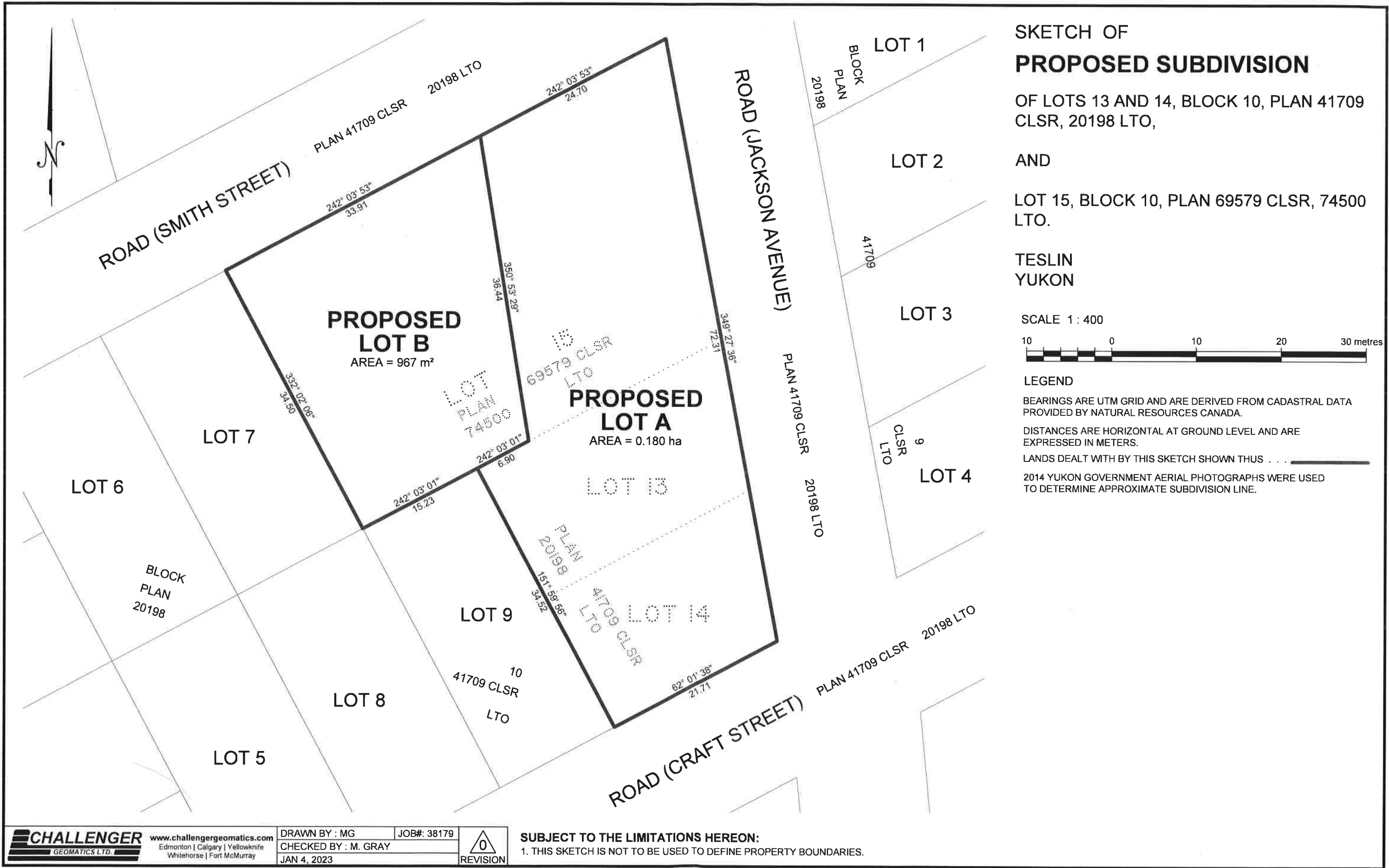


Application for Subdivision Approval for Consolidation and Boundary Realignment of Lots 13 and 14, Block 10, Plan 20198 LTO  
and Lot 15 Block 10, Plan 74500 LTO  
Yukon Housing Corporation



CW 2023-01-19



**SKETCH OF  
PROPOSED SUBDIVISION**

OF LOTS 13 AND 14, BLOCK 10, PLAN 41709  
CLSR, 20198 LTO,

AND

LOT 15, BLOCK 10, PLAN 69579 CLSR, 74500  
LTO.

