



LAND LOTTERY PACKAGE

Dhāl Ghāy / Mountain Ridge Lottery (2026-Y02)

Residential Lots

37 Single-Family Lots

6 Duplex Lots

Haines Junction | September 2026



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INTRODUCTION

As part of the Government of Yukon's Commitment to making land available to Yukoners, the Department of Energy, Mines and Resources, Land Management Branch is selling 43 Residential Lots in Haines Junction – 37 Single-Family Lots and 6 Duplex Lots. The duplex lots are sold as pairs, which are referred to as "Site 1", "Site 2", and "Site 3".

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.

IMPORTANT DATES

Application Closing Date and Time

Applications will be accepted at the Application Office until **October 2, 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 **October 7, 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 **October 9, 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.

For unsuccessful applicants, the \$300 administrative deposit will be returned by cheque to the applicant at the address provided on the application form.

LOT SALE AND INFORMATION

An overview of all lots for sale can be viewed through the link on our lottery website:

<https://yukon.ca/en/yukon-land-lotteries-and-tenders>.

For specific zoning information, please refer to the “Area Development (Zoning) Information Links” section at the end of this document.

Each lot is sold “as is, where is”. All on-site servicing within the residential lot is the responsibility of the purchaser.

Applicants must only list the lots they are interested in purchasing, in order of preference.

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, as of July 1, 2026, is set as 2.50%, and is subject to change on October 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:

- **113706 CLSR YT** – Lot 1 to Lot 29
- **114527 CLSR YT** – Lot 30 to Lot 44

Easements

The following lots are subject to utility easements:

- **Lot 1 to Lot 6**
- **Lot 8 to Lot 11**
- **Lot 13 to Lot 33**
- **Lot 35 to Lot 44**

The easement agreements are registered on the title and will be transferred to any subsequent title holders.

The extent of the utility easements can be viewed on the sketches available on our lottery website.

Additional Information

Lot 1 to Lot 6, Lot 13 to Lot 19, and Lot 34 to Lot 44 have overhead powerlines, while Lot 7 to Lot 12 and Lot 20 to Lot 33 have underground powerlines.

LOT PRICE LIST

Single-Family Lots

Lot Number	Civic Address	Size (m ²)	Zoning	Sale Price	20% Down Payment	Full GST	Minimum Total Due
1	109 Ridge Road	603	R-1 Urban Residential	\$73,584.00	\$14,716.80	\$3,679.20	\$18,396.00
2	113 Ridge Road	603	R-1 Urban Residential	\$73,584.00	\$14,716.80	\$3,679.20	\$18,396.00
3	117 Ridge Road	603	R-1 Urban Residential	\$73,584.00	\$14,716.80	\$3,679.20	\$18,396.00
4	121 Ridge Road	603	R-1 Urban Residential	\$66,192.00	\$13,238.40	\$3,309.60	\$16,548.00
5	125 Ridge Road	603	R-1 Urban Residential	\$66,192.00	\$13,238.40	\$3,309.60	\$16,548.00
6	129 Ridge Road or 1 Pika Crescent	635	R-1 Urban Residential	\$69,664.00	\$13,932.80	\$3,483.20	\$17,416.00
7	108 Ridge Road	603	R-1 Urban Residential	\$73,584.00	\$14,716.80	\$3,679.20	\$18,396.00
8	112 Ridge Road	603	R-1 Urban Residential	\$73,584.00	\$14,716.80	\$3,679.20	\$18,396.00
9	116 Ridge Road	603	R-1 Urban Residential	\$73,584.00	\$14,716.80	\$3,679.20	\$18,396.00
10	120 Ridge Road	603	R-1 Urban Residential	\$73,584.00	\$14,716.80	\$3,679.20	\$18,396.00
11	124 Ridge Road	603	R-1 Urban Residential	\$73,584.00	\$14,716.80	\$3,679.20	\$18,396.00
12	128 Ridge Road or 463 Pika Crescent	635	R-1 Urban Residential	\$77,504.00	\$15,500.80	\$3,875.20	\$19,376.00
13	133 Ridge Road or 2 Pika Crescent	670	R-1 Urban Residential	\$85,568.00	\$17,113.60	\$4,278.40	\$21,392.00
14	137 Ridge Road	576	R-1 Urban Residential	\$73,584.00	\$14,716.80	\$3,679.20	\$18,396.00
15	145 Ridge Road	475	R-1 Urban Residential	\$63,840.00	\$12,768.00	\$3,192.00	\$15,960.00
18	157 Ridge Road	469	R-1 Urban Residential	\$63,056.00	\$12,611.20	\$3,152.80	\$15,764.00

