

# Agricultural land applications

[www.emr.gov.yk.ca/agriculture/info.html](http://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 agriculture land as a spot land application. A spot land application is one where the applicant identifies the area for agricultural development within the frame work of the 2006 Yukon Agriculture Policy.***

## Introduction

In order to meet the land needs of the Yukon agriculture industry, the Yukon government reviews applications from eligible applicants to acquire agriculture land by way of a seven year Agriculture Agreement for Sale. A successful agriculture applicant acquires fee simple title to the land upon completion of the committed development.

The Agriculture Branch, Department of Energy, Mines & Resources accepts applications for Yukon Land providing that the land is unencumbered by any other use. The use will be soil-based agriculture (e.g. hay crop, market garden), which requires arable soil at the application site for the application to be successful. The minimum parcel size for an agriculture land application is 6 hectares and the maximum is 65 hectares.

## May I apply for agriculture land?

You may apply for agriculture land if:

- you are a Canadian citizen or have permanent resident status;
- you have resided in Yukon for one year prior to application; and
- you are at least 19 years of age.

Also eligible for agriculture land are:

- Companies where Yukon residents hold the majority of shares.

## How do I apply for agriculture land?

Before you apply for agriculture land, contact the Agriculture Branch for information about the agriculture land program and policies. Staff will also confirm if the area you are interested in is available.

Application forms are available at the Agriculture Branch or online at [www.gov.yk.ca/forms/#a](http://www.gov.yk.ca/forms/#a). If you decide to apply for agriculture land, you must give the Agriculture Branch:

- a completed agriculture application form. This will include information on proposed use and timing of improvements, as well as existing and adjacent land use including mining claims;
- a map or aerial photo showing the location and size of your chosen area; and
- an application fee of \$25 plus GST.

## How is a spot agriculture land application processed?

Steps:

- 1) The Agriculture branch does a preliminary screen of the application to determine the potential availability of the site. If the land is unencumbered by other uses the application is formally accepted and reviewed.
- 2) After the application is formally accepted, the applicant has 60

## 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 Development Division** develops planned subdivisions and local area plans, manages zoning regulations in rural Yukon, administers subdivision outside Whitehorse and Dawson City, and 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.*

days to complete a detailed Farm Development Plan (FDP). The FDP is part of the application and applications can only proceed through the review process with an approved FDP. The FDP must specify approved agriculture developments equal to the appraised value of the parcel. The Agriculture branch has a schedule of approximate agriculture development costs to help you finalize your project. Your FDP will, if the application is approved and the parcel disposed, become part of the Agreement for Sale issued to you.

3) The Agriculture branch will make a site investigation to determine the soil capability for agriculture of your application area.

4) Almost all agriculture land applications are subject to review under the Yukon Environmental and Socio-economic Assessment Act (YESAA). Once you have a registered application, an approved FDP and a soil capability report recommending that site conditions meet minimum arability, you complete a 'Form 1' and submit the material to the appropriate designated office.

5) YESAA solicits information from government, first nations, community agencies, and the general public. The Designated Office makes a recommendation to the Yukon government that a project should be allowed to proceed with appropriate mitigations or that it should not proceed. The Yukon government will accept, reject or vary the Designated Office recommendation.

6) After the Yukon government approves an Agriculture Land application, the Agriculture branch authorizes legal survey for the parcel subject to endorsement from the Subdivision Approving Authority.

7) Once the survey is registered at Land Titles Office the Agriculture branch grants an Agreement For Sale.

## How long does the process take?

The time it takes depends on the timing and complexity of the application. The agriculture capability assessment must be done while the soils are not frozen, which may cause delays. In some cases, creating the Farm Development Plan may take the whole 60 days allowed and in others, only two weeks is required. The YESAA timelines are regulated and, once the project is accepted by the Designated Office, the review, recommendation and decision process may be less than 74 days and will not take longer than 135 days. After approval by Yukon government, the legal survey of the parcel, including subdivision approval, execution of the survey and survey plan registration will take approximately six months. Rezoning a parcel of land will increase the time by between 4 and 18 months.

## How much will the land cost?

Before you can enter into an Agreement for Sale, you must pay for the land to be legally surveyed. You must also pay any development costs incurred by the Yukon government in making this parcel of land available (this is rare for spot land applications).

The Agreement for Sale will specify the agriculture developments required for the completion of the contract. The total value of approved agriculture developments must equal the appraised market value for the parcel. The Agriculture branch has a schedule of approximate agriculture development costs to help you finalize your project. Sweat equity is calculated as part of your development effort.

## 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

- subdivision and zoning in rural Yukon

##### *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 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