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Land Use Permits

This sheet explains the steps to temporarily use or conduct work on Yukon land.

Introduction

A Land Use Permit allows you to use public land for a specific activity, over a specified period of time.

Details of what activities require a permit are outlined in the Land Use Permit Activities Table (*Table 1*).

A permit does not give you exclusive rights or tenure (possession) to the land.

The land use permitting process allows individuals to have temporary use of public land and enables Yukon government to monitor, mitigate or limit activities that potentially have an environmental impact or pose a potential risk to public safety.

What Activities Require a Land Use Permit?

Some types of activities may not require a Land Use Permit. These activities include:

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

A Land Use Permit is required for the following activities:

Table 1:

Activity	Threshold
Use of explosives (e.g. establishing a quarry)	More than 50kg (110 lbs) in any 30 day period
Use of Vehicles (e.g. large truck, excavator, wheel loader etc.)	Any vehicle of 5ton (11,023 lbs) net weight or exerting a pressure of more than 35kpa (5.076lbs pounds per square inch)
Drilling (e.g. geo-technical studies, hydrological studies etc.)	Equipment weighing 500kg (1,102 lbs) excluding drill rods etc.
Camping temporarily use of public land (e.g. worker camp)	In use for 100 person-days by more than two people (a person day means the use of the campsite by one person for 24 hours)
Fuel Storage (Further details: Petroleum Fuel Storage Public Info Note# 1 EMR website)	Any cache of more than 4,000L (800 Imp. Gal) or any single container over 2,000L (439 Imp. Gal)
Earth moving and clearing, hydraulic prospecting (e.g. site clearing/ earth work, etc.)	Use of any self-propelled or stationary machinery
Preparation of lines, trails, rights-of-way	Line, trail or right-of-way more than 1.5m (4.921 ft) wide

General info:
www.emr.gov.yk.ca

Map viewer:
www.emr.gov.yk.ca/maps.html

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ADMINISTRATIVE JURISDICTIONS

YUKON GOVERNMENT

Manages the majority of Yukon (public) 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, develops lots outside Whitehorse.

Agriculture Branch administers Yukon agriculture and grazing programs.

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.

COMMUNITY SERVICES

Land Development Branch

develops planned subdivisions, in Whitehorse

YUKON FIRST NATIONS

Control their Settlement Land.

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).

How do I apply for a Land Use Permit?

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

To obtain a Land Use Permit, you must submit a Land Use Permit application form and an application fee to Land Management Branch.

How is my application processed?

Land Management Branch reviews the application for regulatory compliance and completeness.

Land Use Permit applications are subject to Yukon Environmental and Socio-economic Assessment Act (YESAA).

You will be directed to the appropriate YESAB Designated Office. You will be required to complete a YESAB Project Proposal form. The YESAB Designated Office Project Assessor will notify government agencies and other interested parties, receive comments, prepare an assessment and forward an evaluation report to the Land Management Branch.

The Land Management Branch will issue a Decision Document on the application/project allowing it to proceed with conditions or not proceed. Land Management Branch issues Land Use Permits in conformity with the Decision Document.

What other approvals do I need?

A Land Use Permit allows you to do specific activities on Yukon land.

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 Fisheries and Oceans Canada where a proposed activity may affect fish habitat.

If you want to do work within a Yukon highway right-of-way, you must first apply for a permit from the Department

of Highways and Public Works, Transportation Maintenance Branch.

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

Land Management Branch may advise you that other approvals may be needed. For example, within municipalities you are required to obtain a Development Permit.

Are there fees for my 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 fees.

Table 2:

Application	Fee
Permit Application	\$150
Permit Application (Municipal)	\$25
Areas of Land Use	Fee
First 2 hectares (automatic fee)	\$50
Every additional hectare (or portion of, if applicable)	\$50

A Land Use Permit does not grant you any exclusive rights or tenure (possession) to the land so there are no annual land or rental costs.

When the proposed activity includes the removal of granular material, a Quarry Permit and royalty fees may also apply.

All fees are payable at the time of application.

For more information about Land Use Permits contact:

Tel: (867) 667-5215
Fax: (867) 667-3214
land.use@gov.yk.ca

For policies see: www.emr.gov.yk.ca/lands/legislation_policies.html

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@gov.yk.ca

- 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

YUKON HOUSING CORPORATION/LMB

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>