

Land rezoning

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

Does rezoning affect me?

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

Rezoning 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 Community 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.

The Community Land Planning Branch 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 Community 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 the Community Land Planning Branch, to rezone your property, you must provide:

- a completed Application for Rezoning Form. You must include a description of the 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 is the application process?

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

1. The Community Land Planning Branch reviews your application to make sure it meets Yukon laws and land use planning principles.
2. The Community 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. In some cases, a public meeting may also be held.

General info: www.community.gov.yk.ca/general/communitydevelopment.html

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

One of a series of info sheets published by the Departments of Energy, Mines and Resources and Community Services

April 2008

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.

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 and local area plans, manages zoning regulations in rural Yukon, administers subdivision outside Whitehorse and Dawson City, and provides mapping services.

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.

3. The Community Land Planning Branch compiles the information and prepares a report for Cabinet. Cabinet may approve, approve with conditions or deny the rezoning application. The decision of Cabinet is final.
4. If your application is approved, or approved with conditions, an Order-In-Council will be issued to amend the related Area Development Regulation. You will be advised of the decision.

How long will the process take?

The Community Land Planning Branch will normally complete a report on your application within three or four months. Depending on the nature of your request and the extent of the review, it can take between four and 18 months or more to get final Cabinet approval.

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

The Community Land Planning section 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 call the Community Land Planning section at any time to find out the progress of your application.

For further information, please contact the Community Land Planning Branch at:

Phone: (867) 667-8945

or toll free: 1-800-661-0408 ext 8945

fax: (867) 393-6258

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 SERVICES

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

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