LAND TENDER PACKAGE

Mount Sima and MacRae Tender (2026-T01)

Commercial / Industrial Lots

Whitehorse | November 2026



Contents

INTRODUCTION 3
IMPORTANT DATES 3
Closing Date and Time 3
Tender Bid Opening Date and Time 3
Results 3
LOT AND SALE INFORMATION 3
Interest Rate 4
Lot Surveys and Further Information 4
Easements 4
Additional Information 4
Lot upset prices 5
REQUIREMENTS TO REGISTER A BID 5
SUCCESSFUL BIDDER INFORMATION 5
APPLICATION OFFICE 6
BIDDER CHECKLIST 6
To submit a bid: 6
Bid amount requirements: 6
Mailed bids: 7

INTRODUCTION

As part of the Government of Yukon's commitment to make land available to Yukoners, the Department of Energy Mines and Resources, Land Management Branch is selling a total of 2 Industrial Lots in Whitehorse – one in Mount Sima Industrial Subdivision and one in MacRae Industrial Subdivision.

Bidders are responsible for reading and understanding all the tender documentation prior to submitting a bid.

Tender documentation consists of a tender package, Land Tender Guidelines, zoning and municipal information and relevant technical reports. All supporting information is available on our website: https://yukon.ca/en/yukon-land-lotteries-and-tenders

IMPORTANT DATES

Closing Date and Time

Bids will be accepted by the Application Office until **December 14, 2026, at 4:30 pm** (local time according to application office).

Tender Bid Opening Date and Time

The tender bid opening will take place on **December 16, 2026**. Please check our website for updates and details on the tender opening.

Results

Results will be available online by **December 18, 2026, at 4:30 pm**. If a lot is unsold or forfeited after the tender process, it may be made available for sale over the counter at the discretion of the Application Office.

LOT AND SALE INFORMATION

For zoning and development permitting information, refer to the package prepared by the City of Whitehorse, included on the lottery website or contact city officials at 867-668-8340 or online at https://www.whitehorse.ca/business-in-whitehorse/zoning/.

Each lot is sold "as is, where is". Purchasers are responsible for connecting to services.

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 October 1, 2026, is set as 2.5%.

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:

- **Lot 77 Mount Sima Industrial – 112911 CLSR YT**
- **Lot 5 Block 12 MacRae Industrial – 104547 CLSR YT**

Easements

Lot 77 Mount Sima Industrial is subject to a utility easement. The easement agreement is registered on the title and will transfer to any subsequent title holders.

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

Additional Information

Lot 77 Mount Sima Industrial is subject to specialized grading requirements through the City of Whitehorse development permitting process to address on-site and off-site drainage. A copy of the grading plan is available on our website. For additional information, please contact the City of Whitehorse 867-668-8340 or online at https://www.whitehorse.ca/business-in-whitehorse/zoning/.

Lot 5 Block 12 MacRae Industrial is subject to off-site improvements within the adjoining undeveloped road right-of-way(s) through the City of Whitehorse development permitting process to address the specifications required for the construction of new access road(s) providing vehicle access to the lot. For additional information, please contact the City of Whitehorse 867-668-8340 or online at https://www.whitehorse.ca/business-in-whitehorse/zoning/.

Lot upset prices

Lot Number	Civic Address	Size (ha)	Zoning	Minimum Bid Amount
Lot 77 Mount Sima Industrial	97 McFadden way	0.616	Industrial – Light (ILT)	**$395,000.00**
Lot 5 Block 12 MacRae Industrial	23 Boulder Road	0.743	Industrial – Light (ILT)	**$600,000.00**

REQUIREMENTS TO REGISTER A BID

To register a bid, a bidder must:

- complete and submit the tender bid form;
- have attained the full age of 19 years, if applying as an individual;
- pay the application fee
- show government issued photo identification at the time of submitting a bid, if applying as an individual;

If applying as a corporation, a bidder must also supply valid and current documentation; acceptable documents include:

- a valid Yukon Incorporation Certificate or;
- confirmation of Yukon registration;
- a copy of a valid business licence, if applicable.

Please note: For title to be transferred to a Company, Corporation or Partnership, it must be registered as a limited or incorporated entity. For detailed instructions, processes, procedures and additional requirements concerning Bid submission, refer to the Land Tender Guidelines under the heading “Tender bid process and procedures”.

SUCCESSFUL BIDDER 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 three (3) years, which includes a three-year (3) building commitment**. This building commitment requires that a minimum of $10,000.00 worth of improvements be completed on the lot.

- The successful bidder must enter into an Agreement for Sale by **December 30, 2026, at 4:30 pm** or forfeit the lot. The date of the tender opening is the date the successful bidder enters into the Agreement for Sale.

- For specific details about the Agreement for Sale, refer to the sample Agreement for Sale available on the website and the Land Tender Guidelines, under the heading "Purchase Information".

APPLICATION OFFICE

Drop off your bid at the application office: Room 320, 3rd floor, Elijah Smith Building, 300 Main Street, Whitehorse. The office is open Monday to Friday from 8:30 am to 4:30 pm. If you wish to submit your bid by mail, please contact the application office for further instructions. Tender guidelines, bid forms, and supporting information can be found on our website: https://yukon.ca/en/yukon-land-lotteries-and-tenders. For any other information, email us at land.disposition@yukon.ca or call us at 867-667-5215

BIDDER CHECKLIST

Land Management Branch staff can respond to questions relating to the tender process and procedures; however, **we are not able to assist with completing your confidential tender bid form**. **You are responsible for providing all the necessary documents when you submit your bid.** All bids are confidential until the tender opening.

To submit a bid:

- Clearly identify your name or business name and the lot number or site number the bid is for on the outside of the envelope.

- Pay the non-refundable Application Fee of $26.25 ($25.00 plus GST).

- Submit a sealed bid envelope including the following:
  - Completed Tender Bid Form;
  - Bid Deposit (see below for bid amount requirements) by certified cheque or bank draft made payable to the Territorial Treasurer and;
  - Additional required documentation as described in the Land Tender Package.

Bid amount requirements:

Your bid must include one of the following Bid Deposit amounts:

Option A:
The total bid amount of the lot, plus the total payable GST (5% of your total bid amount) or provide a valid GST account number on the tender bid form, or

Option B:
A down payment equal to a minimum of twenty (20%) percent of your total bid amount and the total payable GST (5% of your total bid amount) or provide a valid GST account number on the tender bid form.

Mailed bids:

Bids submitted by mail must be addressed to:

Land Management Branch (K-320)
Box 2703
Whitehorse YT Y1A2C6