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Land rezoning

www.emr.gov.yk.ca/lands/info

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This fact sheet explains the steps you must take to have your land rezoned through the Yukon Government.

Does rezoning affect me?

Many Yukon communities and rural areas are divided into zoning districts. These zoning bylaws or regulations govern such things as property use, lot size, building setbacks etc.

Rezoning is required if you are proposing a new use on your property that isn't permitted under existing zoning. For example, rezoning would normally be required to change the use of your lot from residential to commercial.

If you're considering changing the use of your land, discuss your preliminary proposal with the Community Land Planning section.

How do I apply?

To rezone your land, you first have to find out who administers zoning for your area. Each municipality is responsible for zoning within their own boundaries.

The Community Land Planning section administers zoning in other communities and rural areas. There are also areas of the Yukon where no zoning applies.

You can get information and application forms from the Community Land Planning section. They can tell you what uses are allowed on your property and if rezoning is necessary.

If you decide to apply for rezoning land to the Community Land Planning section, you must provide:

- a completed Application for Rezoning Form. You must include description of property, existing and proposed use, etc;
- a copy of the current Certificate of Title to your property; and
- a location map.

The Yukon government does not charge a rezoning application fee.

What's the process with my application?

While the process varies within each zoning area, four steps generally apply to all rezoning applications.

1. the Community Land Planning section reviews your application to make sure it meets Yukon laws and land use planning principles.
2. the Community Land Planning section distributes the application to other government agencies and First Nations, as appropriate. Neighbouring property owners are also advised and given the opportunity to comment. A notice is posted in the local papers. In some cases, a public meeting may also be held.
3. the Community Land Planning section compiles the information and prepares a report for Cabinet. Cabinet may approve, approve with conditions or deny the rezoning application. The decision of Cabinet is final.

ADMINISTRATIVE JURISDICTIONS**YUKON GOVERNMENT**

Controls the majority of all vacant lands in the territory.

ENERGY, MINES AND RESOURCES

Lands Branch accepts applications to sell, lease, develop and use land under Yukon government control.

Agriculture Branch administers Yukon agricultural and grazing programs.

Minerals Management Branch administers placer and quartz claims, rights and use in the territory.

Forestry Branch administers timber permits and forestry planning.

COMMUNITY SERVICES

Community Land Planning manages zoning regulations in rural Yukon and administers subdivision outside Whitehorse and Dawson City. Also provides mapping services.

YUKON FIRST NATIONS

Control their own settlement lands.

MUNICIPALITIES

Administer lands, community plans and zoning bylaws within their jurisdictions.

Whitehorse and Dawson City also control subdivision within their boundaries.

The Government of Canada, through Natural Resources Canada, Legal Surveys Division provides maps and plans for a fee.

4. If your application is approved, or approved with conditions, an Order-In-Council will be issued to amend the related Area Development Regulation. You will be advised if your application is denied.

How long will the process take?

the Community Land Planning section will normally make a recommendation on your application within three or four months. Depending on the nature of your request and the extent of the review, it can take between four and 18 months or more to get final Cabinet approval.

How do I know what's happening with my application?

The Community Land Planning section sends you an initial letter to say that your application has been received. You'll also get a copy of the rezoning notice sent to neighbours.

You'll also get a decision letter advising if your application is approved or denied. You can call the Community Land Planning section at any time to find out the progress of your application.

CONTACTS

YUKON GOVERNMENT

ENERGY, MINES AND RESOURCES

Lands Branch

Tel: (867) 667-5215

Toll free: 1-800-661-0408, ext 5215

Fax: (867) 667-3214

land.disposition@gov.yk.ca

- land applications

- sale of developed lots

- land use permits

COMMUNITY SERVICES

Community Development Branch Engineering, Development and Operations

Tel: (867) 667-8945

Toll free: 1-800-661-0408 ext 8945

Fax: (867) 393-6258

JUSTICE

Land Titles

Tel: (867) 667-5612

Toll free: 1-800-661-0408 ext 5612

Fax: (867) 393-6358

YUKON HOUSING CORPORATION

Loans Administration

Tel: (867) 667-8114

Toll free: 1-800-661-0408 ext 8114

Fax: (867) 667-3664

- lot financing

- A/S program

OTHER AGENCIES

CITY OF WHITEHORSE

Planning Services

Tel: (867) 668-8335

Fax: (867) 668-8395

- development cost charges

- land planning and zoning

Building Inspection

Tel: (867) 668-8340

Fax: (867) 668-8395

CITY OF DAWSON

Tel: (867) 993-7400

Fax: (867) 993-7434

- subdivision approval

- land planning and zoning

NRCAN LEGAL SURVEYS DIVISION

Tel: (867) 667-3950

Fax: (867) 393-6707

- legal survey maps, plans, approvals

ENVIRONMENTAL HEALTH SERVICES

Tel: (867) 667-8391

Fax: (867) 667-8322

- septic systems