



LAND LOTTERY PACKAGE

Residential Builders Lottery (2026-0001)

Residential Lots

5 Residential Lots, 1 Townhouse Condominium and 1 Multi-Residential Lot

Whitehorse | June 2026



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INTRODUCTION

The Department of Energy, Mines and Resources, Land Management Branch is selling a total of 7 Lots – 1 Multi-Residential, 1 Townhouse Condominium and 5 Residential lots in Whistle Bend as part of a Residential Builders Lottery.

Applicants are responsible for reading and understanding all lottery documentation prior to submitting an application and for being familiar with the lottery requirements and process. Lottery documentation consists of the lottery package, guidelines, reports, sample agreement for sale, and zoning information. All supporting information can be found on the website.

RESIDENTIAL BUILDERS LOTTERY

The Residential Builders Lottery is a pilot process that provides an opportunity for builders to apply for lots in Whistle Bend that have been previously sold and returned to Government of Yukon. In order to be eligible to apply in the lottery, interested parties must first be screened through the Yukon Contractors Association screening process to confirm eligibility. Applicants must have completed construction of at least one single detached or multi-residential dwelling within the previous 24 months prior to the opening date of this pilot lottery. Applicants are **not** required to be members of the Yukon Contractors Association to apply.

IMPORTANT DATES

Application Closing Date and Time

Applications will be accepted at the Application Office (see “Application Office” section for more information) until **July 24, 2026, at 4:30 pm** (local time according to the Application Office). Applications will not be accepted after the closing date and time.

Lottery Draw Date and Time

The lottery draw will take place on **July 29, 2026**, which will be streamed online. Please check the website closer to the draw date for the draw time and stream link.

Lottery Results

Results will be available at the Application Office and online by **July 30, 2026, at 4:30 pm**. Lots that are not accepted within 24 hours of being offered will be offered to the next person on the draw list for the specific lot. The Application Office will continue to use the draw list to offer lots until no lots remain, the draw list has been exhausted, or the draw list has been declared null

and void. Remaining or forfeited lots may be made available for sale over the counter at the discretion of the Application Office.

LOT SALE AND INFORMATION

Interest Rate

These lots are subject to *Lands Act* and *Lands Regulations* and an **interest rate of 5.00%**. The interest rate is fixed at five (5) percent **or** two and one-half (2.5) percentage points above the bank rate, whichever is higher, pursuant to section 17 of *Lands Act* and *Lands Regulations* OIC 1983/192.

The Bank of Canada rate is set at 2.25% and is subject to change as of July 1, 2026.

Lot Surveys and Further Information

Survey plans can be viewed on the Canada Lands Surveys by visiting <https://clss.nrcan.gc.ca/clss/plan/search-recherche> and using the 'Plan Number' search box for:

- **2019-0025 CLSR YT** – Lot 750 Whistle Bend
- **100043008 CLSR YT** – Lots 994, 1006, and 1100 Whistle Bend
- **100043985 CLSR YT** – Lots 1183 and 1219 Whistle Bend
- **100046539 CLSR YT** – Lot 1338 Whistle Bend

LOT PRICE LIST

Lot and Block Number	Civic Address	Size (m ²)	Zoning	Sale Price	20% Down Payment	GST (on entire purchase price)	Minimum Total Due
Lot 994	68 Wyvern Avenue or 245 Witch Hazel Drive	454	Residential – Comprehensive Development	\$139,091.12	\$27,818.22	\$6,954.56	\$34,772.78
Lot 1006	44 Ellwood Street	418	Residential – Comprehensive Development	\$128,086.10	\$25,617.22	\$6,404.31	\$32,021.53
Lot 1100	7 Fulton Lane	554	Residential – Comprehensive Development	\$169,354.90	\$33,870.98	\$8,467.75	\$42,338.73
Lot 1183	2 Flora Avenue	566	Residential – Comprehensive Development	\$158,029.00	\$31,605.80	\$7,901.45	\$39,507.25

