

Planned Agriculture Land Disposition Process

This fact sheet explains the process for applying to the Yukon government for agriculture land in planned areas.

Introduction

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

All Yukon government agriculture planned land sales will be 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 agriculture land you must:

- be applying to purchase land 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 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 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 area.
2. Pick up the application package from the Agriculture Branch and submit your application to the branch by the appointed time with a detailed Farm Development Plan (FDP).
3. Your proposal will be reviewed by the Agriculture Branch and rated according to the specific FDP evaluation criteria and against other plans for the same parcel.
4. Agriculture Branch will approve the Farm Development Plan that best meets the specification set out in the application package.
5. Before you enter into the agreement-for-sale you will be

General info:

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

Map viewer:

www.emr.gov.yk.ca/mlv_jump.html

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ADMINISTRATIVE JURISDICTIONS

YUKON GOVERNMENT

Manages the majority of crown land in the territory.

ENERGY, MINES AND RESOURCES

Land Management Branch

accepts applications to buy, lease and use public land. Administers Yukon government's non-titled land registry.

Agriculture Branch administers Yukon agriculture and grazing programs.

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

Mineral Resources 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.

YUKON FIRST NATIONS

Control their own settlement lands.

MUNICIPALITIES

Administer lands, community plans and zoning bylaws within their jurisdictions.

Whitehorse and Dawson 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).

required to pay your lot share of the development costs (plus 5% 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 is 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. 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;
- 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 that must be paid (plus 5% GST) 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 developmental 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.

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 year three 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.

CONTACTS

YUKON GOVERNMENT

www.gov.yk.ca

Toll free: 1-800-661-0408 + extension (last 4 digits of desired number)

ENERGY, MINES AND RESOURCES

Land Management Branch

320-300 Main Street, Whitehorse

Tel: (867) 667-5215

Fax: (867) 667-3214

land.disposition@gov.yk.ca

- land applications, developed lot sales, land use permits

Land Planning Branch

Tel: (867) 456-3827

Fax: (867) 393-6340

- 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

YUKON HOUSING CORPORATION

Loans Administration

Tel: (867) 667-8114

Fax: (867) 667-3664

- lot financing, agreements-for-sale

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

Fax: (867) 668-8395

- development charges, planning, zoning

Building Inspection

Tel: (867) 668-8340

Fax: (867) 668-8395

CITY OF DAWSON

www.cityofdawson.ca

Tel: (867) 993-7400

Fax: (867) 993-7434

- 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://class.nrcan.gc.ca/plansearch-rechercheplan-eng.php>