



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

Department use only

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

General information

Name of registered owner of lands		Email	Phone	
Joseph Glynn		[REDACTED]	[REDACTED]	
Address		City/town	Terr./prov.	Postal code
[REDACTED]		Whitehorse	YT	Y1A5S8
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	
Address		City/town	Terr./prov.	Postal code
General location of application land/project				
Takhini Hot Springs Area				
Legal description of lands included in this application				
Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
MASTER+Unit1+2	105 D/14	Takhini Hot Springs Area	101250	CC237
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 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: Dissolve Strata Condo Corp#237

Proposed residential or rural residential lots

Number of existing lots _____

Number of proposed lots _____

Total size of all application lands _____
meters sq. or hectares

Minimum proposed lot size _____
meters sq. or hectares

Proposed commercial, industrial or other lots

Number of existing lots _____ **1**

Number of proposed lots _____ **1**

Total size of all application lands _____ **10.05 ha**
meters sq. or hectares

Minimum proposed lot size _____ **10.05 ha**
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.)

- Wish to dissolve the current existing conventional Condo Corp#237 with the intention to then apply to subdivide the lot into a bare land condominium
- Dissolving existing corp (1 application) and starting a new bare land condo corp (separate application)
- Both happen concurrently
- End Goal is to take 2 existing strata condo corps units and convert them to a bare land condo corp with 3 units.
- Current unit 1 is a residence (Joseph Glynn)
- Current unit 2 is a commercial building (Joseph Glynn)
- Proposed unit 3 will be a bare land parcel (9894 Yukon Ltd)

Services

Existing/proposed provision for drinking water

Water delivery would remain in place as it currently is. Potential for future well and water treatment to be determined.

Existing/proposed provision for sewage treatment/disposal

Septic field on both unit 1 and 2 are already in place. Proposed unit 3 septic field would be determined at time of development of unit 3 at a future date.

Existing/proposed provision for disposal of garbage/solid waste

Delivery to a landfill

Existing/proposed provision for electricity

Existing power is provided to unit 1 and 2. Unit 3 power would be determined at time of development at a future date.

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

We currently have fiber and telephone to units 1 and 2. Unit 3 would be determined at time of development at a future date.

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?

- The Yukon Electrical Company Limited- Easement Reg. July 2004 #164631
- The Commissioner of the Yukon Territory - Easement Reg. Jan 2010 #194516

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

If yes, give name/location of fire dept:

Hootalinqua Fire Hall - 10km from property

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

See 'Protected Common Area' as seen on the attached 'Plan of Covenant Parcels'. No other parks, open space, or recreational amenities planned for this parcel.

Access

Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?)

Please see the attached 'proposed roads'. Note that the yellow road is the most likely road to provide access to unit 3, but an alternative blue path can be seen if needed for future development.

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?

There are already 2 established units with their respective exclusive uses.

-Unit 1: current use as a residence and owner is Joseph Glynn

-Unit 2: current use is a commercial building and owner is Joseph Glynn

The subdivision layout respects the location of the permanent structures, as there is no change to their area use.

Site characteristics

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

Mixed characteristics. All of the above.

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

Spruce, pine, poplar

Topography (flat, steep, rolling, etc.)

Bottom quarter of the property (where unit 1 and 2 are located) is flat. Proposed unit 3 is steep/rolling. There are developable flat locations, with the proposed main road going uphill towards them.

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)
No river, streams, lakes, or ponds. No drainage ditches within or adjacent to the parcel.

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

Nothing significant.

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: CMT

Name of applicable zoning bylaw or regulation: Hotsprings Road Development Area Regulation

Current planning designation of application lands

No zoning Urban residential Rural residential Cottage Commercial

Industrial Other: CMT

Name of applicable community or local area plan: Hotsprings Road 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: March 11, 2024

Signature: _____

Date: _____

Proposed three (3) Unit Bare Land Condominium Application on Lot previously Condominium Corporation No 237, Plan CC237 LTO, Hot Springs Road Development Area, Yukon

