

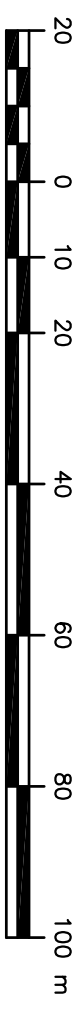
CROWN RESERVE

LOT 8
BLOCK 15
PLAN 43475 CLSR
23074 LTO

SKETCH OF
PROPOSED SURVEY OF
PARCEL "A"
COMPRISING
LOTS 26 AND 27, BLOCK 16
(Plan 110693 CLSR, 100042827 LTO)

WATSON LAKE WYE
YUKON

Scale 1:1000



LEGEND:

Bearings are UTM Grid derived from Plan 43475 CLSR, 23074 LTO.

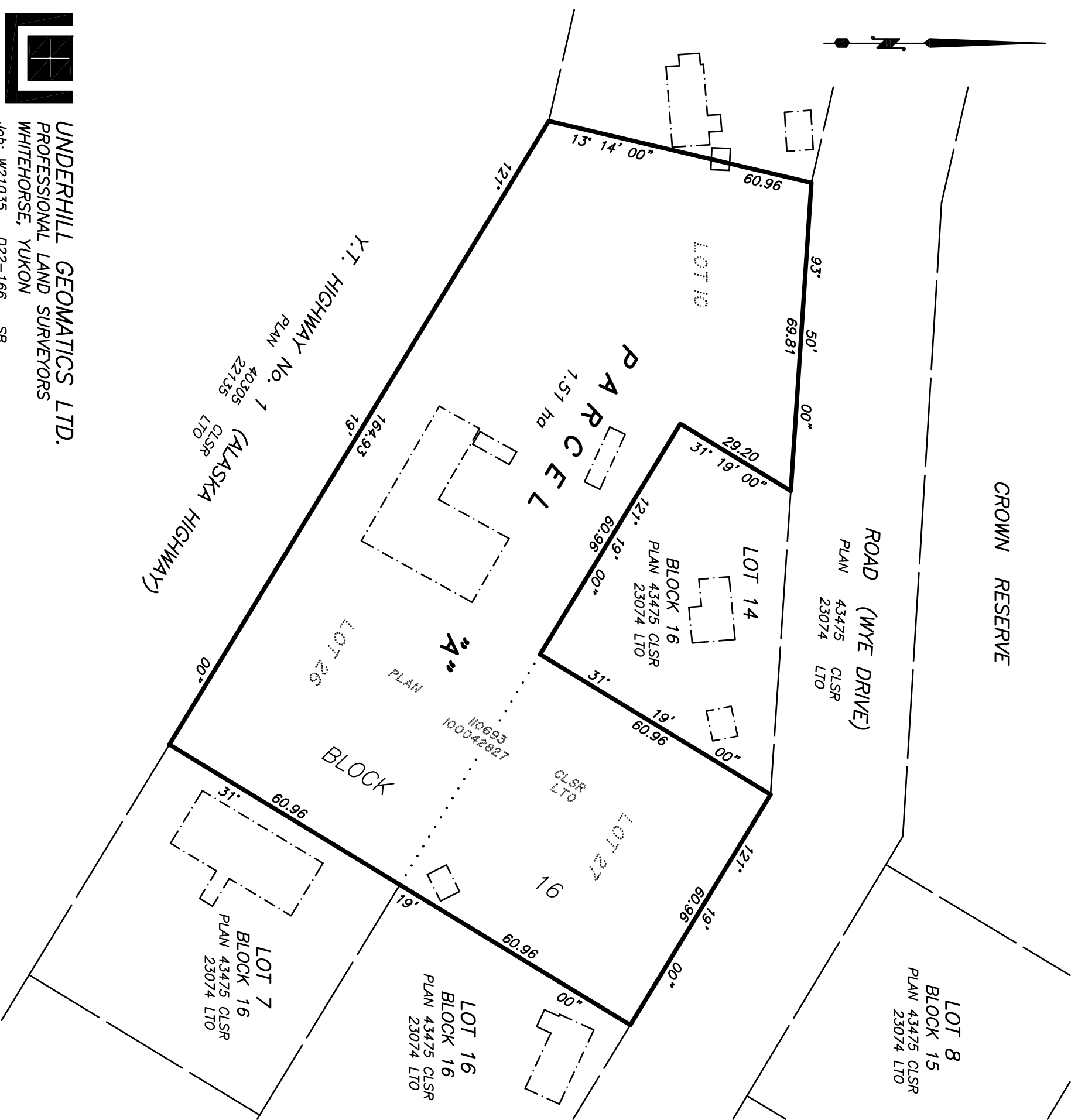
Distances are horizontal at general ground level and are expressed in metres.

Building locations are approximate and derived from Yukon Government Aerial Imagery, 2015

Lands dealt with by this sketch shown thus
Building locations shown thus

Owner,
Lot 26 Block 16, Watson Lake, YT, Plan 110693 CLSR
CoT 100255531
Andrew Shannon

Lot 27 Block 16, Watson Lake, YT, Plan 110693 CLSR
CoT 100255542
Andrew Shannon



Y.T. HIGHWAY NO. 1
PLAN 40305
22135
(ALASKA HIGHWAY)
CLSR LTO



UNDERHILL GEOMATICS LTD.
PROFESSIONAL LAND SURVEYORS
WHITEHORSE, YUKON
Job: W21035 D22-166 SB



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@gov.yk.ca

Department use only

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

General information

Name of registered owner of lands
 ANDREW SHANNON

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
26, 27	16	WATSON LAKE	110693	100042827

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

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"/> Institutional	<input type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<input type="checkbox"/> Industrial
Existing use(s) of adjacent lands	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<input type="checkbox"/> Industrial
Proposed use(s) of the application lands	<input type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<input type="checkbox"/> Industrial
General nature of subdivision request	<input type="checkbox"/> Division of existing parcel, into 2 or more lots <input type="checkbox"/> Adjustment of an existing lot line	<input checked="" type="checkbox"/> Consolidation of 2 or more lots into 1 <input type="checkbox"/> Other: _____		

Proposed residential or rural residential lots		Proposed commercial, industrial or other lots	
Number of existing lots	_____	Number of existing lots	_____ 2
Number of proposed lots	_____	Number of proposed lots	_____ 1
Total size of all application lands	_____ meters sq. or hectares	Total size of all application lands	_____ 1.51HA meters sq. or hectares
Minimum proposed lot size	_____ meters sq. or hectares	Minimum proposed lot size	_____ 1.51HA 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.)

Business operations (BJ Tire Shop) to extend over the entirety of Lot 26 and 27

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?
 power line within YT Hwy R/W; no easements on titles

Is application area presently served by an established fire department? Yes No
If yes, give name/location of fire dept:
 Watson Lake Fire Department

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

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

Access

Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?)
existing (YT Hwy No. 1 only)

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? Yes No
Does the subdivision layout respect the location of any permanent structures?

Site characteristics

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

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

Topography (flat, steep, rolling, etc.)
flat

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

Any known significant historical or heritage features on or near this site
unknown

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: _____

Name of applicable zoning bylaw or regulation: Town of Watson Lake Zoning

Current planning designation of application lands

- No zoning Urban residential Rural residential Cottage Commercial
 Industrial Other: _____

Name of applicable community or local area plan: Watson Lake

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.