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## Land use permits

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

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*This fact sheet explains the steps you must take if you want to temporarily use or conduct work on Yukon land.*

### Introduction

You need a Land Use permit if you want to do the following kinds of activities on Yukon land:

- site clearing or earth work;
- constructing a new road, trail or access;
- clearing or installing a utility right-of-way;
- quarrying or extracting aggregate;
- conducting geo-technical or hydrological studies;
- temporarily using or occupying Yukon land (such as a construction camp); and
- oil and gas and seismic activities.

Other types of activities generally do not require a Land Use permit. These activities include:

- trail cutting (less than 1.5 metres wide and less than 4 ha); and
- short-term wilderness camping.

A Land Use permit allows you to do a specific activity over a specified period of time. A permit does not give you any exclusive rights or tenure to the land.

If you want to do work within a Yukon highway right-of-way, you must apply for a permit from the Department of Highways and Public Works, Transportation Maintenance Branch.

### How do I apply for a Land Use permit?

The Lands Branch will help verify land ownership and supply application forms.

If you wish to obtain a land use permit, you must submit a land use permit application form and an application fee.

### How is my Land Use permit processed?

The Lands Branch accepts applications and co-ordinates their review.

Your completed application is reviewed by government, Yukon First Nations and community agencies for such things as land capability, access, environmental implications, compatible land uses, sustainable development and wildlife and habitat concerns.

Your review is subject to an environmental assessment as required by the *Yukon Environmental Assessment Act/Yukon Environmental and Socio-economic Assessment Act*.

Based on this review, the Lands Branch makes a decision to approve, conditionally approve or deny your application. In some cases your application may be deferred if additional information is required or there are outstanding issues to be resolved.

On approval, you will be given a permit to conduct the land use activity with appropriate terms and conditions.

### 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.*

You may appeal a denial of an application.

Permits include terms and conditions to ensure that work is conducted in a safe and responsible manner. While terms and conditions may vary from project to project, they will generally specify:

- the location where the activity is to be conducted;
- the project start and completion dates;
- measures to be taken to reduce possible damage to the site or environment; and
- conditions outlining the final site clean-up or reclamation, waste disposal, and salvage of usable material (such as timber).

### **What other approvals do I need to obtain?**

A Land Use permit allows you to undertake specific activities on Yukon lands. However, it doesn't exclude you from obtaining any other necessary approvals or endorsements from other jurisdictions or authorities.

For example, you may need approval from Federal Fisheries and Oceans where a proposed activity may affect fish habitat.

You may also be required to consult with other agencies before starting work at the site, for example, referral to a utility company regarding underground or overhead lines.

Land Use section can tell you what other approvals you may need.

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

While most applications are processed within 42 days, a review can take up to one year from the date of your application. The length of the review period may be longer for larger scale projects or projects in environmentally sensitive areas.

### **Is there a cost for my Land Use permit?**

There are application fees and land use fees depending on where the land is located. A Land Use permit does not grant any exclusive rights or tenure to the land so there are no annual land or rental costs.

When the proposed activity includes the removal of gravel or aggregate, a royalty fee may also apply. (*See Fact Sheet 5: Quarry permits.*)

All fees are payable at the time of application. Contact the Lands Branch for more information.

## **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