



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	Email	Phone
Yukon Government	[REDACTED]	[REDACTED]
Address	City/town	Terr./prov. Postal code
P.O. Box 2703 (C-12)	Whitehorse	YT Y1A 7A2
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	Email	Phone
Christine Lambert	[REDACTED]	[REDACTED]
Address	City/town	Terr./prov. Postal code
P.O. Box 2703 (C-12)	Whitehorse	YT Y1A 7A2
General location of application land/project		
Watson Lake Town Landfill		
Legal description of lands included in this application		
Lot number(s)	Block/group/quad	Subdivision/area
[REDACTED]		
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"/> Rural residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
<input type="checkbox"/> Institutional	<input type="checkbox"/> Utility	<input checked="" type="checkbox"/> Other: <u>Municipal Landfill</u>	

Existing use(s) of adjacent 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: _____	

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 existng lot line	<input type="checkbox"/> Other: _____

Proposed residential or rural residential lots

Number of existing lots _____ n/a

Number of proposed lots _____ n/a

Total size of all application lands _____ n/a
meters sq. or hectares

Minimum proposed lot size _____ n/a
meters sq. or hectares

Proposed commercial, industrial or other lots

Number of existing lots _____ 0

Number of proposed lots _____ 1

Total size of all application lands _____ 13.7 ha
meters sq. or hectares

Minimum proposed lot size _____ 13.7 ha
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.)

Current municipal landfill site. Purpose of subdivision is to title the land and lease it to the town of Watson Lake for the purpose of operations. The Regionalization program through Yukon Government requires that these subdivisions be completed.

Services

Existing/proposed provision for drinking water
n/a

Existing/proposed provision for sewage treatment/disposal
n/a

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

Existing/proposed provision for electricity
Yes

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

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, an easement for these utilities will not need to be established.

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)
n/a

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

Access

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

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.

There are no other users.

Improvements/structures

Are there any existing improvements located on the application area (buildings, fences, septic fields, wells, gardens, etc.)? Yes No
If yes, is the applicant the sole owner of these improvements?
Does the subdivision layout respect the location of any permanent structures?

Buildings include attendants shack. Owned by YG. Service to the facility was paid for by YG.

Site characteristics

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

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

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

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)
Small creek flowing north of the site.

Any known significant historical or heritage features on or near this site
No.

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: _____

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: _____

Signature: _____

Date: _____

Proposed Subdivision of 13.7 ha of Crown Land Near Lot 1-77,
Plan 44027 LTO, Town of Watson Lake, Yukon



LOT 1-77

Auburn Drive

Hardy Road

Alaska Highway Km 982

175

350 Metres