

## Agriculture Planned Land Applications

*General info:*

[www.emr.gov.yk.ca/agriculture/index.html](http://www.emr.gov.yk.ca/agriculture/index.html)

*Map viewer:*

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

One of a series of info sheets published by the  
Department of Energy, Mines and Resources

**Oct. 2015**

***This info 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 through an Agriculture Planned Land Application Review (APLAR). The Agriculture Branch is responsible for identifying areas suitable for agriculture, and coordinating planning for agriculture subdivisions.

Parcels in agriculture subdivisions will be suitable for soil-based agriculture and non-soil-based agriculture. Non-soil-based parcels are only available through APLAR.

All Yukon government agriculture planned land releases are governed by procedures outlined in the 2006 Yukon Agriculture Policy. This policy sets out the agricultural terms and conditions that have to be met by successful applicants.

### Am I eligible to apply for planned agriculture land?

To be eligible to apply for planned 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 planned land offering;
- not have sold a titled parcel of agricultural land or assigned an agricultural agreement for sale for at least one 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 date of the land sale.

Also eligible for agriculture land are registered corporations where Yukon residents hold the majority of shares and Yukon registered non profit societies.

### How do I apply for planned land?

1. Yukon government will advertise when land is available in a planned land area.
2. Pick up the application package from the Agriculture Branch and submit your application to the branch by the appointed time. There will be an application fee of \$25 plus GST.
3. Applicants will have 60 days from the appointed date to submit a Farm Development Plan (FDP)
4. Your FDP will be reviewed by the Agriculture Branch and rated according to the specific FDP evaluation criteria and against other plans for the same parcel.

### ADMINISTRATIVE JURISDICTIONS

#### YUKON GOVERNMENT

Manages the majority of Yukon (public) land in the territory.

#### ENERGY, MINES AND RESOURCES

**Agriculture Branch** accepts applications to acquire agriculture and grazing lands. Supports the Yukon agriculture industry through extension and research.

**Land Management Branch** accepts applications to buy, lease, and use public land. Administers Yukon government's non-titled land registry, develops lots outside Whitehorse.

**Land Planning Branch** manages local area plans, zoning regulations and subdivision requests (outside Whitehorse and Dawson).

**Mineral Resources Branch** administers placer and quartz claims, rights and use in the territory.

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

#### 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.

#### CANADA

Natural Resources Canada provides the survey system for Canada Lands (national parks, territories, offshore land, and Indian reserves).

5. Agriculture Branch will approve the FDP that best meets the specification set out in the application package.

6. Before you enter into the Agreement for Sale, you will be required to pay your lot share of the development costs (plus GST) incurred by the Yukon government.

### **What is an Agreement for Sale?**

An Agreement for Sale is a binding contract with a specified term of seven years. The terms of the contract will vary according to the specifics of your agriculture proposal.

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

The Agreement for Sale holder will have seven years from the effective date of the agreement to complete the farm development outlined in the FDA. The cleared and planted land will be inspected by the Agriculture Development Officer to verify that all commitments are met before the agreement for sale holder can request title. There is also an inspection at years three and five of the agreement to gauge the progress of land development.

The Agriculture Development Officer may inspect and evaluate the work and full value will be given for the quality of the work done.

When the development contract is successfully completed title is issued.

### **What are 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 planned land sale 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?**

Applicants can choose to opt out of an Agreement for Sale at any time, however some penalties may apply. The purchaser 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 developmental cost payment is non-refundable if the agreement for sale is cancelled more than sixty (60) days after the effective date of the agreement.

## **CONTACTS**

### **YUKON GOVERNMENT**

#### **ENERGY, MINES AND RESOURCES**

##### ***Agriculture Branch***

Tel: (867) 667-5838

Toll free: 1-800-661-0408, ext 5838

Fax: (867) 393-6222

agriculture@gov.yk.ca

- agriculture spot applications, planned land applications, grazing applications

##### ***Land Management Branch***

Tel: (867) 667-5215

Fax: (867) 667-3214

land.disposition@gov.yk.ca

- land applications, sale of developed lots, land use permits

##### ***Land Planning Branch***

Tel: (867) 667-3530

Fax: (867) 393-6340

land.planning@gov.yk.ca

- subdivision and zoning in rural Yukon

#### **COMMUNITY SERVICES**

##### ***Building Safety***

Tel: (867) 667-5741

Fax: (867) 393-6249

-building and construction permits outside Whitehorse

##### ***JUSTICE - Land Titles***

Tel: (867) 667-5612

Fax: (867) 393-6358

#### **ENVIRONMENTAL HEALTH SERVICES**

Tel: (867) 667-8391

Fax: (867) 667-8322

-septic systems

### **OTHER AGENCIES**

#### **CITY OF WHITEHORSE**

www.city.whitehorse.yk.ca

##### ***Planning Services***

Tel: (867) 668-8335

- development charges, planning, zoning

##### ***Building Inspection***

Tel: (867) 668-8340

Fax: (867) 668-8395

#### **CITY OF DAWSON**

www.cityofdawson.ca

Tel: (867) 993-7400

- subdivision, planning and zoning

#### **NRCAN SURVEYOR GENERAL**

Tel: (867) 667-3950

Fax: (867) 393-6707

-legal survey maps, plans, approvals

Survey plans available at <http://cls.nrcan.gc.ca/plansearch-rechercheplan-eng.php>