

**SKETCH OF  
PROPOSED PARCELS  
A, B, C, D AND ROAD**

BEING A SUBDIVISION OF  
LOT 65 (Remainder), Group 854,  
(Plan 53947 CLSR, 30183 LTO)

LAKE LABERGE  
YUKON

Scale 1:4000



**LEGEND:**

Bearings are derived from Plan 53947 CLSR, 30183 LTO.

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

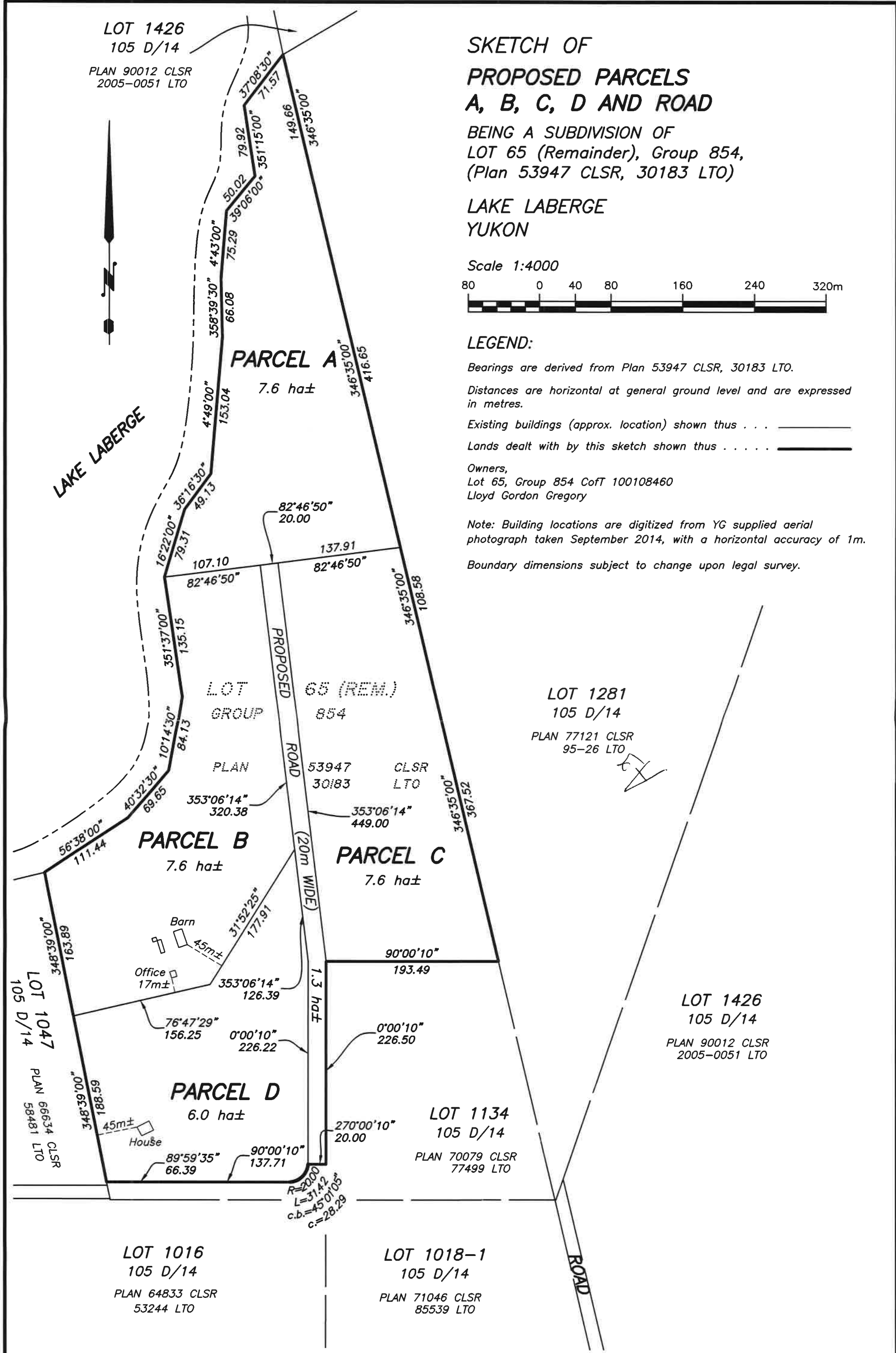
Existing buildings (approx. location) shown thus . . .

