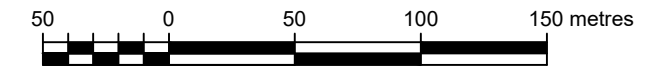


# SKETCH OF PROPOSED SUBDIVISION

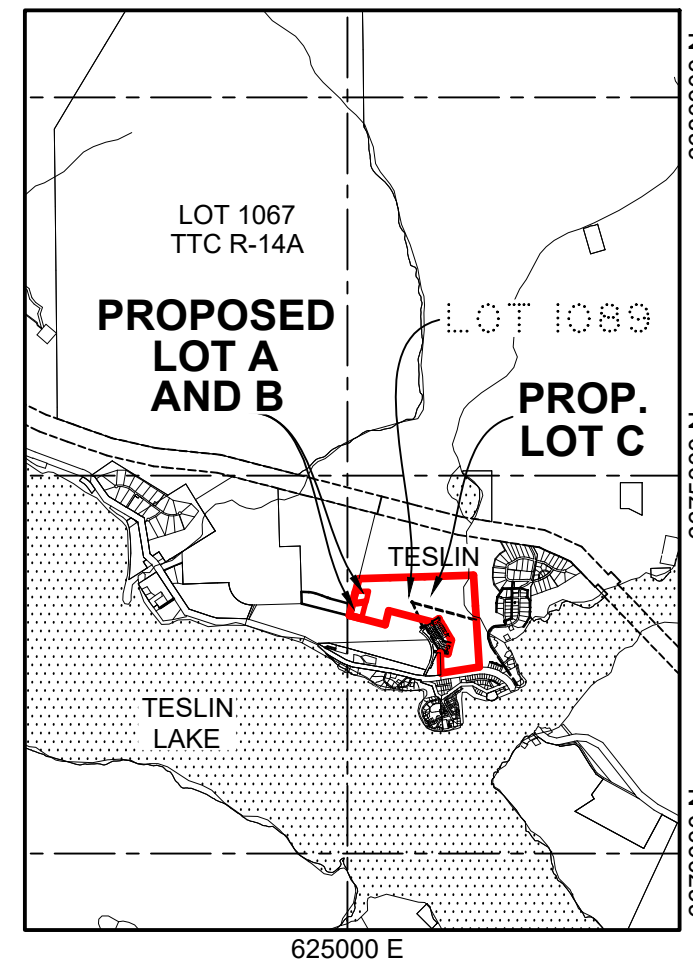
OF LOT 1089, QUAD 105 C/02  
(PLAN 109090 CLSR, 100037854 LTO)

