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Planned agricultural lots

www.emr.gov.yk.ca/agriculture/info.html

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This fact sheet explains the process of applying to the Yukon government for land which has been made available in planned agriculture areas.

Introduction

In order to meet the land needs of the Yukon agriculture industry, the Yukon government periodically makes lots available in planned agriculture areas. The Agriculture Branch is responsible for identifying areas suitable for agriculture, and coordinating planning for agriculture subdivisions.

Parcels in agriculture subdivisions will generally be suitable for soil-based agriculture. Soil-based agriculture requires arable soil at the application site for the application to be successful (e.g., hay crop, market garden).

All Yukon government agriculture land lotteries are governed by procedures outlined in the Yukon Agricultural Policy. This policy sets out the agricultural terms and conditions that have to be met by lottery winners.

Am I eligible to enter an agriculture land lottery?

To be eligible to enter a lottery for agricultural land, you must:

- be applying to purchase a lot for an agricultural operation;
- not hold an agriculture agreement for sale with the Yukon government at the time of the lottery;

- not have sold an agriculture property (i.e., land obtained from the Yukon government for agricultural purposes) during the past year;
- be 19 years of age or older;
- be a Canadian citizen or Landed Immigrant; and
- have been a Yukon resident for one continuous year, immediately preceding the lottery date.

Also eligible for agriculture land are companies where Yukon residents hold the majority of shares.

What happens if my name is drawn?

If your name is drawn, you will have 30 days to present a Farm Development Plan (FDP) to the Agriculture Branch, Department of Energy Mines and Resources for approval.

Your Farm Development Plan must:

- outline your plan for farming the parcel;
- outline the resources you will use to develop your farm; and
- show the “two for one” requirement. That is, investments in farm infrastructure must be equal to at least two times the difference between the parcel’s appraised market value and the development costs for the parcel.

If your FDP is approved you will then enter into a five-year agreement for sale with the Yukon government.

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.

What does an agreement for sale mean to me?

An agreement for sale is a binding contract. The terms of the contract will vary according to the specifics of your agriculture proposal.

Your Farm Development Plan (FDP) will be summarized and attached to the agreement for sale as your Farm Development Agreement (FDA). The FDA becomes part of your contract with the Yukon government.

You may enter into only one agreement for sale in any single land class, at any one time. Before you enter into the agreement for sale you will be required to pay your lot share of the development costs plus GST.

Must I pay any development costs?

Development costs are costs incurred by the Yukon government to make your parcel available for sale. Typical development costs include (but are not confined to):

- site planning and assessment;
- the legal survey of lots;
- road upgrading; and
- powerline and other infrastructure (e.g., telephone) built to service your lot.

Each lottery will include a breakdown of the relevant development costs plus GST that you must pay before an agreement for sale can be issued.

Can I opt out of an agreement for sale?

You can choose to opt out of an agreement for sale at any time, however, some penalties may apply:

- You may cancel the agreement for sale anytime during the first 60 days from the effective date of the Agreement to receive a refund of the development costs. The effective date is the date on which you sign the agreement for sale with the government.
- The development cost payment is non-refundable if you cancel the agreement for sale more than 60 days after the effective date of your agreement.
- You have five years from the effective date of the agreement for sale to complete the development outlined in your Farm Development Agreement. The cleared and planted land must be inspected by the Agriculture Development Officer to verify that all commitments are met before you can request title. There is also an inspection at year three of your agreement to gauge the progress of your land development.
- The Agriculture Development Officer may inspect and evaluate the work, at any reasonable time during the term of the agreement, to determine whether full value will be given for the quality of the work you have done.

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