



# About Land in the Yukon

## Land Rezoning

One of a series of Fact Sheets published by the Government of Yukon

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

### What is rezoning?

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 Community Land Planning.

### How do I apply?

If you want 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.

Community Land Planning 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 Community Land Planning. They can tell you what uses are allowed on your property and if rezoning is necessary.

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

- completed application form (including description of property, existing and proposed use, etc);
- a copy of the current Certificate of Title to the property; and
- a location map.

The Yukon government does not charge a rezoning application fee.

### What's the rezoning/amendment process?

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

1. Community Land Planning reviews the application to make sure it meets Yukon laws and land use planning principles.
2. Community Land Planning distributes the application to other government agencies and First Nations. 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. Community Land Planning 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.
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.

### ADMINISTRATIVE JURISDICTIONS

Four jurisdictions administer land in the Yukon.

#### 1. Government of the Yukon

The Yukon Government controls limited crown land, mainly in and around communities.

#### Community Services

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

#### Energy, Mines & Resources

- Lands Branch accepts applications to sell, lease, develop and use land under Yukon Government control.
- Agriculture Branch administers Yukon agricultural and grazing programs.
- Some other land-related programs are administered by other Yukon Government agencies. These include such things as oil and gas, trapping, fishing, wildlife, environmental assessment, building permits, highways, transportation & airports.

#### 2. Government of Canada

- Federal Land Resources accepts applications to sell, lease, develop and use land under federal control.
- Other Government of Canada agencies also administer programs related to public lands. These include such things as mining & minerals, water resources, forestry, forest fire management, land-survey approvals,

#### 3. Yukon First Nations

- Yukon First Nations control their settlement lands.

#### 4. Municipalities

- Municipalities administer lands, community plans and zoning bylaws in their jurisdictions
- Whitehorse and Dawson City also control subdivision within their boundaries.

# CONTACTS

## YUKON GOVERNMENT DEPARTMENTS:

### 1. Community Services

#### Community Land Planning

Tel: (867) 667-8945

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

Fax: (867) 393-6258

- Subdivision Approval
- Land Planning & Zoning

### 2. Energy, Mines & Resources

#### Lands Branch

Tel: (867) 667-5215

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

Fax: (867) 393-6340

- Lot Enlargement Applications
- Land & Land Use Applications
- Sale of Developed Lots

#### Agriculture Branch

Tel: (867) 667-5838

Toll free: 1-800-661-0408 x 5838

Fax: (867) 393-6222

Agricultural & Grazing applications

## OTHER AGENCIES:

### Municipalities:

- Municipalities are responsible for their own zoning bylaws and amendments.

### Please Contact:

City of Whitehorse, Planning Services

Tel: (867) 668-8335

Carmacks

Tel: (867) 863-6271

Dawson City

Tel: (867) 993-7400

Faro

Tel: (867) 994-2728

Haines Junction

Tel: (867) 634-7100

Mayo

Tel: (867) 996-2317

Teslin

Tel: (867) 390-2530

Watson Lake

Tel: (867) 536-7778

## How long will the process take?

Community Land Planning will normally make a recommendation on your application within three or four months. Depending on the nature of the 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?

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

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