

Subdivision Application for a Consolidation of Lots 22 and 23, Block 25, Plan 26467 LTO, Watson Lake, Yukon  
Thomas Slager



CW 2023-01-19



## 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

Thomas Slager

General location of application land/project

Town of Watson Lake

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
22 and 23	Block 25	Watson Lake Wye	51831	26467

Civic address of lands included in this application (if applicable)

102 and 104 Teslin Crescent

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 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: _____	

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 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	2	Number of existing lots	
Number of proposed lots	1	Number of proposed lots	
Total size of all application lands	2090m <sup>2</sup> <small>meters sq. or hectares</small>	Total size of all application lands	<small>meters sq. or hectares</small>
Minimum proposed lot size	2090m <sup>2</sup> <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.)

The new wood fired boiler system will be placed on the adjacent lot closer to the existing woodshed. The family has owned these lots for over thirty years and we aren't going anywhere. It just makes sense to consolidate them. We are recommitting to the community by rebuilding a better version of our own house which collapsed this past winter due to snow load. The outside wood boiler would allow us to heat the new building in an efficient manner.

### Services

Existing/proposed provision for drinking water  
existing town utilities

Existing/proposed provision for sewage treatment/disposal  
existing town utilities

Existing/proposed provision for disposal of garbage/solid waste  
existing garbage

Existing/proposed provision for electricity  
existing power

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?  
 none

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

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

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 (Teslin Crescent)

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?

existing shed  
single family residence under construction

**Site characteristics**

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

gravel

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

cleared with some native willow

Topography (flat, steep, rolling, etc.)

flat

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

none

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**

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: Watson Lake OCP Bylaw 21-10



## 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.