



Application guide: Seasonal agricultural leases in the Gentian Lane area of the Golden Horn subdivision

On Agriculture Disposition #2001-0036

Gentian Lane

Golden Horn subdivision

October 2023



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Introduction

The Government of Yukon's Agriculture Branch is launching an innovative agricultural project where five land leases are available to lease for agricultural use only. The leases are located in the Gentian Lane area of the Golden Horn subdivision.

This guide clarifies the process, terms and conditions of the leases. We recommend that you thoroughly read this guide to help you submit an application package.

For questions on this project, contact the Agriculture Branch (see Contact section).

Background

Yukoners want access to agriculture land to experiment and be innovative in growing food, crops and livestock. They want to be able to grow food, fibre and forage for their families, friends and even for profit.

During the engagement process for developing a new agriculture policy, the Yukon public identified certain challenges hindering smaller entry-level agriculture projects from getting started. As a result, the Government of Yukon committed to making more agriculture land available for leasing under its [Cultivating our Future: 2020 Yukon Agriculture Policy](#).

Leasing land is an accessible and affordable option for producing food, fibre and forage during the short growing season. The benefits include:

- a more accessible way for new entrants and start-ups to gain access and use agriculture land at a lower cost;
- the ability to lease and use only the amount of land required for an agriculture project; and
- no requirement to occupy nor pay for the land when it is not in use or production.

Gentian Lane agricultural lease project

The purpose of the Gentian Lane agricultural lease project is to provide seasonal opportunities to access to agriculture land to Yukoners.

- There are up to five agricultural leases available for the 2024 growing season.
- The land lease sizes are to a maximum size of 2,000 square metres (half an acre) each. There is no minimum size.



- The lease term is for one season per the Yukon's land legislation. A season is considered to be from mid-April to mid-October (may vary depending on weather and seasonal conditions).

We acknowledge that projects may require multiple seasons to be worthwhile. Your project plan should indicate how many seasons are required.

- We anticipate the Gentian Lane agricultural leases will be ready to commence operations by Friday, May 17, 2024. This date would be known as the "entry date".

Note: The entry date will be determined based on the following factors:

- contractor availability to complete the installation of perimeter electric fence; and
- weather conditions for snowmelt and ground thaw.

We will keep successful applicants fully informed on the progress of these factors and of the entry date.

- The lease fee is:
 - \$50 + GST = \$52.50 for up to a 1,000 square metres (quarter of an acre) per season; and
 - \$100 + GST = \$105.00 for 1,000 square metres to up to a maximum 2,000 square metres (quarter to up to a maximum of half an acre) per season.
- The Agriculture Branch will inspect leases at regular intervals throughout the season and lease term to monitor activities and identify any issues or concerns.
- To maintain agriculture production and land utilization, a lessee may re-apply for subsequent seasonal leases of the same area if:
 - The present season's terms and conditions have been met; and
 - An inspection revealed no issues with other lessees, neighboring properties etc.

Land specifications

- The available land leases are located just off Gentian Lane in the Golden Horn subdivision (see maps in Appendix 3). Applicants are encouraged to view the area before applying.
- The land area for leasing is made up of mulched (market gardening), woodland (small livestock) and a silvopasture (market garden or small livestock) areas.
- A portable toilet will be available in the parking area.



- 1,000-litre tanks will be available for watering. It is the lessee's responsibility to fill the tanks during the season and empty them at the end of the growing season before the first frost. Lessees is expected to drain and empty the tanks by end of lease's term.