Lands dealt with by this sketch shown thus . . . . .

Owners,  
Lot 65, Group 854 CoT 100108460  
Lloyd Gordon Gregory

Note: Building locations are digitized from YG supplied aerial photograph taken September 2014, with a horizontal accuracy of 1m.

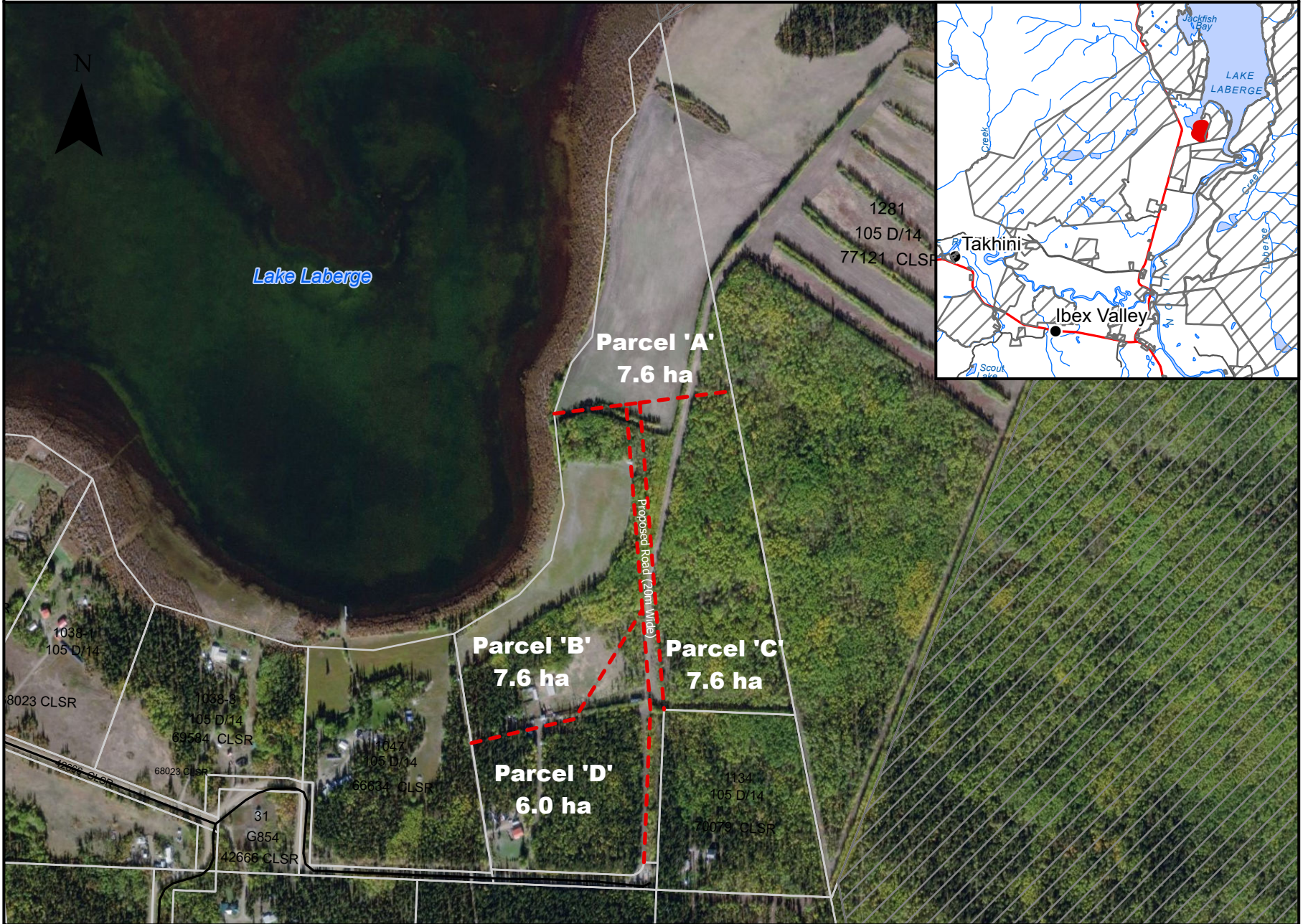
Boundary dimensions subject to change upon legal survey.



