

4

Rural residential applications*General info:*www.emr.gov.yk.ca/lands/info.html*Map viewer:*maps.gov.yk.ca/imf.jsp?site=miningLandsOne of a series of info sheets published by the
Department of Energy, Mines and Resources**April 2009**

This sheet provides information relating to applications for rural residential land (see also Lands Branch Rural Residential Policy, the Guide to the Spot Application Process, and Info Sheet 3: Individual land applications.)

Purpose of the policy

The Rural Residential Policy provides individuals with the opportunity to apply for rural residential land in the Yukon outside of developed subdivision and lottery processes.

Can I obtain land wherever I want?

Individuals can apply for land within one kilometre and accessible off maintained roads. You are encouraged to apply for residential sites in areas with existing residential development in order to maximize services, such as school buses, road maintenance and solid waste disposal sites, and to minimize environmental impact. Ad hoc strip development is discouraged.

Can I get a lot by the water?

There is a setback requirement of 305 metres from specified high quality waters listed in the policy. This requirement serves to:

- maintain the integrity of these high quality lake and river shorelines for public use, and
- ensure that the Rural Residential policy is not used to acquire recreational land.

Are there development conditions I must follow?

When you purchase land from the government for rural residential purposes, you are required to construct a residential building to building code requirements on your land within five years.

How do I pay for the lot?

You have two options. You may pay the price in full plus GST or pay 20% down plus the full GST and sign an agreement to pay the balance, with interest. The length of the term is five years.

How much will the land cost?

The land is sold at current market value. The market value of your lot will depend on a number of factors including location and proximity to roads, power and services.

You are responsible for any additional costs related to subdivision, survey and other approvals (*see info sheet #7: Land Pricing*).

Am I responsible for services such as road construction and power?

You are responsible for all related site development requirements and associated costs. These may include construction of a driveway, culverts, contracting Yukon Electric for power poles and lines, your well and septic system installation, permit approvals, land survey and building construction.

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.

Are there programs that can help me with any of the costs?

The Department of Community Services has a rural electrification and telephone program where you can apply for funding to install electrical and telephone services. This program uses the property tax system to recover costs over a period of time. For more information please contact Property Assessments Branch, Department of Community Services: 667-5268.

Can I get help with drilling a well?

The Department of Community Services has a residential well program where you can apply for funding to drill a well outside of municipal boundaries. Like the Rural Electrification and Telephone Program, this program recovers costs through your property tax payments.

For more information, please contact Property Assessments Branch, Department of Community Services: 667-5268.

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