Lot 1219	42 Omega Street	635	Residential – Comprehensive Development	\$168,358.00	\$33,671.60	\$8,417.90	\$42,089.50
Lot 1338	25 Aurora Drive	1370	Residential - Townhouse	\$654,518.00	\$130,903.60	\$32,725.90	\$163,629.50
Lot 750	210 Keno Way	2,272	Residential - Multi-unit high density	\$1,091,950.70	\$218,390.14	\$54,597.54	\$272,987.68

ELIGIBILITY REQUIREMENTS

Applicants must meet the following criteria to be considered eligible to apply:

- Submit a completed Land Lottery Application Form, along with the application fee of \$25 plus GST to the Lottery Application Office;
- Be at least 19 years of age;
- Submit only one application per business or person;
- Comply with all requirements outlined in the lottery documentation; and
- Adhere to all applicable territorial and federal laws, regulations, and other conditions with respect to the lots purchased in this lottery.

REQUIRED DOCUMENTS

If applying as a corporation, the applicant must provide:

1. A current business licence issued by the City of Whitehorse;
2. A YCOR certificate from the Government of Yukon showing the corporation is in good standing;
3. A letter of confirmation from the Yukon Contractors Association; and
4. An Occupancy Permit or Certificate of Final Inspection and the corresponding Building Permit from either the City of Whitehorse or Government of Yukon's Building Safety and Standards Branch for a home build completed in the last 24 months, from date of lottery release date, issued in the name of the applicant or the applicant's business;

If applying as unincorporated business (e.g., sole proprietorship or partnership), the applicant must provide:

1. A current business licence issued by the City of Whitehorse;
2. A piece of current, government-issued photo ID;
3. A letter of confirmation from the Yukon Contractors Association; and

4. An Occupancy Permit or Certificate of Final Inspection and the corresponding Building Permit from either the City of Whitehorse or Government of Yukon's Building Safety and Standards Branch for a home build completed in the last 24 months, from date of lottery release date, issued in the name of the applicant or the applicant's business;

If you are unable to apply in person, you may appoint an agent to act on your behalf by submitting an Agent Appointment Form along with the Lottery Application. Note that **an individual acting as an agent cannot apply in the lottery for themselves**. The Agent Appointment Form appoint is included with the lottery information on our website.

SUCCESSFUL APPLICANT INFORMATION

An Agreement for Sale is a contract between parties to sell and purchase land, pursuant to Lands Act and Lands Regulations OIC 1983/192.

- **The term of the Agreement for Sale is 3 years, with a three-year (3) building commitment.** This building commitment requires that a permanent residential building be constructed on the lot and obtaining approvals for the following aspects of construction:
 1. Electrical rough-in inspection from Government of Yukon, Community Services, Building Safety Branch;
 2. Framing Insulation and Vapour Barrier inspection from the City of Whitehorse; and;
 3. Plumbing rough-in with test on inspection from the City of Whitehorse.
- The successful applicant must enter into an Agreement for Sale and supply the required down payment and GST within **fourteen (14) days** from the date the lot is offered. Failure to do so will result in forfeiture of the lot. The successful applicant must also provide proof of eligibility to purchase residential land in the Yukon in accordance with the Act.
- The effective date of the Agreement for Sale is the date the purchaser enters into an Agreement for Sale.

APPLICATION OFFICE

Submit your lottery application at our main office: Room 320, 3rd floor, Elijah Smith Building, Main Street, Whitehorse. Our office is open Monday to Friday from 8:30 am to 4:30 pm.

You may also drop off your application at one of our District Offices below. Please note that the payment methods accepted and office hours vary depending on the location.

Carmacks

Located in the new Firehall
(867) 863-5271

Mayo

22A Silver Trail Highway
(867) 996-2343

Dawson

1094 King Street
(867) 993-7300

Ross River

Across from the Ross River General Store
(867) 969-2243

Haines Junction

Kilometre 246 Haines Road
(867) 634-2256

Teslin

Kilometre 1246 Alaska Highway in Teslin
(867) 390-2531

Watson Lake

Kilometre 1107 Alaska Highway (aka
Forestry Office)
(867) 536-7335

AREA DEVELOPMENT (ZONING) INFORMATION LINKS

Whitehorse Zoning Bylaw:

<https://www.whitehorse.ca/wp-content/uploads/2026/05/2025-37-Zoning-Bylaw.pdf>