



# LAND LOTTERY PACKAGE

Residential lots

6 lots – Carmacks

6 lots - Faro

August 2024



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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 6 residential lots in Carmacks and 6 residential lots in Faro.

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 **September 6, 2024, at 4:30 pm** (local time according to 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 **September 11, 2024**. The draw will be streamed online. Please check the website closer to the draw date for draw time and video link.

### Lottery results

Results will be available at the application office and online by **September 12, 2024, at 4:30 pm**. Lots 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 can be picked up at the application office where you applied between September 24 and October 8, 2024. Please note that picking up your deposit will result in being removed from eligibility on the draw list to be offered a lot. Any cash deposits that remain unclaimed will be returned by cheque to the applicant at the address provided on the application form. Unclaimed deposits made by cheque will be destroyed.

## LOT AND SALE INFORMATION

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

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

For specific zoning information, 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 is the responsibility of the purchaser.

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

### Building commitment

#### Carmacks

The building commitment for all lots in Carmacks is **3 years** to obtain conditional occupancy approval from Building Safety.

#### Faro

The building commitment for all lots in Faro is **5 years** to obtain conditional occupancy approval from Building Safety.

### Interest rate

These lots are subject to the *Lands Act* and *Lands Regulations* and an **interest rate of 7.50%**. 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 the *Lands Act* and *Lands Regulations* OIC 1983/192. The Bank of Canada rate, as of June 5, 2024, is set at 5.00%.

### Lot surveys

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

111640 CLSR YT – Carmacks lots

60786 CLSR YT – Faro lots

### Easements

Lots 197, 199, 200, 201 and 202 in Carmacks are subject to utility easements. The easement agreements are registered on title and will transfer to any subsequent title holder.

Lots 175, 176, 207 and 208 in Faro are subject to utility easements. The easement agreements are registered on title and will transfer to any subsequent title holder.

Lots 208, 209 and 210 in Faro will require an additional utility easement agreement to be entered into before title will be transferred to the purchaser.

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

## Geotechnical information

Geotechnical information regarding the lottery lots is available on the lottery website. The geotechnical reports are provided as background information but be aware that project concepts and other information may have changed throughout the land development process.

## Additional information

### Carmacks

Chip sealing of the road is planned for 2025. Piped sewer services are provided to the lots. Lot 203 is serviced to accommodate a duplex-type development; Lot 197 is serviced to accommodate a multi-family development.

### Faro

Water and sewer services have been installed and driveway to the lots are constructed.

## LOT PRICE LIST

### Carmacks

Lot	Size (m2)	Zoning	Sale price	20% down payment	GST	Minimum total due*
197~	4380	Urban residential	\$82,249	\$16,449.80	\$4,112.45	\$20,262.25
199~	750	Urban residential	\$18,764	\$3,752.80	\$938.20	\$4,391.00
200~	737	Urban residential	\$18,766	\$3,753.20	\$938.30	\$4,391.50
201~	735	Urban residential	\$18,392	\$3,678.40	\$919.60	\$4,298.00
202~	759	Urban residential	\$18,968	\$3,793.60	\$948.40	\$4,442.00
203	1710	Urban residential	\$42,862	\$8,572.40	\$2,143.10	\$10,415.50

### Faro

Lot	Size (m2)	Zoning	Sale price	20% down payment	GST	Minimum total due*
175~	582	Residential	\$21,517	\$4,303.40	\$1,075.85	\$5,079.25
176~	596	Residential	\$22,030	\$4,406.00	\$1,101.50	\$5,207.50
207~	604	Residential	\$22,326	\$4,465.20	\$1,116.30	\$5,281.50
208~	604	Residential	\$22,326	\$4,465.20	\$1,116.30	\$5,281.50
209~	464	Residential	\$17,151	\$3,430.20	\$857.55	\$3,987.75
210~	604	Residential	\$22,326	\$4,465.20	\$1,116.30	\$5,281.50

\*Note: The **minimum total due** accounts for the \$300 deposit that is provided at the time of application.

~ Subject to utility easement, see **Easements** section above for more details

## ELIGIBILITY REQUIREMENTS

To be eligible, the applicant must:

- submit a completed lottery application form including required payment (see below) to the lottery application office;
- be 19 years or older;
- submit only one application per person;
- show government issued photo identification when submitting an application;
- not be holding an agreement for sale for a residential lot in the same community with the Government of Yukon;
- comply with all the requirements of the lottery documentation and
- comply with territorial and federal requirements, acts and 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 a signed letter naming the agent. Note that **an individual acting as an agent cannot apply in the lottery for themselves**. A form to appoint an agent is included with the lottery information on our website.

## PAYMENT REQUIREMENTS

The following are required as two separate items when submitting an application:

- A non-refundable application fee of \$26.25 (\$25.00 plus GST) payable in cash, debit, or credit card; and
- A \$300.00 deposit **payable by cheque or cash only**. 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 the *Lands Act and Lands Regulations OIC 1983/192*.

- The term of the Agreement for Sale is 5 years, with a 3-year building commitment for the lots in Carmacks and a 5-year building commitment for the lots in Faro. The building commitment requires that a permanent residential building improvement be constructed on the lot and receive **conditional occupancy approval within the building commitment term**. The building improvement must comply with zoning requirements.
- The successful applicant must enter into an Agreement for Sale and supply the required down payment and GST within 14 days of the date the lot was offered or forfeit the lot. The successful applicant will also have to provide proof that they are eligible to buy residential land according to the requirements of the Act.
- The effective date of the Agreement for Sale is the same day the lot was offered.

## APPLICATION OFFICE

Submit your application at our application office: Room 320, 3<sup>rd</sup> floor, Elijah Smith Building, Main Street, Whitehorse. The 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 the payment methods accepted and office hours vary from location to location.

### Carmacks

Located in the new Firehall  
867-863-5271

### Ross River

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

### Dawson

1094 King Street  
867-993-7300

### Teslin

Kilometer 1246 Alaska Highway in Teslin  
867-390-2531

### Haines Junction

Kilometer 246 Haines Road  
867-634-2256

### Watson Lake

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

### Mayo

22A Silver Trail Highway  
867-996-2343

The application form and supporting information is available on our website

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

For any other information, email us at [land.disposition@yukon.ca](mailto:land.disposition@yukon.ca) or call us at 867-667-5215.

## AREA DEVELOPMENT (ZONING) INFORMATION LINKS

### Carmacks

Zoning bylaw

[https://carmacks.ca/vertical/sites/%7B31AAE0B8-AEF0-45C8-BD3F-AB4B6306DD21%7D/uploads/VOC\\_Zoning\\_Bylaw\\_No.\\_277-22.pdf](https://carmacks.ca/vertical/sites/%7B31AAE0B8-AEF0-45C8-BD3F-AB4B6306DD21%7D/uploads/VOC_Zoning_Bylaw_No._277-22.pdf)

Zoning map

[https://carmacks.ca/vertical/sites/%7B31AAE0B8-AEF0-45C8-BD3F-AB4B6306DD21%7D/uploads/ScheduleD\\_ZoningInset\\_2024.jpg](https://carmacks.ca/vertical/sites/%7B31AAE0B8-AEF0-45C8-BD3F-AB4B6306DD21%7D/uploads/ScheduleD_ZoningInset_2024.jpg)

### Faro

Zoning bylaw

<https://faro.ca/Home/DownloadDocument?docId=75d2db3a-fe5c-4a43-b936-c67121d7cf58>

Zoning map

<https://faro.ca/Home/DownloadDocument?docId=81c6ddad-2680-463f-972e-c497a4a44565>