



APPLICATION FOR SUBDIVISION APPROVAL OF AGRICULTURAL LAND

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	
Jenny Gruber		[REDACTED]	[REDACTED]	
Address		City/town	Terr./prov.	Postal code
[REDACTED]		Whitehorse	YT	Y1A 7A2
Name of registered co-owner of lands		Email	Phone	
Reburg Enterprises Inc		[REDACTED]	[REDACTED]	
Address		City/town	Terr./prov.	Postal code
[REDACTED]		Whitehorse	YT	Y1A 7A2
Name of person or agent authorized to act on owner(s) behalf		Email	Phone	
Karl Gruber (Director of co-owner)		[REDACTED]	[REDACTED]	
Address		City/town	Terr./prov.	Postal code
[REDACTED]		Whitehorse	YT	Y1A 0N2
General location of application land/project				
Between the Hot Springs Road and Takhini River at 3 mile.				
Legal description of lands included in this application				
Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1259	Quad 104 D/14		93-80	
Civic address of lands included in this application (if applicable)			City/town/community	
201 Three Mile Road Y1A 4N2 ... off Hot Springs Road			Whitehorse	
Project information				
Existing use(s) of the application lands	<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other: _____			
Existing use(s) of adjacent 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 type="checkbox"/> Other: <u>Agricultural</u>			
Proposed use(s) of the application lands	<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Public/road <input type="checkbox"/> Other: _____			
General nature of subdivision request	<input checked="" type="checkbox"/> Division of existing parcel, to create an agricultural homesite parcel. <input type="checkbox"/> Other: _____			
Have you been the owner of the subject property for 10 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Is this property your principal residence?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

Explain why you wish to subdivide this land, for what purpose the land will be used and the expected development time frame. (Attach separate sheet if necessary.)

We are seeking the approval to subdivide Lot 1259 so that further capital can be generated to expand and improve the current farming operation.
We have a mature pasture providing feed for livestock.
Considerable fencing has been installed but need to continue to fully enclose livestock areas, cross fencing..
Power is now available to our field area, for further development of structures for grain storage, barn...

This proposed property, having power and year round road access, is a great opportunity for a farmer to further develop agriculturally.

Services

Existing/proposed provision for drinking water
Well water to be installed or water delivery

Existing/proposed provision for sewage treatment/disposal
Septic field to be installed

Existing/proposed provision for disposal of garbage/solid waste
Property owners responsibility to dispose of garbage to local dumps

Existing/proposed provision for electricity
There is an existing power line adjacent to the proposed property,

Existing/proposed provision for telephone, other utilities, etc.
There is an existing telephone line adjacent to the proposed property

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?
No the property is not subject to any easements.

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

If yes, give name/location of fire department.
Yes the Hootalinqua Fire Department

Location of and distance to nearest school and school bus route (where applicable)
Hidden Valley School approximately 10Kil
Bus turnaround at kil 1 of Three Mile Road

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 adjacent and accessible from Three Mile Road extension

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?
Does the subdivision layout respect the location of any permanent structures?

Yes No

Site characteristics

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

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

Topography (flat, steep, rolling, etc.)
Rolling, steep, bench

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)
Takhini River

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

Community Land Planning may provide assistance if current zoning information is not known. Call 867-667-8945

Current zoning of application lands

No zoning Agricultural Other: _____

Name of applicable zoning bylaw or regulation: _____

Current planning designation of application lands

No zoning Agricultural 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

continued...

- 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.)
- Signature block for endorsement of subdivision approving officer
- Signature Block for endorsement of Commissioner of Yukon

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 lot(s).

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 the subject property is my/our principal residence.

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 20, 2025

Signature: _____

Date: _____

Subdivision Application for a proposed 6 Ha Agricultural Home Site Severance of Lot 1259 Quad 105D/14,
Plan 93-80 LTO, Hot Springs Road Development Area, Yukon

