



Sale of developed lots

General info:

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

Map viewer:

maps.gov.yk.ca/imf.jsp?site=miningLands

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

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This sheet explains how the Yukon government sells lots in planned subdivisions. It outlines the steps to purchase one of these lots from Lands Branch, Energy, Mines and Resources.

Introduction

The Yukon government develops and sells residential, commercial, industrial and recreational lots in subdivisions throughout the Yukon. Lands Branch collaborates with Community Services' Infrastructure Branch (667-5811).

Lots are first released to the public through a land lottery or by tender. Any lots not sold through the lottery or tender process may be made available for sale by another method, such as over the counter or through another scheduled lottery.

The Lands Branch can provide information on lots that are currently available for sale over the counter, as well as information on upcoming land lotteries or tenders.

What is a land lottery?

A land lottery is a fair and equitable way of selling public land. Lots in subdivisions are first offered for sale by lotteries, which are advertised two weeks before the application deadline.

To apply for land in a lottery, you list your choice of lot(s) in order of preference. On the day of the lottery, applications are drawn. If

your name is drawn, you are eligible to purchase the first available lot on your list of choices.

How do I enter a land lottery?

At the time of the lottery, you can get a detailed package from the Lands Branch or relevant community office.

You must be 19 years old. Other eligibility criteria, including residency requirements for some classes of land, may apply.

Only one application per individual can be submitted. A couple living in one household may put in separate applications. If both are successful, one lot will be forfeited.

A company or corporation is not considered an individual and cannot enter a lottery.

Completed applications must include:

- a \$25 application fee plus GST, and
- up to \$300 cash deposit.

What if I am successful?

If you are successful, you have 14 days to proceed with the purchase.

If you decide not to purchase, you forfeit your deposit and application fee. If you are not successful in the draw, only your deposit will be refunded.

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.

Community Land Planning

develops local area plans, manages zoning regulations, administers subdivision outside Whitehorse and Dawson City, and provides mapping services

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.

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.

What is a sale by tender?

Tenders are sealed bids to purchase land. Commercial and industrial lots are sold this way. A minimum or "upset" price is set and sealed bids are accepted with the highest bid being successful.

How do I purchase a lot over-the-counter?

Lots are available from the Lands Branch on a first-come, first-served basis. You must be at least 19 years old and provide the following:

- a completed land application form with a non-refundable application fee of \$25 plus GST; and
- 20% down payment plus GST on the full land price (payable to Yukon Housing Corporation);

Can I get financing for my purchase?

You may either pay the price in full or enter into an agreement for sale through Yukon Housing Corporation. You must pay at least 20% down, plus the full GST amount.

Residential lots are financed over five years and commercial or industrial lots over three years. Payment in full can be made at any time.

Land purchases

You may use cash, cheque or money order to pay your down payment, full GST payment and annual installment payments.

Your final payment must be made by certified cheque, cash or money order.

Will I incur any further costs?

There may be other agency charges or fees that you must pay up-front.

For instance, the City of Whitehorse applies a development cost charge to all new lots. It is collected up

front by the Lands Branch at the time of purchase. Call the City of Whitehorse's Planning Services (668-8335) for more information.

What is an agreement for sale?

An agreement for sale is a binding legal contract, with terms of the contract varying depending on lot location and class.

For example, for a residential lot, you may be required to construct a house within a specified period. Once an agreement for sale has been signed, you may develop your lot.

In tender situations, building contractors and companies may hold additional agreements with specified requirements. (*See the Builders Lot Policy.*)

Can I opt out of an agreement for sale?

Yes, you can opt out of an agreement for sale at any time, however, some penalties may apply.

If you opt out of your agreement within 60 days from your application date, you forfeit \$300 and your application fees. All other monies will be refunded. If you opt out more than 60 days after your application date, you will forfeit the full 20% downpayment and your application fee. Other monies paid over and above this will be refunded.

The City of Whitehorse development cost charge will also be refunded.

When do I get title to my land?

Title will be issued when you have paid in full for the lot, and all other terms and conditions of your agreement for sale have been met.

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 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

COMMUNITY SERVICES

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

The logo for Yukon Energy, Mines and Resources, featuring the word "Yukon" in a large, bold, black font with a stylized 'Y'.

Energy, Mines and Resources