TESLIN  
YUKON

SCALE 1 : 3000



## KEYPLAN SCALE 1:100,000



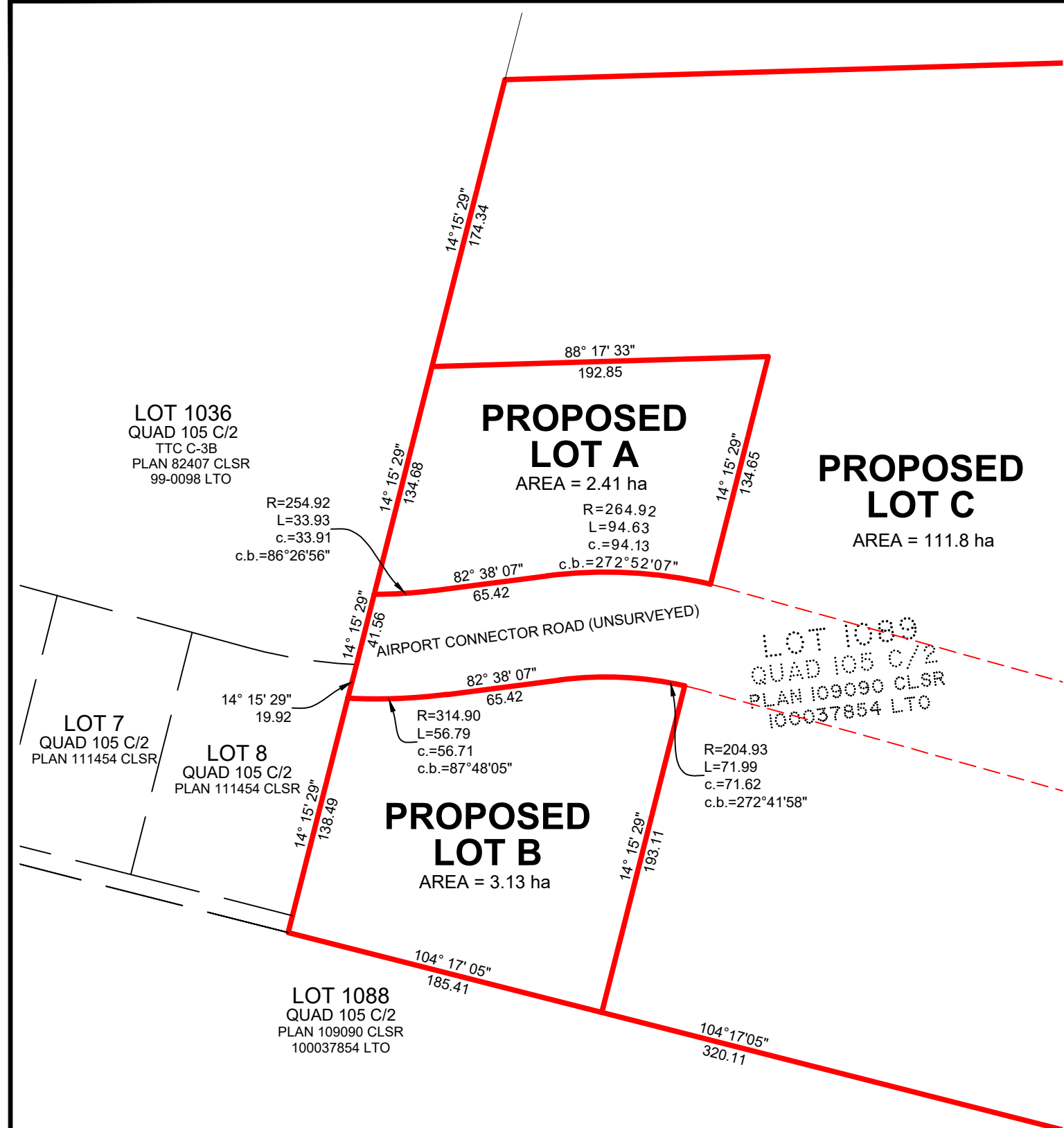
### LEGEND

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 ———

30 m OFFSET FROM CENTERLINE OF ROAD - - - - -



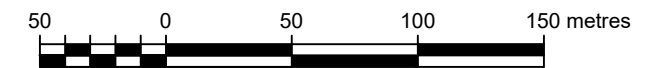


SKETCH OF  
**PROPOSED SUBDIVISION**

OF LOT 1089, QUAD 105 C/02  
(PLAN 109090 CLSR, 100037854 LTO)

TESLIN  
YUKON

SCALE 1 : 3000



LEGEND

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LANDS DEALT WITH BY THIS SKETCH SHOWN THUS . . .

30 m OFFSET FROM CENTERLINE OF ROAD . . . . .







SKETCH OF  
**PROPOSED SUBDIVISION**

OF LOT 1089, QUAD 105 C/02  
(PLAN 109090 CLSR, 100037854 LTO)

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SCALE 1 : 3000



LEGEND

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LANDS DEALT WITH BY THIS SKETCH SHOWN THUS . . .

30 m OFFSET FROM CENTERLINE OF ROAD . . . . .





