



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

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	
Jean and Scott MacLean	[REDACTED]	[REDACTED]	
Address	City/town	Terr./prov.	Postal code
[REDACTED]	[REDACTED]	Yukon	[REDACTED]
Name of registered co-owner of lands	Email	Phone	
	[REDACTED]	[REDACTED]	
Address	City/town	Terr./prov.	Postal code
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			
Lot 1052-2 or 257 Cormier Creek Road, Upper Liard, Yukon			
Legal description of lands included in this application Parcel ID# 8057108			
Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #
1052-2 (257)	105A-2		
			LTO plan #
			1052-2 2000-0052 LTO
Civic address of lands included in this application (if applicable)		City/town/community	
257 Cormier Creek Road		Upper Liard (Watson Lake)	
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 type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Other: <u>Rural Agricultural</u>
Proposed use(s) of the application lands	<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Public/road <input checked="" type="checkbox"/> Other: <u>Residential</u>		
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.)

Scott MacLeran and I are seperated and filing for divorce. We are in the process of building a second home on the property. We would both like to stay on the property. We have two childern and feel that this is the best way to raise our kids and the fairest way to divide our assets. In the past we have raised meat birds, turkeys and pigs as well as planting vegetables for sale in the community. If subdivsion is approved, we are planning to continue farming and developing the property for agricultural purposes.

I want to retain the little house and 25 acres and Scott will retain the build site, finish building the home (Scott estimates that he needs 2 years to complete the build) and retain 17.8 acres. If the property needs to be divided equally, we are both in agreement with that as well. Currently there is a power line running though the property and I am not sure if an easement needs to be added for the power line to the build site

Services

Existing/proposed provision for drinking water

Existing: Thier is an existing well for the little house.

Existing/proposed provision for sewage treatment/disposal

Existing: Tier is an existing septic bed for the little house.

Existing/proposed provision for disposal of garbage/solid waste

Existing: local community dump in Watson Lake. Garbage is transported to town.

Existing/proposed provision for electricity

Exisiting: Power poles have been installed for the build site and are existing for the little house.

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

Proposed: NWTEL to install phone line for the build site, existing for the lillte house.

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?

I am not sure if I answer yes or no to this question. Their is a power line (you will see in the map of the property) running

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

If yes, give name/location of fire department.

The Town of Watson Lake has an established fire department

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

Johnson Elementry School and Watson Lake Secondary School are located 22 km from the lot. Their is an established

Existing/proposed provision parks, open space or other recreational amenities

none

Access

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

Existing: Road to the build site is constructed and is connected to an existing public access point/road

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.

The Road is constructed on the parcel of land to be subdivided.

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?
The concrete foundation is poured and teh basement level of the house is framed.

Yes No

Site characteristics

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

sand and clay soilds and black dirt in lower level of property

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

cleared with some spruce, pine and willow

Topography (flat, steep, rolling, etc.)

steep hillside on the way to the build site, flat at build site and below build site.

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area) ditches alongside road construction and stream at the begining of the road to the build site.

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: Residential _____

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.

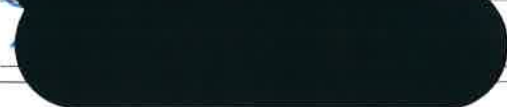
I/we certify that the subject property is my/our principal residence.

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 false or misleading information of submitted data may invalidate any approval of this application.

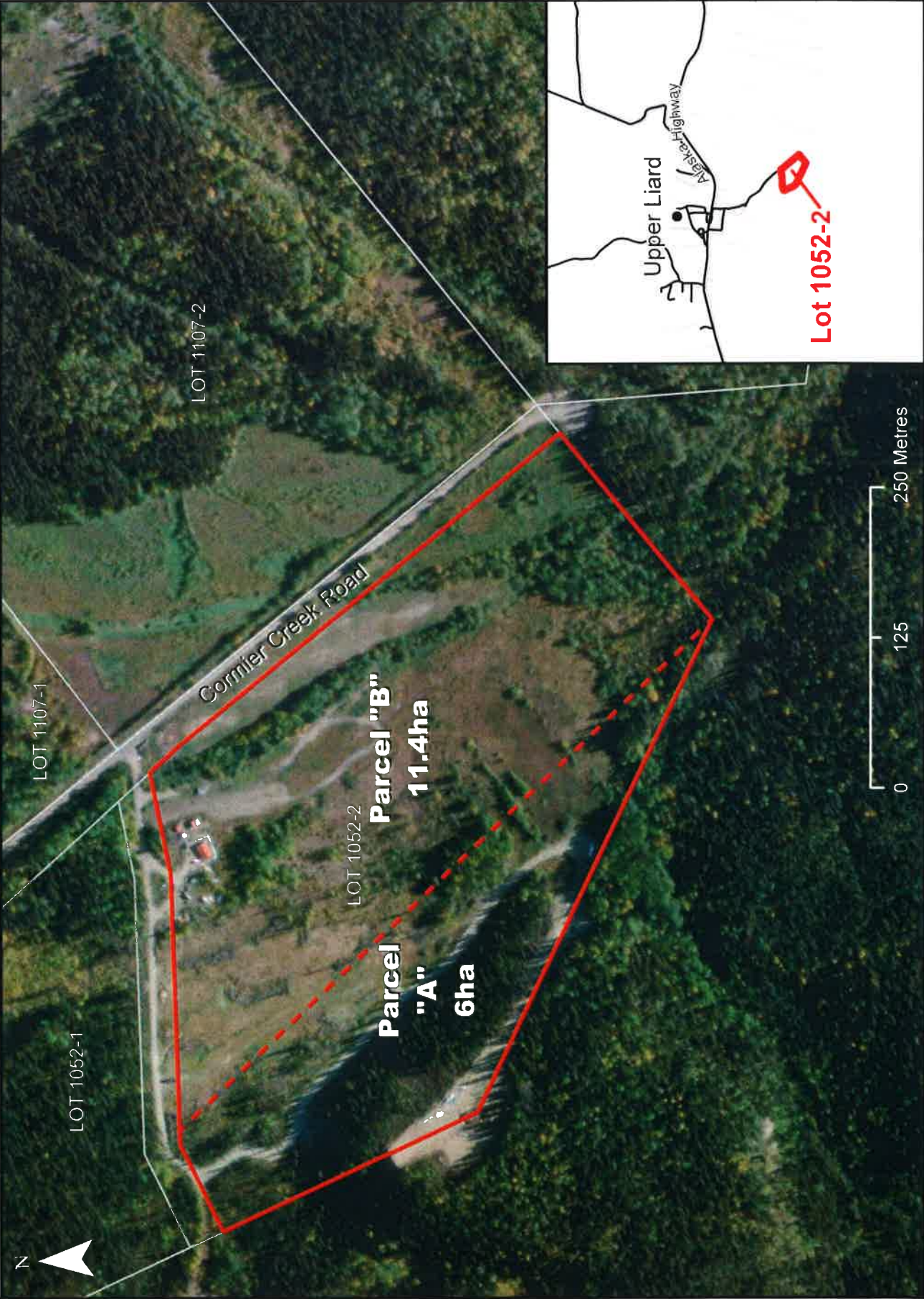
Signature:  _____

Date: July 24, 2024

Signature:  _____

Date: July 24, 2024

Subdivision Application for a Two Lot Subdivision of Lot 1052-2,
Plan 2000-0052 LTO, Upper Liard, Yukon



JT 2024-09-05