

# Land rezoning

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

## Does rezoning affect me?

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 the Community Land Planning Branch.

## How do I apply?

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.

The Community Land Planning Branch administers zoning in other communities and rural areas. There are also areas of the Yukon where no zoning is in place.

You can get information and application forms from the Community Land Planning Branch. They can tell you what uses are allowed on your property and if rezoning is necessary.

If you decide to apply to the Community Land Planning Branch, to rezone your property, you must provide:

- a completed Application for Rezoning Form. You must include description of property, existing and proposed use, etc;
- a copy of the current Certificate of Title to your property; and
- a location map.

The Yukon government does not charge a rezoning application fee.

## What's the process with my application?

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

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

*General info:*

[www.emr.gov.yk.ca/lands/info](http://www.emr.gov.yk.ca/lands/info)

*Map viewer:*

[maps.gov.yk.ca/imf.jsp?site=miningLands](http://maps.gov.yk.ca/imf.jsp?site=miningLands)

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## 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.

**Forest Management Branch** administers timber permits and forestry planning.

### COMMUNITY SERVICES

#### Community Land Planning Branch

develops Local Area Plans, 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, Canada Centre for Cadastral Management provides maps and plans for a fee.*

3. the Community Land Planning Branch 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 what the decision is.

### How long will the process take?

The Community Land Planning Branch will normally complete a report on your application within three or four months. Depending on the nature of your 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?

The Community Land Planning section sends you an initial letter to say that your application has been

received. You'll also get a copy of the rezoning notice sent to neighbours.

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

For further information, please contact Community Land Planning Branch at:

Phone: (867) 667-8945

or toll free: 1-800-661-0408 ext 8945

fax: (867) 393-6258

## 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 Land Planning Branch*

Tel: (867) 667-8945

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

Fax: (867) 393-6258

#### 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 CANADA CENTRE FOR CADASTRAL MANAGEMENT

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

# Yukon

Energy, Mines and Resources