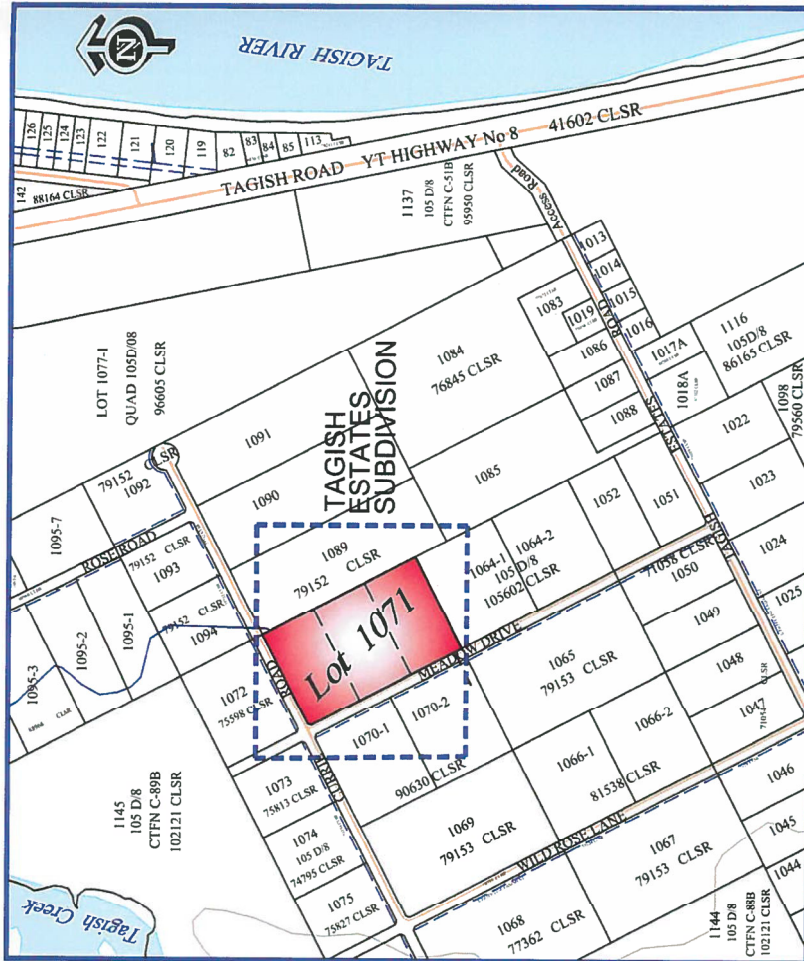
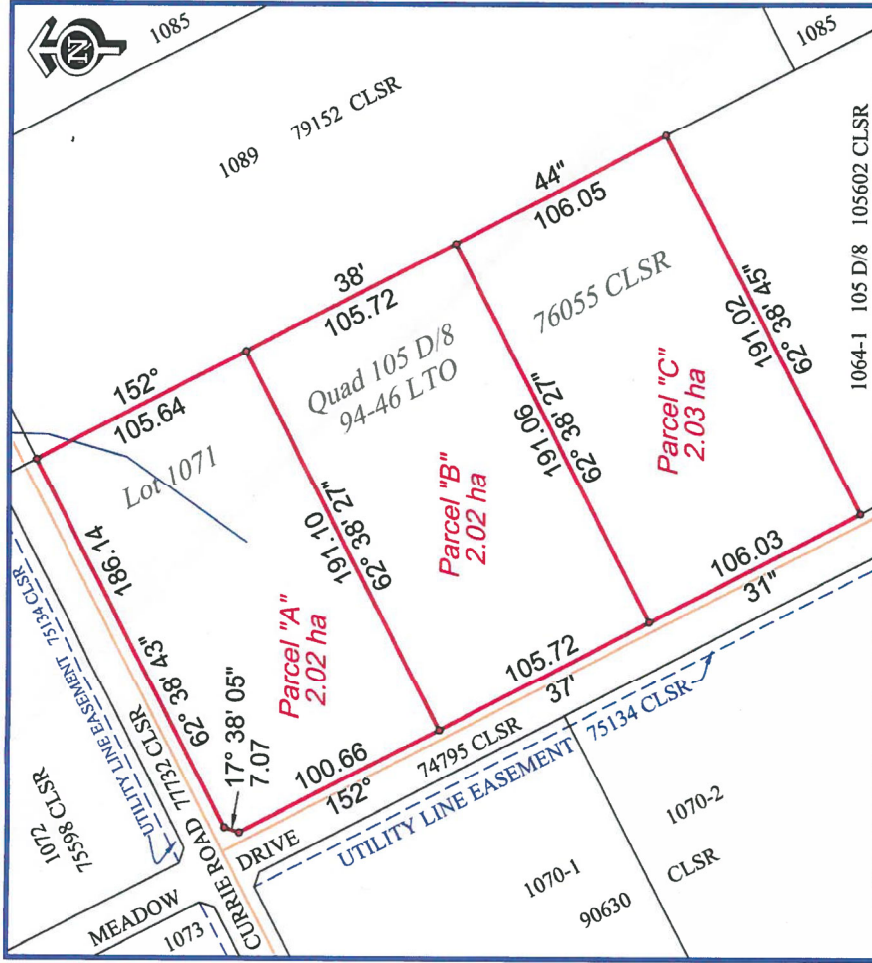


