

# Agricultural land applications

[www.emr.gov.yk.ca/agriculture/info](http://www.emr.gov.yk.ca/agriculture/info)

One of a series of fact sheets published by the  
Department of Energy, Mines and Resources

April 2005

*This fact sheet explains the process of applying to the Yukon government for agriculture land under the spot land application process. A spot land application is one where you identify an area for development within the framework of the Yukon Agriculture Policy.*

## Introduction

In order to meet the land needs of the Yukon agriculture industry, the Yukon government reviews applications from eligible applicants to acquire agriculture land by way of a five-year agriculture agreement for sale. A successful agriculture applicant acquires fee simple title to their chosen land upon completion of the committed development.

The Agriculture Branch, Department of Energy, Mines and Resources accepts applications for agriculture lands providing that the land is unencumbered by any other use. Soil-based agriculture requires that the site have arable soil (e.g., hay crop, market garden), while non-soil-based agriculture is not dependent on the soil condition at the proposed site (e.g., greenhouse, poultry operation).

## May I apply for agriculture land?

You may apply for agriculture land if:

- you are a Canadian citizen or have permanent resident status;
- you have resided in the Yukon for one year prior to application; and
- you are at least 19 years of age.

Also eligible for agriculture land are companies where Yukon residents hold the majority of shares.

## How do I apply for agriculture land?

Before you apply for agriculture land, contact the Agriculture Branch for information about the agriculture land program and policies. Staff will also confirm if the area you are interested in is available.

Application forms are available at the Agriculture Branch or online at [www.emr.gov.yk.ca/forms/#a](http://www.emr.gov.yk.ca/forms/#a). If you decide to apply for agriculture land, you must give the Agriculture Branch:

- a completed agriculture application form. This will include information on proposed use and timing of improvements, as well as existing and adjacent land use including mining claims;
- a map or aerial photo showing the location and size of your chosen area; and
- an application fee of \$25 plus GST.

## How is my spot agriculture land application processed?

The Agriculture Branch will perform a preliminary screen of your application to determine the potential availability of the site. If the land is found to be unencumbered by other uses your application will be formally accepted and reviewed.

After your application is formally accepted, you have 60 days to complete a detailed Farm

## 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.*

Development Plan (FDP). The FDP is part of the application. Applications can only proceed through the review process with an approved FDP. The plan must specify approved agriculture developments equal to at least twice the appraised value of the parcel you are applying for. The Agriculture Branch has a schedule of approximate agriculture development costs to help you finalize your project. Your FDP will, if the application is approved and the parcel disposed, become part of the agreement for sale issued to you.

The Agriculture Branch coordinates the review of your application.

The Agricultural Land Application Review Committee (ALARC) will do a technical review of your application. ALARC includes representatives from Yukon government agencies with responsibility for resource management. ALARC makes a recommendation to: proceed with further review; defer if more information is needed; or deny your application.

You will be advised in writing of the government's decision based on the ALARC recommendation. You have 60 business days to accept or appeal the decision.

If ALARC recommends that your application proceed to further review, the Agriculture Branch undertakes consultation with the public, First Nations and municipalities.

Your agriculture land application will then be considered by the Land Application Review Committee (LARC). This committee, which includes representatives from government, First Nations and community agencies, also conducts public consultation. You will be advised in writing of the government's decision based on the LARC recommendation. You or any intervener may appeal the decision.

After the Yukon government's approval of an agriculture land application, the Yukon government's Agriculture Branch will grant permission for you to proceed with a legal survey of your approved site.

This is followed by granting an agriculture agreement for sale once the survey is registered.

### **How long will this take me?**

The time it takes depends on the complexity of your application, and whether or not other land use issues are involved. If you are applying for soil-based agriculture land, then assessment of agriculture capability must be conducted during the growing season, so when your application is submitted can affect overall timing.

### **How much will the land cost me?**

Before you enter into an agreement for sale, you must pay for the land to be legally surveyed. You must also pay development costs incurred by the Yukon government in making this parcel of land available (this is rare for spot land applications).

The agreement for sale issued to you will specify the agriculture developments required for the completion of the contract. The total value of approved agriculture developments must equal at least twice the appraised market value for your parcel. Sweat equity is calculated as part of your development effort.

## **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**

##### **Building Safety**

Tel: (867) 667-5741

Toll free: 1-800-661-0408 ext 5741

Fax: (867) 393-6249

- building and construction permits (outside Whitehorse)

#### **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