Terms and conditions for a lease agreement

- The land is being leased on an as is, where is basis.
- The leases are subject to applicable legislations and other documents, including:
 - Allowable activities per:
 - the [Golden Horn Local Area Plan](#) (specifically but not exclusively p 41, 6.3 Rural Agriculture);
 - the [Golden Horn Development Area Regulations](#) (see specifically but not exclusively Rural Agriculture 1 or AG1 zoning on p. 26); and
 - specific clauses within the lease agreement.
 - Provisions in the [Lands Act](#) and the [Lands Act Regulations](#); and
 - The Government of Yukon's agriculture policy: [Cultivating Our Future: 2020 Yukon Agriculture Policy](#).
- A successful applicant will be required to meet a minimum production amount. This production amount is based on the project and the project plan and will be included in the lease agreement. The Agriculture Branch may also include additional terms and conditions as necessary in the lease agreement.
- Only non-permanent structures are allowed to be placed on the leased land and they must be removed at the end of the lease's term.
- Overnighting on the leases is not permitted under normal circumstances.
- Land clearing, tree cutting or removal or burning are not permitted on the leases. FireSmart activities may be permitted subject to discussions with the Agriculture Branch and Wildland Fire Management.



Submitting an application package

Application packages must be submitted to the Agriculture Branch by the intake deadline (see below). Should any land leases remain available after this initial intake, the Government of Yukon will put another call out for applications.

Application package

An eligible applicant is:

- a person who is at least 19 years of age; and
 - whose residence is within 80 kilometres of the land leases in the Gentian Lane area.
- or
- Yukon municipalities, towns and communities; First Nations governments and development corporations; businesses and non-government organizations/ non-profit organizations with an office within 80 kilometres of the land leases in the Gentian Lane area.

A complete application package consists of:

- a. the Application form (see Appendix 1), completed, signed and dated by the applicant(s);
- b. a Project plan that describes your proposed project and answers the Project plan questions (see Appendix 2); and
- c. payment of the non-refundable application fee of \$26.25 (\$25.00 application fee plus \$1.25 GST). This is payable by cash, cheque, money order, bank draft, debit or credit card. Make cheques, money orders and bank drafts payable to the "Territorial Treasurer".

Submit the application package by mail, email or in person to the Agriculture Branch (see Contact section).

Deadline

Applications must be submitted to the Agriculture Branch by the deadline of 4:00 pm on Monday, June 7, , 2024.

Review process

The Agriculture Branch will evaluate your application package and the information provided in your project plan against criteria that determines whether your project is a good fit for the agriculture land leasing project.



Decision

The Agriculture Branch will notify the applicant of the decision to approve or reject the application within two weeks of receiving it. An application's approval can be subject to additional terms and conditions.

No appeal

There is no appeal process on the review, evaluation and decisions to approve or deny an application.

The Agriculture Branch is available to discuss and review the evaluation process with unsuccessful applicants.

An unsuccessful applicant can adjust and update their original application and resubmit. Note that a resubmitted application will be considered a new application and placed in the chronological order it was received.

Next steps for successful applicants

The Agriculture Branch will work with a successful applicant to develop a lease agreement specific to their operation.

The successful applicant will be required to pay the lease fee upfront prior to signing the lease agreement (see lease fee in "Gentian Lane agricultural lease project" section).

The activities listed in an application's project plan will become contract commitments listed in the lease agreement.

Contact

Agriculture Branch

Department of Energy, Mines and Resources
Government of Yukon

Phone: 867-667-5838 or toll free at 1-800-661-0408 and ask to be transferred

Email: agriculturelandcoordinator@yukon.ca

Mailing: Box 2703 (K-320A) Whitehorse, Yukon Y1A 2C6

Location: Elijah Smith Building, Room 320A at 300 Main St in Whitehorse.

Office hours: Monday to Friday 8:30 am to 4:00 pm (local time)

Website: yukon.ca/apply-agriculture-land



Appendix 1: Application form

Seasonal agricultural leases

Gentian Lane area of Golden Horn Subdivision

Instructions:

- Read the terms and conditions.
- Complete this form.
- Include this form in your application package.
- Submit the application package to the Agriculture Branch by the deadline of 4:00 pm on Monday, April 29, 2024.