**UNDERHILL GEOMATICS LTD.**  
PROFESSIONAL LAND SURVEYORS  
WHITEHORSE, YUKON

Job: W21025 D21-043 DB

Proposed Subdivision of 65 (remainder). Group 854 into 3 lots.  
Gregory



2021-03-23





# 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 <b>Lloyd GORDON GREGORY</b>	Email	Phone		
Address	City/town	Terr./prov.	Postal code	
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 <b>STELLA HENDRIKA GREGORY</b>	Email	Phone		
Address	City/town	Terr./prov.	Postal code	
General location of application land/project				
Legal description of lands included in this application				
Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
<b>Rem #65</b>	<b>854</b>	<b>Whitehorse YT</b>		
Civic address of lands included in this application (if applicable)			City/town/community	
<b>Mile 10.5 Klondike Highway #2 Shannon Lake Rd. Northern Splendor Drive</b>			<b>Whitehorse YT</b>	
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?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing use(s) of the application lands	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input 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 type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<input type="checkbox"/> Industrial
Proposed use(s) of the application lands	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional	<input type="checkbox"/> Rural residential <input type="checkbox"/> Utility	<input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<input type="checkbox"/> Industrial
General nature of subdivision request	<input checked="" type="checkbox"/> Division of existing parcel, into 2 or more lots <input type="checkbox"/> Adjustment of an existing lot line	<input type="checkbox"/> Consolidation of 2 or more lots into 1 <input type="checkbox"/> Other: _____		

**Proposed residential or rural residential lots**

Number of existing lots 1

Number of proposed lots 4

Total size of all application lands \_\_\_\_\_  
meters sq. or hectares

Minimum proposed lot size 6.0 Ha  
meters sq. or hectares

**Proposed commercial, industrial or other lots**

Number of existing lots \_\_\_\_\_

Number of proposed lots \_\_\_\_\_

Total size of all application lands \_\_\_\_\_  
meters sq. or hectares

Minimum proposed lot size \_\_\_\_\_  
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.)

Purpose for subdividing the land is for Retirement Investment as we are getting older - and to provide for our children.

**Services**

Existing/proposed provision for drinking water

water delivered - Potential for well drilling

Existing/proposed provision for sewage treatment/disposal

septic on parcel D only

Existing/proposed provision for disposal of garbage/solid waste

Deep creek landfill

Existing/proposed provision for electricity

NO Electricity on site - access from the Road

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

NO - But there is Access

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?

Yes - From Parcel D to B

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

If yes, give name/location of fire dept:

Hootakingua Fire dept

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

Hidden Valley School 9 miles

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

NA

**Access**

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

YES. New Proposed Route

Will new road be surveyed and constructed as part of this subdivision proposal?  
If yes, fully explain the nature of the access, and if/how other users of access might be affected.

Yes  No

**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?

Yes  No

Some fencing - from Reindeer days and Horses -

**Site characteristics**

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

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

Topography (flat, steep, rolling, etc.)

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

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

YES in the shallow Bay

**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: Whitehorse Periphery Reg

Current planning designation of application lands

No zoning  Urban residential  Rural residential  Cottage  Commercial  
 Industrial  Other: \_\_\_\_\_

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
- 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: March 02-2021

Signature: \_\_\_\_\_

Date: March 02-2021

This information is being collected under the authority of the *Subdivision Act* and *Municipal Act* to be used for the purpose of reviewing this request. This information is about the conduct of public business and it cannot and will not be kept confidential. Except as noted below, it will be shared with other government departments and will be treated as information that third parties have the right to under the *Access to Information and Protection of Privacy Act*. Your phone number and address and business plan information will be treated as confidential, but might still be disclosed as permitted or required by the *Access to Information and Protection of Privacy Act*. (There are cases where even confidential information can be disclosed).