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	
Yukon Government Agriculture Branch	shannon.tully@yukon.ca	867-667-3022	
Address	**City/town**	**Terr./prov.**	**Postal code**
P.O. 2703 (Mailcode K-320A)	Whitehorse	YT	Y1A 2C6

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	
Shannon Tully	Shannon.tully@yukon.ca	867-667-3022	
Address	**City/town**	**Terr./prov.**	**Postal code**
as above			

General location of application land/project
Takhini River Road / Hot Springs Road DAR

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1480	105D14	Hot Springs Road DAR	91541	2006-0149

Civic address of lands included in this application (if applicable)	City/town/community
1285 Takhini River Road	Hot Springs Road

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: Agriculture	
Existing use(s) of adjacent lands	☐ Residential	☐ Rural residential	☐ Commercial	☐ Industrial
	☐ Institutional	☐ Utility	☑ Other: Agriculture	
Proposed use(s) of the application lands	☐ Residential	☐ Rural residential	☐ Commercial	☐ Industrial
	☐ Institutional	☐ Utility	☑ Other: Agriculture	
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 exisitng lot line		☐ Other:	

Proposed residential or rural residential lots		Proposed commercial, industrial or other lots	
Number of existing lots		Number of existing lots	1
Number of proposed lots		Number of proposed lots	2
Total size of all application lands	meters sq. or hectares	Total size of all application lands	23.1 ha (meters sq. or hectares)
Minimum proposed lot size	meters sq. or hectares	Minimum proposed lot size	6 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.)
This agriculture parcel is in our inventory. It has never been sold for agriculture purposes to date but has been used for different agriculture pursuits over the years. We recently completed soils work and the results confirm that the area with viable soil-based agriculture is located within the southern 6 hectares. We are requesting subdivision of this 6 ha area because it passes the 80% soil arability, making it eligible for a future soi-based agreement for sale. The remaining 17 ha is suited for a livestock lease and could work well in conjunction with the future 6 ha parcel for a mixed agriculture operation.
For additional clarity, this proposed subdivision does not fall under the criteria for a home-site subdivision - as the lot has never been disposed of for the purposes agriculture.

Services

Existing/proposed provision for drinking water
N/A

Existing/proposed provision for sewage treatment/disposal
N/A

Existing/proposed provision for disposal of garbage/solid waste
N/A

Existing/proposed provision for electricity
N/A

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

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 dept:
Hootilinqua Fire Dept

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
Near Trans-Canada trail

Access

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

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.)
Fine textured glaciolacustrine sediments consisting of clay and clay loam.

Vegetation (spruce, pine, poplar, willow, clear, etc.)
mostly scrub birch and willow with small islands of aspen on higher ridges. Grasslands are found in open depressions. A few scattered pines.

Topography (flat, steep, rolling, etc.)
Gently sloping uphill towards the north. has rolling bands of ridges, mounds and depressions in the central and northern areas of this lot, which can make it more challenging to develop. The southern section (6ha) portion is generally flat.

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)
numerous small ponds in the central and northern sections of the parcel.

Any known significant historical or heritage features on or near this site
no

Any known significant fish or wildlife habitat on or near this site
no

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: Agriculture

Name of applicable zoning bylaw or regulation: Hot Springs Road DAR

Current planning designation of application lands

☐ No zoning ☐ Urban residential ☐ Rural residential ☐ Cottage ☐ Commercial
☐ Industrial ☑ Other: Agriculture/Grazing

Name of applicable community or local area plan: Hot Springs Road LAP

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:

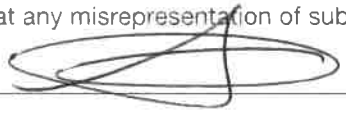
- ☐ a document signed by the registered owner(s) of land(s) authorizing the listed agent to act on their behalf.

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.

