



## 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

Application/file no. <b>2020-60-TH115</b>	Quad/location <b>105 D/14</b>
Date received	Due date
Municipality or jurisdiction	

**Department use only**

General information			
Name of registered owner of lands <b>Russ Giesbrecht</b>	Email [REDACTED]	Phone [REDACTED]	
Address [REDACTED]	City/town [REDACTED]	Terr./prov. <b>YT</b>	Postal code [REDACTED]
Name of registered co-owner of lands <b>Jodi Giesbrecht</b>	Email [REDACTED]	Phone [REDACTED]	
Address [REDACTED]	City/town <b>Whitehorse</b>	Terr./prov. <b>YT</b>	Postal code [REDACTED]
Name of person or agent authorized to act on owner(s) behalf <b>N/A</b>	Email	Phone	
Address	City/town	Terr./prov.	Postal code

General location of application land/project  
**Km 7.5 Takhini River Road, Ibox Valley / Takhini River Valley**

Legal description of lands included in this application				
Lot number(s) <del>906</del> <b>1350</b>	Block/group/quad <b>105 D/14</b>	Subdivision/area <b>6</b>	CLSR plan # <b>77610</b>	LTO plan # <b>96-133 LTO YT</b>
Civic address of lands included in this application (if applicable) <b># 906</b>			City/town/community <b>Whitehorse</b>	

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 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 checked="" type="checkbox"/> Other: <b>agriculture</b>
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.)

- Provide opportunities for family
- Land will be for pasture, crop production, or gardening
- Expected timeline of development is immediate

### Services

Existing/proposed provision for drinking water

- well drilled or have a water tank

Existing/proposed provision for sewage treatment/disposal

- dig septic

Existing/proposed provision for disposal of garbage/solid waste

- personal collection and deliver to landfill

Existing/proposed provision for electricity

- hydro is existing

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

- purchase satellite system

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

Is application area presently served by an established fire department?  Yes  No  
If yes, give name/location of fire department.

Hootalingua FD

Location of and distance to nearest school and school bus route (where applicable)

Mc Pherson subdivision, 21 km, and bus stop Takhini Hot Springs Rd

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?)

Public road access to proposed property line.

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

Yes.

Yes

**Site characteristics**

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

Loam, silt, clay, sand

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

mixed spruce, pine, aspen, willow, cleared and seeded to brome

Topography (flat, steep, rolling, etc.)

flat and rolling

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

N/A

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: Hotsprings Road Local Area Plan

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

Date: July 11, 2025  
 Date: July 11, 2025

Subdivision Application for a Proposed 6 Ha Agricultural Home Site Severance of Lot 1350,  
Quad 105 D/14, Plan 96-133 LTO, Hot Springs Road Development Area, Yukon.

