

Land rezoning

This info sheet explains the steps you must take to have your land rezoned through the Yukon Government.

Does rezoning affect me?

Many Yukon communities and rural areas are divided into zoning districts. Zoning bylaws or regulations govern such things as property use, lot size, building setbacks etc..

A rezoning application is required if you are proposing a new use on your property that isn't permitted under existing zoning. For example, rezoning would normally be required to change the use of your lot from residential to commercial.

If you're considering changing the use of your land, discuss your preliminary proposal with the Land Planning Branch.

How do I apply?

To rezone your land, you first have to find out who administers zoning for your area. Each municipality is responsible for zoning within their own boundaries.

Land Planning administers zoning in other communities and rural areas. There are also areas of the Yukon where no zoning is in place.

You can get information and application forms from the Land Planning Branch. They can tell you what uses are allowed on your property and if rezoning is necessary.

If you decide to apply to rezone your property, you must provide:

- a completed Application for Rezoning Form. You must include description of property, existing and proposed use, etc.;
- a copy of the current Certificate of Title to your property; and
- a location map.

The Yukon government does not charge a rezoning application fee.

What's the process with my application?

While the process varies within each zoning area, four steps generally apply to all rezoning applications.

1. Land Planning Branch reviews your application to make sure it meets Yukon laws and land use planning principles.
2. Land Planning Branch distributes the application to other government agencies and First Nations, as appropriate. Neighbouring property owners are also advised and given the opportunity to comment. A notice is posted in the local papers and in some cases, a public meeting may also be held.

General info:

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

Map viewer:

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

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ADMINISTRATIVE JURISDICTIONS

YUKON GOVERNMENT

Controls the majority of all vacant lands in the territory.

ENERGY, MINES AND RESOURCES

Land Management Branch

accepts applications to sell, lease, develop and use land under Yukon government control.

Land Planning Branch

manages zoning regulations in rural Yukon and administers subdivision outside Whitehorse and Dawson City. Also provides mapping services.

Agriculture Branch

administers Yukon agricultural and grazing programs.

Mineral Resources Branch

administers placer and quartz claims, rights and use in the territory.

Forestry Branch

administers timber permits and forestry planning.

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, Legal Surveys Division provides maps and plans for a fee.

3. Land Planning Branch compiles the information and prepares a report that will recommend approval, approval with conditions or deny the rezoning application.
4. If your application is approved, or approved with conditions, an Order-In-Council will be issued to amend the related Area Development Regulation and you will be advised what the decision is.

How long will the process take?

The Land Planning Branch will normally complete a report on your application within three or four months, but depending on the nature of your request and the extent of the review, it can take up to 18 months or more.

How do I know what's happening with my application?

Land Planning sends you an initial letter to say that your application has been received. You'll also get a copy of the rezoning notice sent to neighbours.

You'll also get a decision letter advising if your application is approved or denied. You can contact the Land Planning Branch at any time to find out the progress of your application.

For further information, please contact us:

Phone: (867) 456-3827
Toll free: 1-800-661-0408 ext 3827
Fax: (867) 393-6258

CONTACTS

YUKON GOVERNMENT

ENERGY, MINES AND RESOURCES

Land Management 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

Land Planning Branch

Tel: (867) 456-3827
Toll free: 1-800-661-0408 ext 3827
Fax: (867) 393-6258

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 lot 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



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