



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	Email	Phone
Shannon Bergeron	[REDACTED]	
Address	City/town	Terr./prov. Postal code
[REDACTED]	Watson Lake	YT Y0A 1C0
Name of registered co-owner of lands	Email	Phone
Steven Renald Bergeron	[REDACTED]	867-667-5000
Address	City/town	Terr./prov. Postal code
[REDACTED]	Watson Lake	YT Y0A 1C0
Name of person or agent authorized to act on owner(s) behalf	Email	Phone
Underhill Geomatics LTD	[REDACTED]	[REDACTED]
Address	City/town	Terr./prov. Postal code
4081 4th Ave	Whitehorse	YT Y1A 1H3

General location of application land/project within town of Watson Lake

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
13REM	Group 757	Watson Lake	42668	21366

Civic address of lands included in this application (if applicable)	City/town/community
106 9th St N	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"/> 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 checked="" 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 checked="" 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 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	1	Number of existing lots	1
Number of proposed lots	1	Number of proposed lots	1
Total size of all application lands	0.650 ha. <small>meters sq. or hectares</small>	Total size of all application lands	0.650 ha. <small>meters sq. or hectares</small>
Minimum proposed lot size	600m ² <small>meters sq. or hectares</small>	Minimum proposed lot size	600m ² <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.)

To create 1 lot for future residential multi-family development (Lot "A"). Lot "B" as shown on Application sketch to be consolidated with Pcl. A of Lot 13, G. 757 immediately after subdivision is registered in the LTO and is for commercial use.

Services

Existing/proposed provision for drinking water
existing town infrastructure

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

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

Existing/proposed provision for electricity
existing town infrastructure

Existing/proposed provision for telephone, other utilities, etc.
existing town infrastructure

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?
 No easements

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

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

Existing/proposed provision parks, open space or other recreational amenities
existing Wye Lake (approx. 400m)

Access

Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?)
 Access from Lakeview Ave and 9th St (crosses Lot 1005, Quad 105 A/2 - Cam Lockwood is looking to change land use for this parcel to Road); Access to Parcel L will be thru a proposed Access Easement within Pcl.A of Lot 13, GG. 757 (temporary)

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.)
sand, gravel, clay, silt

Vegetation (spruce, pine, poplar, willow, clear, etc.)
mostly cleared with willow and aspen on margins

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
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: Commercial - Downtown

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

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.

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 all of the submitted information is true and correct to the best of my knowledge and belief.

I/we understand that any misrepresentation of submitted data may invalidate any approval of this application.

Signature: _____

Date: 2024-03-22

Signature: _____

Date: _____

Subdivision Application for a two Lot Subdivision of Lot 13 (REM), Plan 21366 LTO,
Town of Watson Lake, Yukon.