19	161 Ridge Road	469	R-1 Urban Residential	\$63,056.00	\$12,611.20	\$3,152.80	\$15,764.00
20	132 Ridge Road or 464 Pika Crescent	693	R-1 Urban Residential	\$84,560.00	\$16,912.00	\$4,228.00	\$21,140.00
21	144 Ridge Road	603	R-1 Urban Residential	\$73,584.00	\$14,716.80	\$3,679.20	\$18,396.00
22	156 Ridge Road	469	R-1 Urban Residential	\$59,920.00	\$11,984.00	\$2,996.00	\$14,980.00
23	160 Ridge Road	469	R-1 Urban Residential	\$59,920.00	\$11,984.00	\$2,996.00	\$14,980.00
29	40 Pika Crescent	452	R-1 Urban Residential	\$57,680.00	\$11,536.00	\$2,884.00	\$14,420.00
30	36 Pika Crescent	506	R-1 Urban Residential	\$61,824.00	\$12,364.80	\$3,091.20	\$15,456.00
31	32 Pika Crescent	440	R-1 Urban Residential	\$56,224.00	\$11,244.80	\$2,811.20	\$14,056.00
32	24 Pika Crescent	605	R-1 Urban Residential	\$73,808.00	\$14,761.60	\$3,690.40	\$18,452.00
33	6 Pika Crescent or 20 Pika Crescent	680	R-1 Urban Residential	\$82,992.00	\$16,598.40	\$4,149.60	\$20,748.00
34	9 Pika Crescent	635	R-1 Urban Residential	\$69,664.00	\$13,932.80	\$3,483.20	\$17,416.00
35	13 Pika Crescent	681	R-1 Urban Residential	\$83,104.00	\$16,620.80	\$4,155.20	\$20,776.00
36	17 Pika Crescent	635	R-1 Urban Residential	\$77,504.00	\$15,500.80	\$3,875.20	\$19,376.00
37	21 Pika Crescent	673	R-1 Urban Residential	\$85,904.00	\$17,180.80	\$4,295.20	\$21,476.00
38	25 Pika Crescent	476	R-1 Urban Residential	\$60,816.00	\$12,163.20	\$3,040.80	\$15,204.00
39	29 Pika Crescent	475	R-1 Urban Residential	\$60,704.00	\$12,140.80	\$3,035.20	\$15,176.00
40	33 Pika Crescent	685	R-1 Urban Residential	\$87,472.00	\$17,494.40	\$4,373.60	\$21,868.00
41	37 Pika Crescent	636	R-1 Urban Residential	\$81,200.00	\$16,240.00	\$4,060.00	\$20,300.00
42	41 Pika Crescent	469	R-1 Urban Residential	\$63,056.00	\$12,611.20	\$3,152.80	\$15,764.00
43	45 Pika Crescent	603	R-1 Urban Residential	\$76,944.00	\$15,388.80	\$3,847.20	\$19,236.00
44	49 Pika Crescent	631	R-1 Urban Residential	\$80,528.00	\$16,105.60	\$4,026.40	\$20,132.00

Duplex Lots

“SITE 1”

Lot Number	Civic Address	Size (m ²)	Zoning	Sale Price	20% Down Payment	Full GST	Combined Minimum Total Due
16	147 Ridge Road	302	R-1 Urban Residential	\$45,024.00	\$9,004.80	\$2,251.20	\$22,512.00
17	149 Ridge Road	302	R-1 Urban Residential	\$45,024.00	\$9,004.80	\$2,251.20	

“SITE 2”

Lot Number	Civic Address	Size (m ²)	Zoning	Sale Price	20% Down Payment	Full GST	Combined Minimum Total Due
25	48 Pika Crescent	302	R-1 Urban Residential	\$45,024.00	\$9,004.80	\$2,251.20	\$22,512.00
26	46 Pika Crescent	302	R-1 Urban Residential	\$45,024.00	\$9,004.80	\$2,251.20	

“SITE 3”

Lot Number	Civic Address	Size (m ²)	Zoning	Sale Price	20% Down Payment	Full GST	Combined Minimum Total Due
27	44 Pika Crescent	302	R-1 Urban Residential	\$45,024.00	\$2,251.20	\$9,004.80	\$22,512.00
28	42 Pika Crescent	302	R-1 Urban Residential	\$45,024.00	\$2,251.20	\$9,004.80	

ELIGIBILITY REQUIREMENTS

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

- Submit a completed Land Lottery Application Form, along with the required payment (see below) to the Lottery Application Office;
- Be at least 19 years of age;
- Submit only one application per person;
- Present valid government-issued photo identification at the time of application submission;
- Comply with all the requirements outlined in the lottery documentation;

- Not hold an active Agreement for Sale with the Commissioner for a Residential lot in Haines Junction, and;
- Adhere to all applicable territorial and federal laws, regulations, and other conditions with respect to the lots purchased in this lottery.

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.

PAYMENT REQUIREMENTS

When submitting a lottery application, the following two separate items are required:

- A non-refundable application fee of \$26.25 (\$25.00 plus GST) payable in cash, debit, or credit card;
- A \$300 administrative deposit payable in cash, cheque or debit. Cheques must be made payable to the Territorial Treasurer.

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 Five (5) years, which includes a Five-year (5) building commitment.** This building commitment requires that a permanent residential building be constructed on the lot and obtain a **conditional occupancy approval within the five-year period**.
- 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 that the purchaser enters into the sale agreement.

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.

Applications submitted by mail must be received by the Application Office by the closing date and time and must be addressed to:

Land Management Branch (K-320)
Box 2703
Whitehorse, YT Y1A 2C6

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

Haines Junction Zoning Bylaw and Zoning Map:

<https://hainesjunction.ca/Home/DownloadDocument?docId=d1d3d9c7-cb0d-4005-81c6-673406f1d656>