Applicant information		
Applicant name: (Enter your full legal name(s), no initials. This is required for the lease agreement.)		
Organization name:	Corporate or non-profit registry number: (Must have a valid number on the Yukon Corporate Registry.)	
Organization type (select one) <input type="checkbox"/> Commercial/business <input type="checkbox"/> Non-profit or non-government organization <input type="checkbox"/> Municipal government <input type="checkbox"/> First Nation government or development corporation		
Phone:	Alternate phone:	
Email:	Alternative email:	
Residence or local office address:		
City:	Territory/ Province:	Postal code:
Mailing address (if different from residence / local office address):		
City:	Territory/ Province:	Postal code:



Applicant signature	
<p>I understand that this application is for one seasonal agriculture land lease. I have read, understand and agree to comply with the terms and conditions found on this form and application guide. I confirm that all information provided is complete, correct and accurate.</p>	
Applicant name:	
Applicant signature:	Date (YYYY/MM/DD):
For government use only.	
<p>Receipt of \$26.25 (CDN) for the non-refundable application fee (\$25.00 plus \$1.25 GST) is hereby acknowledged and received.</p>	
Government agent name:	
Government agent signature:	Date (YYYY/MM/DD):

Terms and conditions

Acceptance of application package: Acceptance of an application package submitted to the Government of Yukon's Agriculture Branch does not imply future tenure or guarantee that a land interest will be granted.

Personal information: Collection of this information is authorized by section 31 of the *Lands Act*, section 6 of the *Territorial Lands (Yukon) Act* and section 29(c) of the *Access to Information and Protection of Privacy Act* to assess eligibility and evaluate your application for a seasonal agricultural land lease. For more information, please contact the Director of the Agriculture Branch at 867-667-5838 or toll free at 1-800-661-0408 and ask to be transferred.



- Complete this form.
- Get a notary to witness and sign it. ***This document can be completed with a Notary Public in the Agriculture Branch or Land Management Branch offices when you drop-off the application package in-person.**
- Include this form in your application package.
- Submit the application package to the Agriculture Branch by the deadline of 4:00 pm on Monday, April 29, 2024.

Name of declarant

- my residence is within 80 kilometres of the Gentian Lane land lease project;
- I am 19 years of age or older; and
- I am applying to lease land for agriculture use.

Signature of Declarant

Appendix 3: Project plan

Instructions:

- Review the project plan questions.
- Provide your answers to the questions in a separate document. This will become your project plan.
- Include your project plan in your application package.
- Submit the application package to the Agriculture Branch by the deadline of 4:00 pm on Monday, April 29, 2024.

Your project plan should:

- describe and demonstrate how the land will be used for food, fibre, or forage production; and
- how your food production project is economically and socially viable.

As you answer the questions, aim to include the following information in your project plan:

- what will be grown;
- how it will be grown;
- the projected season's production;
- the proposed destination (family, friends, farmer's market, local sales, etc.) of the grown products;
- how much land is needed for this project;
- project duration and intent: is your project a short-term or long-term project where there is a need for an ongoing lease over multiple seasons;
- how will the project be protected from human or animal interference; and
- explain your interest in food production.
- Review the:
 - Land specifications section; and
 - Conditions of lease agreement section in this document to guide you in developing your project plan.



Project plan questions:

1. What agriculture products will you be producing?

List the various crops and/or livestock that will be grown or raised on the lease.

Provide estimated yields and for livestock, list estimated number and slaughter weight of animals.

2. What size of land do you need?

Explain the need for this size in terms of both production and social benefit. The size of land needed should reflect a good fit for your proposed farming activities.

3. Briefly state the end users of your agriculture product(s).

4. Describe in detail development activities and schedule for completion of any non-permanent infrastructure, if any.

Development activities can include but are not limited to: raised beds, hugel mounds, composting areas, beekeeping, market gardening, berry bushes, herbary or maintaining small livestock (goats, sheep, pigs) contained, fed and watered in the woodland/fuel abatement area. This is not an exhaustive list. If the project produces food, fibre or forage you are encouraged to apply.

All projects must include electric exclusion fencing*, a garbage removal plan and a composting plan (if applicable).

If applicable, your plan should detail any use of the silvopasture area. The Agriculture Branch can discuss with you how this may be utilised within your proposed project prior to submitting your application package.

5. Explain your interest in food production.

* Note: funding is available for electric exclusion fencing through WildWise Yukon or the Agriculture Branch's agricultural funding program. Details available on request.



Appendix 4: Maps of agricultural leases in Gentian Lane area



