

General info:www.emr.gov.yk.ca/lands/*Map viewer:*<http://mapservices.gov.yk.ca/lands/>One of a series of info sheets published by the
Department of Energy, Mines and Resources

December 2013

What is rezoning?

Many unincorporated communities and rural areas in Yukon are divided into development areas. The area development (zoning) regulations govern such things as use, lot size, building setbacks, etc.

Amendment of an area development regulation, also called rezoning, is required if you are proposing a new use on your property that isn't permitted under existing zoning. For example, rezoning is normally required to change the use of your lot from residential to commercial.

If you are considering changing the use of your land, discuss your preliminary proposal with the Land Planning Branch. The Land Planning Branch can tell you what uses are allowed on your property and if rezoning is necessary.

How do I apply for rezoning?

To rezone your land, you first have to find out who administers zoning for your area. Each municipality is responsible for zoning within their own boundaries.

The Land Planning Branch administers zoning in unincorporated communities and rural areas. There are also areas of Yukon where no zoning regulation is in place.

You can obtain information and forms from the Land Planning Branch or online at:

http://www.emr.gov.yk.ca/lands/apply_for_rezoning.html

If you decide to apply to rezone your property, you must provide:

- a completed rezoning application form. You must include a description of the property, existing and proposed use, etc;
- a copy of the current Certificate of Title to your property; and
- a location map.

There is no fee for a rezoning application.

What is the rezoning application process?

Your rezoning application may be processed as a ministerial rezoning if it meets certain criteria (see reverse side for further details). All other applications must be approved by Cabinet.

While the process varies within each zoning area, four steps generally apply to all rezoning applications.

1. The Land Planning Branch reviews your application to make sure it meets Yukon laws and land planning policies. You will be advised if your application qualifies for a ministerial rezoning.
2. The Land Planning Branch distributes the application to appropriate government agencies and First Nations. Neighbouring property owners are also advised and given the opportunity to comment. A notice is posted in the local newspapers. In some

ADMINISTRATIVE JURISDICTIONS**YUKON GOVERNMENT**

Manages the majority of Yukon (public) land in the territory.

ENERGY, MINES AND RESOURCES

Land Management Branch accepts applications to buy, lease and use public land. Administers Yukon government's non-titled land registry.

Agriculture Branch administers Yukon agriculture and grazing programs.

Land Planning Branch manages local area plans, zoning regulations and subdivision requests (outside Whitehorse and Dawson City).

Forest Management Branch administers timber permits and forestry planning.

COMMUNITY SERVICES

Community Infrastructure Branch develops planned subdivisions.

YUKON FIRST NATIONS

Control their own Settlement Lands.

MUNICIPALITIES

Administer lands, community plans and zoning bylaws within their jurisdictions.

Whitehorse and Dawson also control subdivision within their boundaries.

CANADA

Natural Resources Canada provides the survey system for Canada Lands (national parks, territories, offshore land, and Indian reserves).

cases, a public meeting may also be held.

3. The Land Planning Branch compiles the information and prepares a report for either the Minister or Cabinet depending on the nature of the proposal and the decision body responsible for approving your application. The decision body (Minister or Cabinet) may approve the application, approve a revised zoning amendment, or deny the application. The decision of the decision body is final and cannot be appealed. You will be advised of the decision in writing.
4. If your application is approved an Order-In-Council will be issued to amend the related area development regulation or a Ministerial Order will be issued to allow the use of the property to change.

How long will the process take?

A ministerial rezoning may take as long as 4-6 months to be approved. A more complex application may take up to 18 months or more to receive final approval, depending on the nature of your request and the extent of review.

How do I know what's happening with my application?

The Land Planning Branch sends you an initial letter to say that your application has been received. You will also receive a copy of the rezoning notice sent to neighbours.

You will receive a decision letter advising if your application is approved or denied. You can call the Land Planning Branch at any time to find out the progress of your application.

What is ministerial rezoning?

Decisions on certain types of zoning amendments may be made by the Minister of Energy, Mines and Resources instead of Cabinet. An application may be considered for a ministerial rezoning if its main purpose meets the following criteria:

- applies to an existing surveyed parcel, a new land use disposition or a lot enlargement
- involves the redesignation of a zoned property from one existing zone to another
- involves adding special provisions or waiving a requirement of an existing zone
- does not involve the creation of a new zone within a Development Area
- does not enable the subdivision of a property that would not otherwise be able to subdivide
- would not move the boundary of a development area

For further information on rezoning, please contact Land Planning Branch at:

Phone: (867) 667-3734

Toll free: 1-800-661-0408 ext 3734

Fax: (867) 393-6340

Email: land.planning@gov.yk.ca

CONTACTS

YUKON GOVERNMENT

www.gov.yk.ca

Toll free: 1-800-661-0408 + extension
(last 4 digits of desired number)

ENERGY, MINES AND RESOURCES

320-300 Main Street, Whitehorse

Land Management Branch

Tel: (867) 667-5215

Fax: (867) 667-3214

land.disposition@gov.yk.ca

- land applications, developed lot sales

land.use@gov.yk.ca

- land use permits

Land Planning Branch

Tel: (867) 667-3530

Fax: (867) 393-6340

land.planning@gov.yk.ca

- subdivision and zoning in rural Yukon

COMMUNITY SERVICES

Building Safety

Tel: (867) 667-5741

Fax: (867) 393-6249

- building and construction permits
outside Whitehorse

JUSTICE - Land Titles

Tel: (867) 667-5612

Fax: (867) 393-6358

YUKON HOUSING CORPORATION

Loans Administration

Tel: (867) 667-8114

Fax: (867) 667-3664

- lot financing, agreements-for-sale

ENVIRONMENTAL HEALTH SERVICES

Tel: (867) 667-8391

Fax: (867) 667-8322

- septic systems

OTHER AGENCIES

CITY OF WHITEHORSE

www.city.whitehorse.yk.ca

Planning Services

Tel: (867) 668-8335

Fax: (867) 668-8395

- development charges, planning, zoning

Building Inspection

Tel: (867) 668-8340

Fax: (867) 668-8395

CITY OF DAWSON

www.cityofdawson.ca

Tel: (867) 993-7400

Fax: (867) 993-7434

- subdivision, planning and zoning

NRCAN-SURVEYOR GENERAL

Tel: (867) 667-3950

Fax: (867) 393-6707

- legal survey maps, plans, approvals

Survey plans available at <http://class.nrcan.gc.ca/plansearch-rechercheplan-eng.php>