TESLIN  
YUKON

SCALE 1 : 400



**LEGEND**

BEARINGS ARE UTM GRID AND ARE DERIVED FROM CADASTRAL DATA  
PROVIDED BY NATURAL RESOURCES CANADA.

DISTANCES ARE HORIZONTAL AT GROUND LEVEL AND ARE  
EXPRESSED IN METERS.

LANDS DEALT WITH BY THIS SKETCH SHOWN THUS . . .

2014 YUKON GOVERNMENT AERIAL PHOTOGRAPHS WERE USED  
TO DETERMINE APPROXIMATE SUBDIVISION LINE.



## 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

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

Department use only

### General information

Name of registered owner of lands  
 Yukon Housing Corporation / Commissioner of the Yukon

General location of application land/project  
 Teslin

### Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
13&14 / 15	10	Teslin	41709 / 69579	20198 / 74500

Civic address of lands included in this application (if applicable)	City/town/community
	Teslin

### 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	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Rural residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<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 type="checkbox"/> Other: _____	

Proposed use(s) of the application 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 type="checkbox"/> Other: _____	

General nature of subdivision request	<input checked="" type="checkbox"/> Division of existing parcel, into 2 or more lots	<input checked="" type="checkbox"/> Consolidation of 2 or more lots into 1
	<input type="checkbox"/> Adjustment of an existing lot line	<input type="checkbox"/> Other: _____

Proposed residential or rural residential lots		Proposed commercial, industrial or other lots	
Number of existing lots	3	Number of existing lots	
Number of proposed lots	1	Number of proposed lots	
Total size of all application lands	2767 m2 <small>meters sq. or hectares</small>	Total size of all application lands	<small>meters sq. or hectares</small>
Minimum proposed lot size	967 m2 <small>meters sq. or hectares</small>	Minimum proposed lot size	<small>meters sq. or hectares</small>

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.)

YHC is working with the Yukon Commissioners office to subdivide existing lot 15 which currently includes nurses housing and YHC's local housing managers office, while consolidating apporximalty half of lot 15 with YHC owned lots 13 and 14. This larger lot will allow YHC to construct a new residential 6 plex with integrated housing managers office.

**Services**

Existing/proposed provision for drinking water

Existing

Existing/proposed provision for sewage treatment/disposal

Existing

Existing/proposed provision for disposal of garbage/solid waste

Existing

Existing/proposed provision for electricity

Existing

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

Existing

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?

YCH will work closley with YE to adjust any utility service easements with the new design.

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

**If yes**, give name/location of fire dept:

Yes, Teslin local fire department Alaska Highway

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

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?)

No

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.)?  Yes  No  
If yes, is the applicant the sole owner of these improvements?  
Does the subdivision layout respect the location of any permanent structures?

Yes there are two existing structures on lot 15. One is a nurses residence, it is on Commissioners land held in reserve by Health and Social Services and will remain for the foreseeable future; The second is the YHC local housing managers office, this building will be demolished and a new 6 plex with integrated office will be built on the consolidated lots.

**Site characteristics**

Soils (sand, gravel, clay, silt, peat, etc.)  
sand, gravel, clay, silt, have completed a geotechnical evaluation of the site and available upon request.

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

Topography (flat, steep, rolling, etc.)  
fairly flat, slight rolling on north end

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)  
Teslin lake across the street

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  
Teslin lake across the street

**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: Lot 15 is zoned Community Facility Lots 13&14 are zoned village residential  
Name of applicable zoning bylaw or regulation: Village of Teslin Zoning Bylaw No. 20-243

Current planning designation of application lands  
 No zoning  Urban residential  Rural residential  Cottage  Commercial  
 Industrial  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
- 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.