Proposed Subdivision of Lot 1071, Quad 105 D/8, Plan 94-46 LTO, 76055 CLSR to Create Three 2-Hectare Lots  
 Tagish Estates Subdivision in Tagish, Yukon  
 David and Reggie O'FARRELL

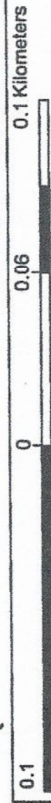




# Subdivision of Lot 1071 Quad 105 D/08 Tagish Estates into three 2.0 hectare lots

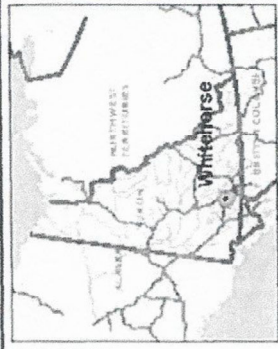


1 : 2,500



0.1  
 Yukon Albers  
 Produced from: Yukon Lands Viewer

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.  
 Date Printed: 14-May-2019



Legend	
	Land Applications - Active
	Land Dispositions
	Transfer Request
	Agreement for Sale
	Easement
	Lease
	Reservation
	Land Licences
	Lots for Sale
	Notations
	Development Hold Areas
	Agricultural Planned Land App
	Agricultural Land Applications
	Agricultural
	Grazing
	Agricultural Land Dispositions
	Agricultural
	Grazing
	Lot Numbers
	Surveyed Land Parcels (<80k)
	Surveyed Easements (<80k)
	Settlement Lands (Surveyed)
	A. Surface and Subsurface Rights
	B. Surface Rights
	FS. Fee Simple
	4.1.1 Retained Reserve
	Settlement Lands (Unsurveyed)
	A. Surface and Subsurface Rights

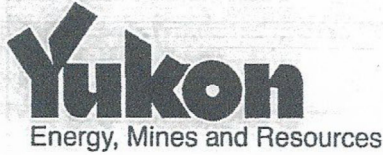
## Notes











Box 2703, Whitehorse, Yukon Y1A 2C6  
 Land Planning Branch, (K-320LP)  
 Phone 667-8877 Fax 393-6340

## APPLICATION FOR Subdivision Approval

Application / File No. <i>2020-60 TG 48</i>	Quad / Location <i>1050/08</i>
Date Rec'd <i>April 9/19</i>	Due Date
Municipality of Jurisdiction <i>TAGISH</i>	
Department Use Only	

NAME OF REGISTERED OWNER OF LANDS <i>David &amp; Regaie O'Tarrell</i>	BUSINESS PHONE / FAX	HOME PHONE
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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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
	EXISTING USE(S) OF THE APPLICATION LANDS <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COUNTRY RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> UTILITY OTHER: _____	
	EXISTING USE(S) OF ADJACENT LANDS <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COUNTRY RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> UTILITY OTHER: _____	
	PROPOSED USE(S) OF THE APPLICATION LANDS <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COUNTRY RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> UTILITY OTHER: _____	
	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	
	PROPOSED RESIDENTIAL or COUNTRY 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>15 ACRES</u> (meters sq. or hectares)	TOTAL SIZE OF ALL APPLICATION LANDS _____ (meters sq. or hectares)
	MINIMUM PROPOSED LOT SIZE <u>5 ACRES</u> (meters sq. or hectares)	MINIMUM PROPOSED LOT SIZE _____ (meters sq. or hectares)
EXPLAIN FULLY WHY YOU WISH TO SUBDIVIDE THIS LAND, FOR WHAT PURPOSE IT WILL BE USED & THE EXPECTED DEVELOPMENT TIME FRAME (attach separate sheet if necessary) <i>We want to subdivide our 15 acre lot into 3- 5 acre parcels. We have three children that will eventually inherit these parcels</i>		



SERVICES

EXISTING / PROPOSED PROVISION FOR DRINKING WATER:

Water delivery

EXISTING / PROPOSED PROVISION FOR SEWAGE TREATMENT / DISPOSAL:

Septic

EXISTING / PROPOSED PROVISION FOR DISPOSAL OF GARBAGE / SOLID WASTE:

EXISTING / PROPOSED PROVISION FOR ELECTRICITY:

Power is Already here

EXISTING / PROPOSED PROVISION FOR TELEPHONE, OTHER UTILITIES ETC.:

Phone is Already here

ARE THERE ANY OVERHEAD OR UNDERGROUND UTILITIES LOCATED WITHIN OR ADJACENT TO THE APPLICATION AREA?  NO  YES  
IF YES, ARE THE APPLICATION LANDS SUBJECT TO ANY EXISTING EASEMENTS?