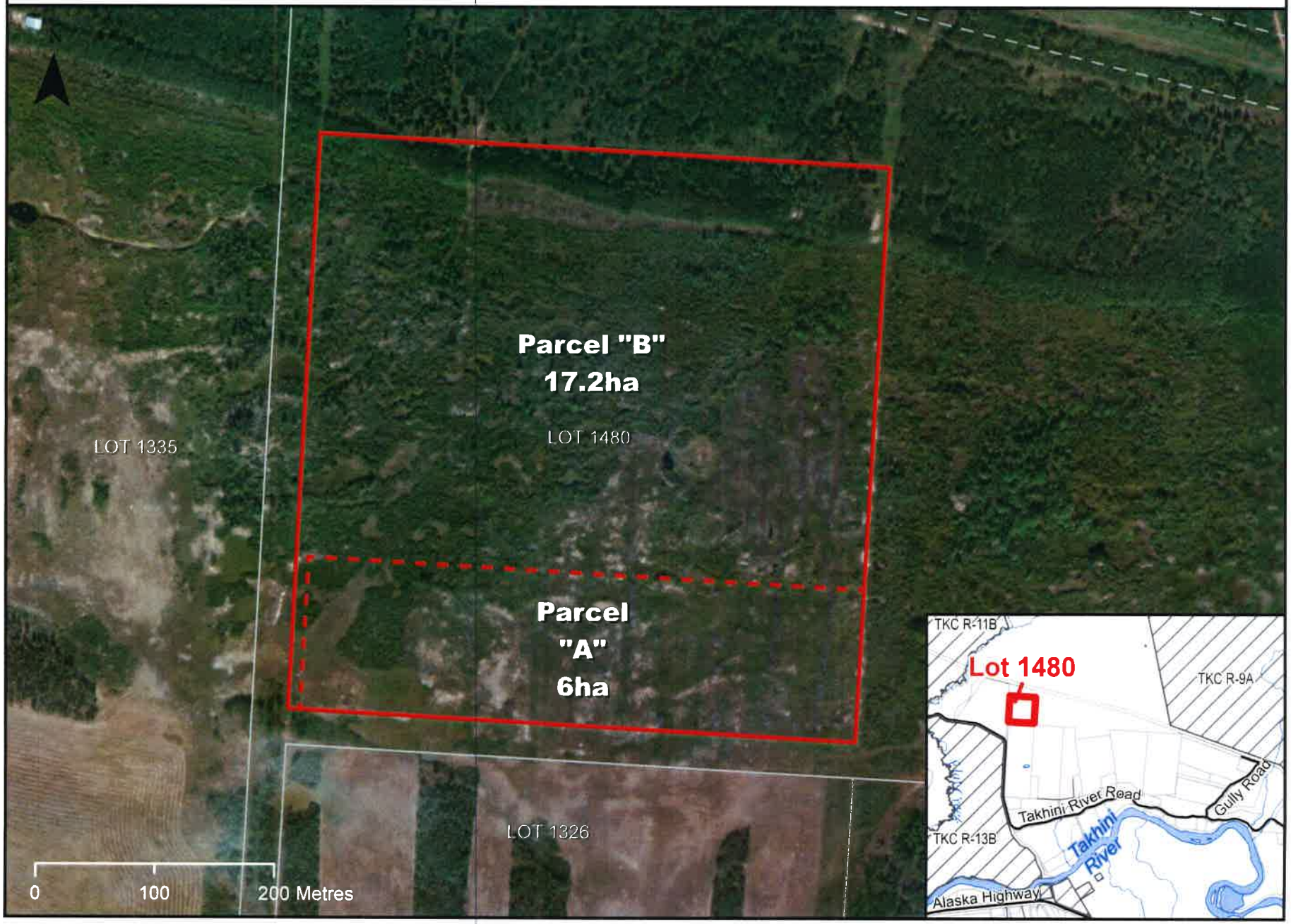
I/we understand that any misrepresentation of submitted data may invalidate any approval of this application.

Signature:  Date: Sept. 4, 2026

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.

Subdivision Application for a 6 Ha Subdivision of Lot 1480 Quad 105 D/14, Plan 2006-0149 LTO, Hot Springs Road Development Area, Yukon



CW 2026-10-01

File # 2020-60-TH120