



## APPLICATION FOR SUBDIVISION APPROVAL OF AGRICULTURAL LAND

Land Planning Branch  
Department of Energy, Mines and Resources  
Box 2703 (K-320LP), Whitehorse, Yukon Y1A 2C6  
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Department use only

|                              |               |
|------------------------------|---------------|
| Application/file no.         | Quad/location |
| 2020-60-TH119                | 105 D/14      |
| Date received                | Due date      |
| June 24, 2026                |               |
| Municipality or jurisdiction |               |

| General information                                                 |                                                                                                                                                      |                                                                                |                                                                              |                                     |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------|
| Name of registered owner of lands                                   | Email                                                                                                                                                | Phone                                                                          |                                                                              |                                     |
| Kevin & Lorelee Johnstone                                           |                                                                                                                                                      |                                                                                |                                                                              |                                     |
| Address                                                             | City/town                                                                                                                                            | Terr./prov.                                                                    | Postal code                                                                  |                                     |
| 1 (Lot 1470) Gully Road                                             | Whitehorse                                                                                                                                           | YT                                                                             | Y1A 6R6                                                                      |                                     |
| Name of registered co-owner of lands                                | Email                                                                                                                                                | Phone                                                                          |                                                                              |                                     |
| Chadwyck & Dawn Cowan                                               |                                                                                                                                                      |                                                                                |                                                                              |                                     |
| Address                                                             | City/town                                                                                                                                            | Terr./prov.                                                                    | Postal code                                                                  |                                     |
| 1 (Lot 1470) Gully Road                                             | Whitehorse                                                                                                                                           | YT                                                                             | Y1A 6R6                                                                      |                                     |
| 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                        |                                                                                                                                                      |                                                                                |                                                                              |                                     |
| Gully Road off of Takhini River Road past the Takhini Hot Springs   |                                                                                                                                                      |                                                                                |                                                                              |                                     |
| Legal description of lands included in this application             |                                                                                                                                                      |                                                                                |                                                                              |                                     |
| Lot number(s)                                                       | Block/group/quad                                                                                                                                     | Subdivision/area                                                               | CLSR plan #                                                                  | LTO plan #                          |
| 1470                                                                | 105 D/14                                                                                                                                             |                                                                                | 90808                                                                        |                                     |
| Civic address of lands included in this application (if applicable) |                                                                                                                                                      | City/town/community                                                            |                                                                              |                                     |
|                                                                     |                                                                                                                                                      |                                                                                |                                                                              |                                     |
| Project information                                                 |                                                                                                                                                      |                                                                                |                                                                              |                                     |
| Existing use(s) of the application lands                            | <input checked="" type="checkbox"/> Agricultural<br><input type="checkbox"/> Other: _____                                                            |                                                                                |                                                                              |                                     |
| Existing use(s) of adjacent lands                                   | <input type="checkbox"/> Residential<br><input type="checkbox"/> Institutional                                                                       | <input type="checkbox"/> Rural residential<br><input type="checkbox"/> Utility | <input type="checkbox"/> Commercial<br><input type="checkbox"/> Other: _____ | <input type="checkbox"/> Industrial |
| Proposed use(s) of the application lands                            | <input checked="" type="checkbox"/> Agricultural<br><input type="checkbox"/> Other: _____<br><input type="checkbox"/> Public/road                    |                                                                                |                                                                              |                                     |
| General nature of subdivision request                               | <input checked="" type="checkbox"/> Division of existing parcel, to create an agricultural homesite parcel.<br><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.)

Refer to site plan showing that there are two families living on the property. Kevin and Lorelee Johnstone presently live and occupy the original residential dwelling that was included in the purchase of the entire lot 10 years ago. Chad and Dawn Cowan as co-owners were part of the original purchase and have been developing the proposed 15 Arce parcel planned for subdivision as agricultural land with residential dwelling. This 15 Arce parcel already has an access road to a central location.

### Services

Existing/proposed provision for drinking water

There is an existing drinking water well.

Existing/proposed provision for sewage treatment/disposal

There are two existing sewage treatment systems (syphon tank with absorption feild), one for each residential dwelling

Existing/proposed provision for disposal of garbage/solid waste

Garage is disposed in a government landfill.

Existing/proposed provision for electricity

There is a power transmission line into the property to two services, one service for each residential dwelling.

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

There is NWTel fibre installed to both residential dwellings.

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?

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

If yes, give name/location of fire department.

Hootalinqua Fire Hall

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

2 km to Takhini River Road School Bus Route and 17 km to Hidden Valley School

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?)

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.

Driveway is already in place to proposed new subdivided lot

**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?

AS shown on the site plan there is fence along the perimeter of the lot, one water well, two residential dwellings with septic systems and hay shed.

**Site characteristics**

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

the subsurface soils main consist of silt.

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

The site vegetation consists of Spruce, Pine and Poplar trees.

Topography (flat, steep, rolling, etc.)

The area has moderate sloping hill sides with the developments on a flatter portion or bench area

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

Site drainage is towards the Takhini River.

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

None.

**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: 26-06-17

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

Date: 26-06-17

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

26-06-17

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

26-06-17

Subdivision Application for a Proposed 6 Ha Agricultural Home Site Severance  
of Lot 1470 Quad 105D/14, Plan 2006-0019 LTO YT, Hot Springs Road Development Area, Yukon



CW 2026-07-06