



# 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
Date received	Due date
Municipality or jurisdiction	

**Department use only**

### General information

Name of registered owner of lands <i>see attached</i>	Email	Phone	
Address	City/town	Terr./prov.	Postal code
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 <i>GARRY UMBRICH</i>	Email [REDACTED]	Phone [REDACTED]	
Address [REDACTED]	City/town <i>White</i>	Terr./prov. <i>YT</i>	Postal code <i>Y1A7A2</i>
General location of application land/project <i>TAKHINI HOT SPRINGS</i>			

### Legal description of lands included in this application

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

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?  Yes  No

Existing use(s) of the application lands	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Rural residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input type="checkbox"/> Other: _____	
Existing use(s) of adjacent lands	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Rural residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input type="checkbox"/> Other: _____	
Proposed use(s) of the application lands	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Rural residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input type="checkbox"/> 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	<input type="checkbox"/> Other: <i>convert lot into</i>		

*bare land condominium as per drawing*

Proposed residential or rural residential lots		Proposed commercial, industrial or other lots	
Number of existing lots	<u>3</u>	Number of existing lots	<u>1</u>
Number of proposed lots	<u>3</u>	Number of proposed lots	<u>3</u>
Total size of all application lands	<u>10h.</u> <small>meters sq. or hectares</small>	Total size of all application lands	<u>10h.</u> <small>meters sq. or hectares</small>
Minimum proposed lot size	 <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.)

*We wish to create a bare land condominium corporation. Four of the 6 newly created bare land units already have fully constructed homes/businesses. The 5th BU is a campground. The 6th BU is a future vacation chalet.*

**Services**

Existing/proposed provision for drinking water  
*existing well, new well for one of the new units*

Existing/proposed provision for sewage treatment/disposal  
*septic fields, new septic field for one of the new units*

Existing/proposed provision for disposal of garbage/solid waste  
*continue with disposal to municipal facility in Whitehorse*

Existing/proposed provision for electricity  
*existing ATCO lines, extension of line to one of the new units*

Existing/proposed provision for telephone, other utilities, etc.  
*existing telephone & internet, extension to one of the new units*

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?  
*ATCO easement in place*

Is application area presently served by an established fire department?  Yes  No  
If yes, give name/location of fire dept:  
*Hootalingua Fire Dept. on N. Klendike Hwy*

Location of and distance to nearest school and school bus route (where applicable)  
*Hidden Valley School ~ 12 km from site*

Existing/proposed provision parks, open space or other recreational amenities  
*Extensive trail network on lands*

**Access**

Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?)  
*One bare land unit requires road extension of private roadway.*

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, future vacation unit will require new road access which will be provided for in future from lot 1533.

**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?

Yes. Yes. See previous answer and attached sketch

**Site characteristics**

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

Slopes are bedrock, gravel & silts, Flat land is silty clay

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

Pine, aspen, willow, shrubs.

Topography (flat, steep, rolling, etc.)

lower portion flat, upper portions of lot are sloped

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

No fish, all the ~~regular~~ regular wildlife in area

**Land use planning and zoning**

The Land Planning Branch may provide assistance if current zoning information is not known. Call 867-867-3515.

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: CMT X 3

Name of applicable community or local area plan: Hot Springs Road Area Deupt. 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: March 25/24

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

Date: \_\_\_\_\_

Collection of this information is authorized by section 4 of the *Subdivision Regulations* and subsection 15(a) of the *Access to Information and Protection of Privacy Act* SY for the purpose of reviewing relevant subdivision applications. Disclosure of this information is authorized by subsection 7(b) of the *Subdivision Regulations* and this information will be shared with other Yukon government departments and may be disclosed as permitted or required by the *Access to Information and Protection of Privacy Act*. For more information, please contact the Director of the Land Planning Branch at the Department of Energy, Mines and Resources in person at room 320, 300 Main St., by mail at Y1A 0E2, Whitehorse, YT, by phone at 867-667-3515 or by email at [land.planning@yukon.ca](mailto:land.planning@yukon.ca).

