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Land use permits

This info sheet explains the steps you must take if you want to temporarily use or conduct work on Yukon land.

Introduction

You need a Land Use permit if you want to do the following kinds of activities on Yukon land:

- site clearing or earth work;
- constructing a new road, trail or access;
- clearing or installing a utility right-of-way;
- quarrying or extracting aggregate;
- conducting geo-technical or hydrological studies;
- temporarily using or occupying Yukon land (such as a construction camp); and
- oil and gas and seismic activities.

Other types of activities generally do not require a Land Use permit. These activities include:

- trail cutting (less than 1.5 metres wide and less than 4 ha); and
- short-term wilderness camping.

A Land Use permit allows you to do a specific activity over a specified period of time. A permit does not give you any exclusive rights or tenure to the land.

If you want to do work within a Yukon highway right-of-way, you must apply for a permit from the Department of Highways and Public Works, Transportation Maintenance Branch.

How do I apply for a Land Use permit?

The Lands Branch will help verify land ownership and supply application forms.

If you wish to obtain a Land Use permit, you must submit a Land Use permit application form and an application fee.

How is my Land Use permit processed?

Lands Branch conducts a review of applications for policy constraints and completeness.

Land use applications are subject to the Yukon Environmental and Socio-economic Assessment Act (YESAA), you will be directed to the appropriate YESAA Designated Office. You will be required to complete a YESAA Project Proposal Form and attach your Application for Land Use Permit form. The YESAA Designated Office, Project Assessor will notify government agencies and other interested parties, receive comments, prepare an assessment and forward a recommendation to the Lands Branch. In developed areas, the Lands Branch will send a letter to notify neighbours and request comment within 30 days. Any comments received from neighbours will be copied to the applicant. Lands Branch will review comments and forward them to the YESAA Designated Office. The Lands Branch issues a decision document on the application/project

General info:

www.emr.gov.yk.ca/lands/info

Map viewer:

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.

allowing it to proceed, proceed with conditions or not proceed. Lands Branch issues Land Use permit in conformity with the decision document. This completes the regulatory process.

What other approvals do I need to obtain?

A Land Use permit allows you to undertake specific activities on Yukon lands. However, it doesn't exclude you from obtaining any other necessary approvals or endorsements from other jurisdictions or authorities.

For example, you may need approval from Federal Fisheries and Oceans where a proposed activity may affect fish habitat.

You may also be required to consult with other agencies before starting work at the site, for example, referral to a utility company regarding underground or overhead lines.

Land Use section can tell you what other approvals you may need.

Is there a cost for my Land Use permit?

There are application fees and Land Use fees depending on where the land is located. GST is charged on both application and Land Use fee. A Land Use permit does not grant any exclusive rights or tenure to the land so there are no annual land or rental costs.

When the proposed activity includes the removal of gravel or aggregate, a royalty fee may also apply. There is a royalty fee for sand, gravel, rock and topsoil.

All fees are payable at the time of application. Contact the Lands Branch for more information.

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

- 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 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