

2

Individual land applications

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

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

April 2005

The Yukon government accepts individual applications for Yukon land. This fact sheet explains the process and the steps that you must take to make a land application. (See also Fact Sheet 16: Applications for rural residential land.)

Introduction

In most cases public lands are developed and sold by the Yukon government in planned subdivisions. However, the Lands Branch accepts applications to buy, lease, occupy or use other public lands.

Individual land applications are accepted for rural residential, commercial, industrial, lot enlargements, trapping leases, waterlots and other uses.

Applications are considered on a case-by-case basis.

In the interest of sound planning, the government develops and sells recreational lots in planned subdivisions. Individual recreational applications are not accepted.

May I apply for Yukon land?

Yes, you may apply if your need falls within the Lands Branch spot application program. You must be at least 19 years old to apply. Please contact the Lands Branch for information on land application policies. Staff will also confirm if the land you are interested in is available for application.

How do I apply for Yukon land?

You can obtain application forms and program information from the Lands Branch, or online at www.emr.gov.ca/lands.

To apply for Yukon land, you must provide:

- a completed application form. In it you will describe such things as existing site conditions, proposed use, suitability of the land and also include a good site plan showing location, size and features of the land; and
- an application fee of \$25 plus GST.

How is my land application processed?

Lands Branch co-ordinates a preliminary review of applications for Yukon land. Your land application is then forwarded to the Land Application Review Committee (LARC) which includes representatives from government, First Nations and community agencies. The committee will conduct a technical review and make a recommendation to the Lands Branch.

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

A notice of your application will be posted in local newspapers to provide the public with an opportunity to comment on your application.

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 are encouraged to attend the LARC meeting to explain your land request and provide additional information. Anyone who wishes to submit a comment (intervene) may also attend the meeting. They must contact the Lands Branch to confirm the time of the application review and to provide a written summary of their comments prior to the meeting. Only those who have confirmed their attendance may attend.

LARC will evaluate your application and make a recommendation to the Lands Branch to approve, conditionally approve, or deny it. The committee may also defer your application if more information is needed or if there are outstanding issues to be resolved.

The Lands Branch will consider the recommendation and advise you in writing, within one month of the meeting, of the decision on your application. You will have 60 business days to accept or appeal the decision. Interveners have 20 business days to appeal the decision on your application. *(See the LARC Terms of Reference for more information or talk to the Lands Branch.)*

Will I need other approvals after my application has been approved ?

Approvals from other agencies are sometimes required for such things as subdivision, rezoning, road access or development. These requirements will be outlined in the decision letter you will receive from the Lands Branch.

Do I need subdivision approval?

If your land application is approved and the land needs to be surveyed, subdivision approval is required. You are responsible for any costs related to subdivision approval and survey.

If your land application is outside Whitehorse or Dawson, you must contact the Community Services Planning section for subdivision approval. You will be required to pay a subdivision fee.

In Whitehorse or Dawson you must apply directly to the municipality for subdivision approval. Check with these communities to confirm the steps you must follow and the fees. *(See Fact Sheet 7: Subdivision approval.)*

How much will the land cost?

Land is priced at current market value. For leases, the annual rate is 10% of the market value.

If approved, you will be provided with an estimate of the cost. You're responsible for all subdivision and survey costs. Survey expenses will be deducted from the final land price. *(See Fact Sheet 9: Land pricing.)*

How long will the process take?

You should budget between six and nine months to complete the process. The time it actually takes will depend on the type or complexity of the land application, and on actions taken by yourself, your surveyor or other approval agencies.

It normally takes two to three months from when you apply until you receive a decision.

If approved, you then have up to 60 days to accept and continue the process.

Subdivision approval can then take up to 90 days. If your land needs to be rezoned the review period may vary depending on jurisdiction. *(For an outline of the final steps see Fact Sheet 4: Land applications — final steps.)*

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