

Planned development land

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This fact sheet outlines the steps, approvals and processes that the Government of Yukon goes through when it develops land for public sale, including residential, industrial, commercial and recreational lots.

Who develops the land into lots?

The Department of Community Services, Community Development Branch, Engineering, Development and Operations carries out all Government of Yukon planned land-development projects in cooperation with local municipalities, local advisory councils and hamlets. Existing official community and local area plans are also taken into account.

What are the stages in the development process?

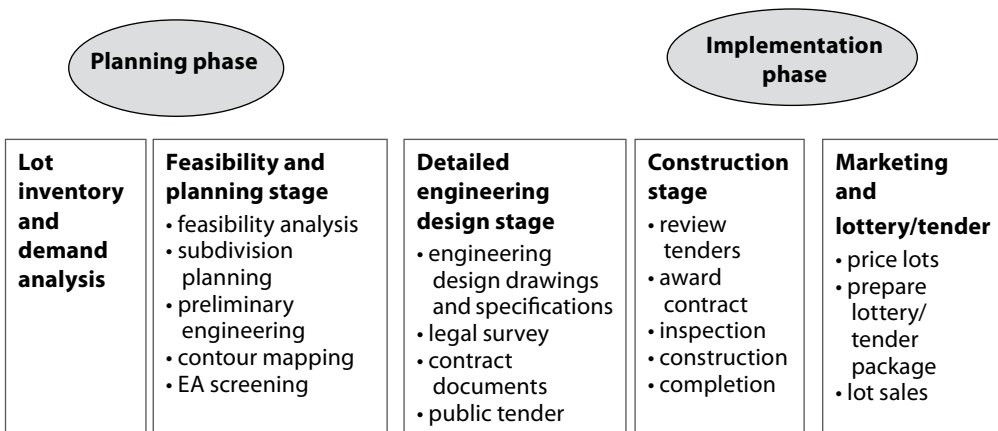
The *feasibility and planning stage* involves site-specific soils testing, topographic contour mapping, preliminary subdivision design development and preliminary engineering, public consultation, zoning amendment, subdivision

approval, and development agreement. The *Environmental Assessment Act* (EAA) applies specifically where the Yukon government is a proponent of a project, funds a project, licenses or authorizes a project or disposes of land for a project. A project is, in general, any physical work or listed physical activity. The EAA will be replaced in November 2004 with the *Yukon Environmental and Socio-Economic Assessment Act* (commonly referred to as DAP). An environmental assessment (EA) screening is a major component of the project feasibility and planning stage.

The *detailed engineering design stage* involves the detailed engineering design of roads, sewer and water, curb, gutter and sidewalks, and power and telephone.

The *construction stage* involves the public tender call and construction of the underground sewer and water, power, telephone, paving, concrete curbs, gutters and sidewalks, street lighting and legal survey of lots.

LAND DEVELOPMENT PROCESS



Consultation takes place throughout the entire development process

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.

The *marketing and lottery/tender stage* involves the establishment of lot sale prices, advertising and the lottery/tender process.

What kind of lots are developed?

Residential lots are created for sale in three types:

- urban, with legal survey, sewer, water, paved roads, concrete curb and gutter, sidewalks, streetlights, buried telephone, power and cable TV, garbage pick-up and bus route;
- country, 0.5 to 1.0 hectares (1 to 2.5 acres) with legal survey, BST road surfacing, overhead power, telephone and cable TV, streetlights and a park area; and
- rural, 2.0 to 6.0 hectares (5 to 15 acres) with legal survey, overhead power and telephone, and a gravel road surface.

Industrial lots are created in two types:

- wet with legal survey, sewer, water, paved roads, concrete curb and gutter, streetlights, buried power and telephone; and
- dry with legal survey, overhead power and telephone, street lights and BST road surfacing.

Commercial lots are made available for sale with legal survey, sewer, water, paved roads, and concrete curb and gutter, streetlights, buried power and telephone.

Recreational lots are made with legal survey and gravel road access.

Where is land developed?

The Government of Yukon develops on non-Settlement land throughout the territory in incorporated and unincorporated areas, hamlets and other areas deemed suitable for development.

What determines how much land is developed and when?

All land development has been, and continues to be, demand driven.

The Government of Yukon strives to make land of all classes available for sale to the public, based on a two-year supply principle.

With the Yukon's large land base and small population centres, striking a balance between demand for lots and reasonable lot inventory levels is very challenging.

The larger urban centres with Official Community Plans direct the location and types of land development projects undertaken in their respective communities. The Government of Yukon works in partnership with these communities when considering new subdivisions.

In unincorporated areas, the existing inventory of lots and local economic factors drives subdivision development.

In Whitehorse, a full five-year market-demand analysis and forecast is prepared.

How long will a land development project take?

The time a project takes depends on the nature and complexity of the project. It normally takes a land development project about three years from the feasibility and planning stage to the marketing and lottery/tender stage.

How much will a lot cost?

Land development is done on a cost recovery basis. Each land development project is different and the lot price will be subject to numerous factors.

In general, the practice is to price residential lots at development cost. In some instances, lots will be priced at fair market value.

Industrial and Commercial lots are sold by tender with a reserve price established prior to the tender process.

For further information, please contact the Land Development Unit, phone (867) 667-3534 or 667-3093, toll free 1-800-661-0408, ext. 3534 or 3093, fax: (867) 393-6216.

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

Community Development Branch Engineering, Development and Operations

Tel: (867) 667-3433

Toll free: 1-800-661-0408 ext 3433

Fax: (867) 393-6216

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