SKETCH OF PROPOSED  
 BARE LAND CONDOMINIUM  
 CONSISTING OF BARE LAND UNITS 1 TO 6  
 COMPRISING  
 UNITS 1 TO 4 AND COMMON ELEMENTS,  
 WHITEHORSE CONDOMINIUM CORPORATION NO 240  
 PLAN 106161 CLSR, CC240 LTO  
 Takhini Hot Springs  
 YUKON

# PRELIMINARY



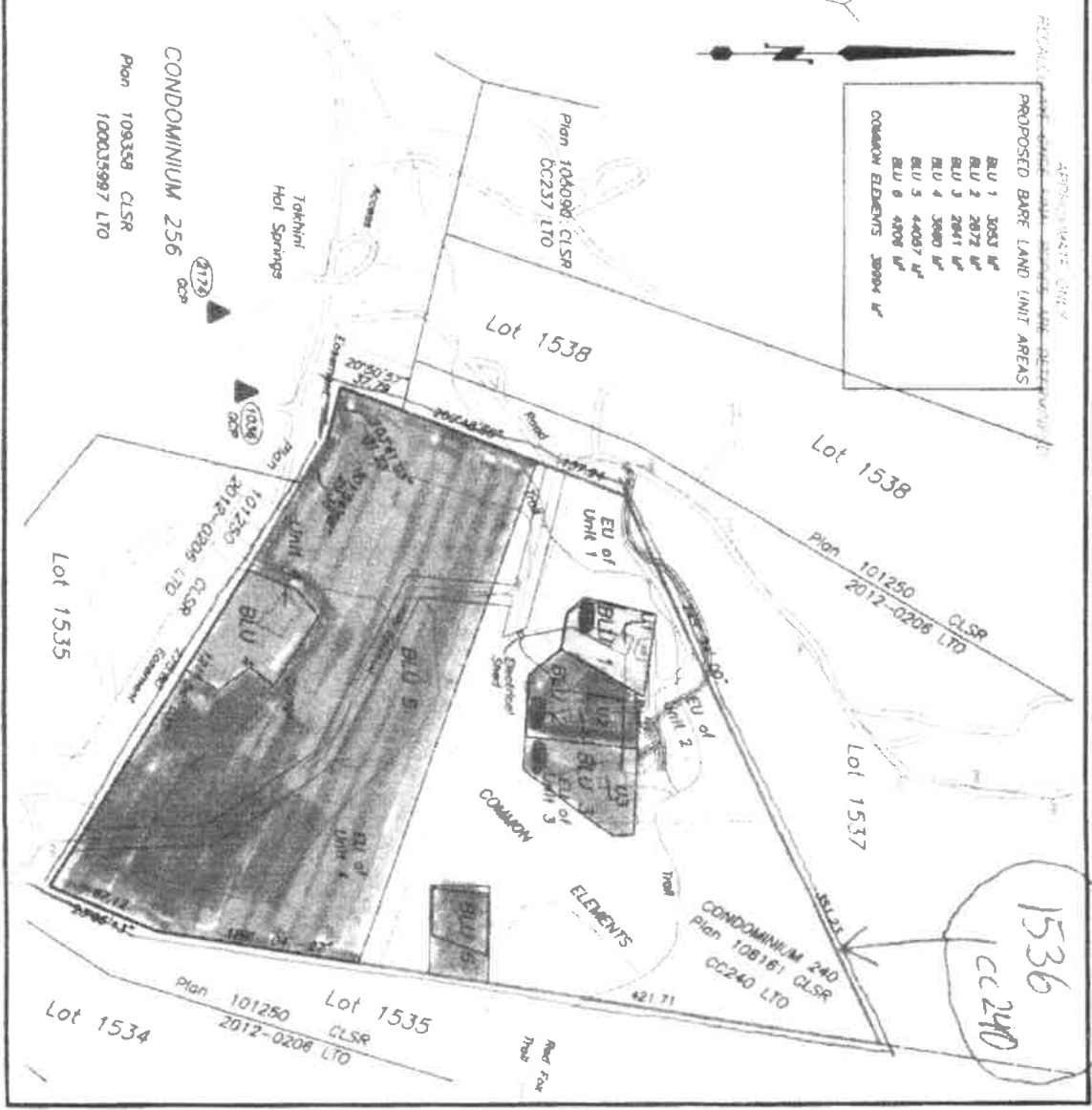
**LEGEND:**

- Condominium boundary dealt with shown thus
- Exclusive Use (EU) shown thus
- Future development shown thus
- Approx. underground power line location shown thus
- Approx. water line location shown thus
- Approx. future water line location shown thus
- Approximate sewer line location shown thus
- Units (Buildings) shown thus
- Approx. Septic field shown thus

- Common Elements
- Bare Land Units

**UNDERHILL GEOMATICS LTD.**  
 PROFESSIONAL LAND SURVEYORS  
 WHITEHORSE, YUKON  
 Job # 921061

D17-008SK LS



Proposed Six (6) Unit Bare Land Condominium Application on Lot previously  
Condominium Corporation No 240, Plan CC240 LTO, Hot Spring Road Development Area, Yukon.

