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Land pricing - spot land program*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 explains how the Yukon government establishes a purchase price or rent for your approved individual land application.

Introduction

The Lands Branch is required under the *Territorial Lands (Yukon) Act* and regulations and *Yukon Lands Act* and regulations to price land at market value.

How does the Yukon government establish the purchase price?

Lands Branch uses the services of Community Services' Property Assessment and Taxation Branch to provide values for a property (667-5268), as well as private accredited appraisers.

What is market value?

Market value is the most probable price that would be paid for your property in a competitive and open market. It assumes that:

- the buyer and seller are acting with prudence and knowledge;
- there is sufficient time for the sale; and
- the transaction is not affected by undue pressure.

When is this value requested?

An estimate of market value will be requested once your application has been approved. An initial estimate of market value will be given based on a sketch of the approved application area. The final value is determined after a legal survey has

been completed and the land use has been determined. Market values are only good for one year.

Can I request a review of the value of the property?

Yes. You can send a request for review of the estimate or final value to the Manager of Client Services, Lands Branch. The legal survey doesn't need to be completed to do a review. The review will be completed by the branch and an appraiser. The appeal process is outlined in the Land Value Appeal Policy.

Your request for review should have valid factors to explain why a review is required, e.g., topography, easements or other factors that affect value may have been overlooked. The appraiser may ask you to attend a site inspection of the land.

How will my lot enlargement be valued?

The valuation technique used is commonly referred to as the direct comparison approach. This approach analyzes listings or sales of comparable vacant land to determine a range of values for your application.

From this analysis, the value of your enlargement is determined by estimating the difference in value between the original lot and the final enlarged property.

The additional amount of land for each enlargement varies and is a

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.

significant factor in determining the value.

Other factors affecting an estimated value could be:

- location of the enlargement area relative to the original parcel of land;
- topography;
- access; or
- proximity to water bodies.

If required, there is also an opportunity for you to meet with the appraiser to discuss how the value was determined.

How is lease rent determined?

Annual rent will be established once both parties agree on boundaries of the parcel and conditions of the lease are known. Any development restrictions are considered in determining the final estimate of market value.

The *Territorial Lands (Yukon) Act* and *Yukon Lands Act* and their regulations requires the Yukon government to lease land at 10% of market value. The market value of leased land may differ from the market value of fee simple titled land.

Can I hire a private appraiser?

Yes. You can hire a private appraiser for your own interest or for private financing purposes. You can also hire an appraiser as part of a review process under the Land Value Appeal Policy. If an appraiser is hired as part of an appeal process, the appeal must be initiated before hiring the appraiser. The appraiser should contact Lands Branch prior to conducting the valuation.

Am I reimbursed for my private appraisal?

The cost of hiring a private appraiser will only be reimbursed if you have already initiated an appeal of the market valuation provided by Lands Branch before hiring the appraiser. Private appraisals initiated for your own interest or financing purposes will not be reimbursed.

The process for appealing your valuation is outlined in the Land Value Appeal Policy. The first \$500 will be reimbursed. Any amount above \$500 will be shared equally between you and the Lands Branch, to a maximum of an additional \$500.

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