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

### General information

Name of registered owner of lands Commissioner of Yukon - Titled Commissioner's Land	Email ben.campbell@yukon.ca	Phone 867-332-0576	
Address P.O. Box 2703 (C-14)	City/town Whitehorse	Terr./prov. YT	Postal code 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 Rebecca Irish, YG, EMR, Land Management Branch	Email rebecca.irish@yukon.ca	Phone 867-456-6717	
Address P.O. Box 2703	City/town Whitehorse	Terr./prov. YT	Postal code Y1A 2C6

General location of application land/project  
 Teslin area

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1089	Quad 105 C/02	Teslin	109090	100037854

Civic address of lands included in this application (if applicable)	City/town/community Teslin
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### 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 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: Vacant Commissioner's Land	
Existing use(s) of adjacent lands	<input type="checkbox"/> Residential	<input type="checkbox"/> Rural residential	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input checked="" type="checkbox"/> Other: Airport reserve and greenspace	
Proposed use(s) of the application lands	<input type="checkbox"/> Residential	<input type="checkbox"/> Rural residential	<input type="checkbox"/> Commercial	<input checked="" 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 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 _____	Number of existing lots _____ 1
Number of proposed lots _____	Number of proposed lots _____ 3
Total size of all application lands _____ meters sq. or hectares	Total size of all application lands _____ 117 ha meters sq. or hectares
Minimum proposed lot size _____ meters sq. or hectares	Minimum proposed lot size _____ 2.4 ha meters sq. or hectares
<p>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.)</p> <p>The proposed subdivision will result in two proposed industrial lots (Proposed Lots A and B) off the Airport Connector Road. The two proposed lots will be 2.4 and 3.1 hectares in size. The proposed lots are located just west of the Teslin municipal boundary. The proposed lots will provide much-needed industrial land for the community of Teslin. YG has been working with the Village of Teslin and Teslin Tlingit Council on this project. TTC is proposing their own industrial parcels on their adjent C-3B parcel. The proposed time frame is to release these two lots to the public via a public disposition process such as a lottery or tender.</p>	
<b>Services</b>	
<p>Existing/proposed provision for drinking water</p> <p>There is no current water service. The proposed lots will be serviced by private wells or water delivery by the property owners.</p>	
<p>Existing/proposed provision for sewage treatment/disposal</p> <p>There is no current sanitary service. The proposed lots would be serviced by septic systems by the property owners.</p>	
<p>Existing/proposed provision for disposal of garbage/solid waste</p> <p>Lots are currently outside the Teslin solid waste collection area. Waste can be taken to the Teslin transfer facility.</p>	
<p>Existing/proposed provision for electricity</p> <p>Overhead powerlines are located adjacent to the proposed lots along the Airport Connector Road.</p>	
<p>Existing/proposed provision for telephone, other utilities, etc.</p> <p>Overhead telephone lines are located adjacent to the proposed lots along the Airport Connector Road.</p>	
<p>Are there any overhead or underground utilities located within or adjacent to the application area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>If yes</b>, are the application lands subject to any existing easements?</p> <p>No.</p>	
<p>Is application area presently served by an established fire department? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>If yes</b>, give name/location of fire dept:</p> <p>Teslin Volunteer Fire Department. Fire station is located approximately 2.8 km away.</p>	
<p>Location of and distance to nearest school and school bus route (where applicable)</p> <p>Teslin Community School, located approximately 2.5 km away.</p>	
<p>Existing/proposed provision parks, open space or other recreational amenities</p> <p>N/A</p>	
<b>Access</b>	
<p>Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?)</p> <p>New driveway accesses will be required to the Airport Connector Road. Accesses will be the responsibility of the lot purchasers.</p>	

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

**Site characteristics**

Soils (sand, gravel, clay, silt, peat, etc.)  
Morainal till soils with pockets of fine grained glaciolacustrine soils. Area is on a south facing slope so the area is considered to be moderately well-drained.

Vegetation (spruce, pine, poplar, willow, clear, etc.)  
Area is primarily comprised of mature stands of white spruce, lodgepole pine and aspen.

Topography (flat, steep, rolling, etc.)  
Lots are located on a south facing slope with slopes ranging between 4-9% on south side of road and 7-11% on north side of road.

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)  
Bioswale is located east of the proposed lots to help with regional drainage.

Any known significant historical or heritage features on or near this site  
2020 HRIA completed. 29 CMTs and one historic feature (tin can scatter) were identified in the area. The report recommended that no further work was required for the historic feature or the CMTs.

Any known significant fish or wildlife habitat on or near this site  
Unknown.

**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: \_\_\_\_\_

Name of applicable zoning bylaw or regulation: \_\_\_\_\_

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.

