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## Applications for rural residential land

[www.emr.gov.yk.ca/lands/info](http://www.emr.gov.yk.ca/lands/info)One of a series of fact sheets published by the  
Department of Energy, Mines and Resources

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*This fact sheet provides background information relating to applications for rural residential land. (See Lands Branch Rural Residential Policy and Fact Sheet 3: Individual land applications.)*

### Purpose of the policy

The Rural Residential Policy is intended to provide individuals with the opportunity, outside of developed subdivision and lottery processes, to apply for residential land in the Yukon.

### Can I obtain land wherever I want?

Individuals can apply for land within one kilometre of maintained roads. You are encouraged to apply for residential sites in areas with existing residential development. This is to maximize service provision, such as for school buses, road maintenance and solid waste disposal sites, and to minimize environmental impact. Ad hoc strip development is discouraged.

### Can I get a lot by the water?

There is a setback requirement of 305 metres from specified high quality waters listed in the policy. This requirement serves to:

- maintain the integrity of these high quality lake and river shorelines for public use, and
- ensure that the Rural Residential policy is not used to acquire recreational land.

### Are there development conditions I must follow?

When you purchase land from the government for rural residential purposes, you are required to construct a residential building to building code requirements on your land within five years.

### How do I pay for the lot?

You have two options. You may pay the price in full (plus GST) or pay 20% down plus full GST and sign an agreement to pay the balance, with interest. The length of the term is five years.

### How much will this land cost me?

Lands Branch is required to sell you land at market value. The market value of your lot will be dependent upon a number of factors including location and proximity to roads, power and services.

Generally, residential land values in the Whitehorse periphery are the highest in the Yukon.

### Am I responsible for services such as road construction and power?

You are responsible for all related site development requirements and associated costs. These may include construction of a driveway, culverts, contracting Yukon Electric for power poles and lines, your well and septic system installation, permit approvals, land survey and building construction.

## ADMINISTRATIVE JURISDICTIONS

### YUKON GOVERNMENT

Controls the majority of all vacant land 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.*

## Are there programs that can help me with any of the costs?

The Department of Community Services has a rural electrification and telephone program where you can apply to access funding for costs associated with installation of electrical and telephone services. This program uses the property tax system to recover costs over a period of time. For more information please contact Property Assessments Branch, Department of Community Services.

## Can I get help with drilling a well?

The Department of Community Services has a residential well program where you can apply to access funding for well drilling costs outside of municipal boundaries. Like the Rural Electrification and Telephone Program, this program is cost recovered through your property tax payments.

## 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