A power line runs past the lot but will not enter anything

IS APPLICATION AREA PRESENTLY SERVED BY AN ESTABLISHED FIRE DEPARTMENT?

NO  YES

IF YES, GIVE NAME / LOCATION OF FIRE DEPT:

LOCATION OF & DISTANCE TO NEAREST SCHOOL & SCHOOL BUS ROUTE (where applicable):

Bus Route goes by Property

EXISTING / PROPOSED PROVISION PARKS, OPEN SPACE OR OTHER RECREATIONAL AMENITIES:

ACCESS

EXISTING / PROPOSED PROVISION FOR VEHICLE ACCESS TO SITE (Will any new access be required, connecting to an existing public road or highway?):

Just a simple driveway

WILL NEW ROAD BE SURVEYED AND CONSTRUCTED AS PART OF THIS SUBDIVISION PROPOSAL?

NO  YES

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 IMPROVMENTS LOCATED ON THE APPLICATION AREA (buildings, fences, septic fields, wells, gardens etc)?  NO  YES  
IF YES... Is the applicant the sole owner of these improvements? Does the subdivision layout respect the location of any permanent structures?

There is a fence on the property that we own

SITE CHARACTERISTICS

SOILS (sand, gravel, clay, silt, peat etc)

Clay silt

VEGETATION (spruce, pine, poplar, willow, clear etc):

Poplar

TOPOGRAPHY (flat, steep, rolling, etc):

Flat

WATER COURSES & SITE DRAINAGE (rivers, streams, lakes, ponds, drainage ditches within or adjacent to the application area)

None

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 & ZONING (Community Land Planning, may provide assistance if current zoning information is not known)(call 667-8945)

CURRENT ZONING OF APPLICATION LANDS

NO ZONING  URBAN RESIDENTIAL  COUNTRY / RURAL RESIDENTIAL  COTTAGE  COMMERCIAL  INDUSTRIAL OTHER \_\_\_\_\_

NAME OF APPLICABLE ZONING BYLAW OR REGULATION: \_\_\_\_\_

CURRENT PLANNING DESIGNATION OF APPLICATION LANDS

NONE  URBAN RESIDENTIAL  COUNTRY / RURAL RESIDENTIAL  COTTAGE  COMMERCIAL  INDUSTRIAL OTHER \_\_\_\_\_

NAME OF APPLICABLE COMMUNITY OR LOCAL AREA PLAN: \_\_\_\_\_

Tagish Estates



**REQUIRED ADDITIONAL INFORMATION (the following information must be submitted with all applications)**

**SKETCH PLAN** – Please provide 3 copies of a sketch plan, drawn at a legible scale, showing the scheme of the proposed parcel configuration. Including the following information:

- |  |   |
|--|---|
| <input type="checkbox"/> 1. Title Block (giving description of application lands)                        | <input type="checkbox"/> 7. Roads, trails, pathways located on or near the application area               |
| <input type="checkbox"/> 2. Arrow indicating North   | <input type="checkbox"/> 8. Water bodies, drainage courses located on or near the application area        |
| <input type="checkbox"/> 3. Drawing scale  | <input type="checkbox"/> 9. Location of existing or proposed improvements on or near the application area |
| <input type="checkbox"/> 4. Existing lot numbers of any adjacent lands                                   | <input type="checkbox"/> 10. Existing or proposed utilities (electrical, water, sewer etc.)               |
| <input type="checkbox"/> 5. Configuration / Location of proposed (and adjacent existing) parcels of land | <input type="checkbox"/> 11. Signature Block for endorsement of Subdivision Approving Officer             |
| <input type="checkbox"/> 6. Dimensions and Bearings for all proposed and existing lot lines              | <input type="checkbox"/> 12. Signature Block for endorsement of Commissioner of Yukon.                    |

**OWNERSHIP / TITLE**

- 1. Copy of Certificate of Title
- 2. Copy of any caveats or encumbrances registered against the Title

**PROOF OF PROPERTY TAXES PAID**

- 1. 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 nature of request)**

**OTHER INFORMATION, ASSESSMENTS OR APPROVALS MAY BE REQUIRED**

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:** Please 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)**

**DEVELOPMENT AGREEMENTS & SECURITY**

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 & 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.

ADDITIONAL SUBMITTAL INFORMATION

**Please Read the Following:**

**Access to Information & Protection of Privacy Act**

This information is being collected under the authority of the *Subdivision Act & Municipal Act* to be used for the purpose of reviewing the request to subdivide land. 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).

PRIVACY