

Planned land development

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

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This info sheet outlines the steps, approvals and processes that the Government of Yukon goes through when it develops land for public sale, including residential, industrial, commercial and recreational lots.

Who develops the land into lots?

The Department of Community Services, Community Development Division carries out Government of Yukon planned land-development projects in cooperation with local municipalities, local advisory councils and communities. Existing official community plans and local area plans are used to guide development.

What are the stages in the development process?

The *feasibility and planning stage* involves site-specific soils testing, topographic contour mapping, preliminary subdivision design development and preliminary engineering, public consultation, zoning amendment, subdivision approval, and development

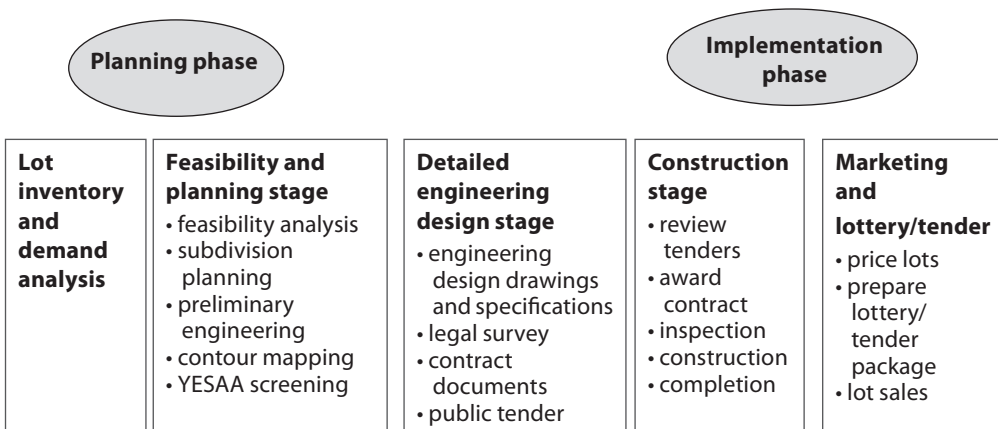
agreement. The Yukon Environmental and Socio-economic Assessment Act (YESAA) applies specifically where the Yukon government is a proponent of a project, funds a project, licenses or authorizes a project or disposes of land for a project. A project is any activity listed in the YESAA Regulations. An environmental assessment screening is a major component of the project feasibility and planning stage.

The *detailed engineering design stage* involves the detailed engineering design of roads, sewer and water, curb, gutter and sidewalks, and power and telephone.

The *construction stage* involves the public tender call and construction of the underground sewer and water, power, telephone, paving, concrete curbs, gutters and sidewalks, street lighting and legal survey of lots.

The *marketing and lottery/tender stage* involves the establishment of lot sale prices, advertising and the lottery/tender process.

LAND DEVELOPMENT PROCESS



Consultation takes place throughout the entire development process

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.

What kind of lots are developed?

Residential lots are created for sale in three types:

- urban, with legal survey, sewer, water, paved roads, concrete curb and gutter, sidewalks, streetlights, buried telephone, power and cable TV, garbage pick-up and bus route;
- country, 0.5 to 1.0 hectares (1 to 2.5 acres) with legal survey, BST road surfacing, overhead power, telephone and cable TV, streetlights and a park area; and
- rural, 2.0 to 6.0 hectares (5 to 15 acres) with legal survey, overhead power and telephone, and a gravel road surface.

Industrial lots are created in two types:

- wet with legal survey, sewer, water, paved roads, concrete curb and gutter, streetlights, buried power and telephone; and
- dry with legal survey, overhead power and telephone, street lights and BST road surfacing.

Commercial lots are made available for sale with legal survey, sewer, water, paved roads, and concrete curb and gutter, streetlights, buried power and telephone.

Recreational lots are made with legal survey and gravel road access.

Where is land developed?

The Government of Yukon develops on Yukon land throughout the territory in incorporated and unincorporated areas, hamlets and other areas deemed suitable for development.

What determines how much land is developed and when?

All land development has been, and continues to be, demand driven.

The Government of Yukon strives to make land of all classes available for sale to the public, based on a two-year supply principle.

With the Yukon's large land base and small population centres, striking a balance between demand for lots and reasonable lot inventory levels is very challenging.

The larger urban centres with Official Community Plans direct the location and types of land development projects undertaken in their respective communities. The Government of Yukon works in partnership with these communities when considering new subdivisions.

In unincorporated areas, the existing inventory of lots and local economic factors drives subdivision development.

In Whitehorse, a full five-year market-demand analysis and forecast is prepared.

How long will a land development project take?

The time a project takes depends on the nature and complexity of the project. It normally takes a land development project about three years from the feasibility and planning stage to the marketing and lottery/tender stage.

How much will a lot cost?

Land development is done on a cost recovery basis. Each land development project is different and the lot price will be subject to numerous factors.

In general, the practice is to price residential lots at development cost. In some instances, lots will be priced at fair market value. Planned lot prices cannot be appealed.

Industrial and Commercial lots are sold by tender with a reserve price established prior to the tender process.

For further information, please contact Community Land Planning Branch, phone (867) 667-8945 or toll free 1-800-661-0408, ext. 8945, or by 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