



# T'RONDËK SUBDIVISION HOMEOWNERSHIP PROGRAM

## **INTRODUCTION**

TH is now leasing residential lots on the Tr'ondëk Subdivision ("C4") to citizens to build personal homes. To apply for a lot, please reach out to the Tr'ondëk Hwëch'in Land & Resources Branch for a copy of the *Tr'ondëk Subdivision (C-4) Over-The-Counter Lot Application Form*.

Residential lots on Phase II of the Tr'ondëk Subdivision are 15' x 40' and are level, serviced with power/water/sewer, and ready to be developed. In recognition of barriers to building on Settlement Land, TH is providing lots at no cost.

If you currently live in TH rental housing, please be advised that owning an adequate and habitable home in Dawson City will mean that you no longer qualify for a TH rental unit.

## **RESIDENTIAL LEASE**

TH staff has developed a residential lease agreement for the Tr'ondëk Subdivision. If you are allocated a lot on the Tr'ondëk Subdivision, you must enter into a residential lease with TH and abide by the terms of that lease at all times. The process for being allocated a lot is set out in the *Tr'ondëk Hwëch'in C-4 Subdivision Lot Assignment Policy*. You may wish to seek external legal advice on the contents of the residential lease, but some highlights are listed below:

### **Ownership**

TH will continue to own the underlying land, but you will have a 50-year lease to secure your peaceful use and enjoyment of the land. Any house you build or move to the lot will be your own property. The lease is transferable to TH Citizens; TH Council must provide an approval by resolution for any transfer to non-Citizens.

### **Building**

Leaseholders must:

- Build a residential home on the land within two (2) years of the allocation;
- Apply for and receive City of Dawson Development Permit and YG Building Permit prior to construction;

### **Property Taxes and Utilities**

Leaseholders must pay:

- Property taxes related to the lot – Reimburse TH Finance Department within 60 days upon receipt of annual invoice in July. Property taxes depend of the value of the home, but property taxes for TH rental houses in the City of Dawson are around \$2,000.00 per year.
- All municipal utility fees related to the lot – pay to the City of Dawson directly. The City of Dawson *Fees & Charges Bylaw* is available on their website and lists the costs for garbage pick-up, sewage, and water.

## **Insurance**

Leaseholders must:

- Obtain general liability insurance concerning the land and provide evidence to TH within 30 days of allocation, with the policy to list TH as an additional insured.
- Prior to building, provide proof to TH of construction insurance and building/development permits issued by YG/City of Dawson.
- After completion of the build, provide evidence to TH of insurance on the home.

## **PERMITS**

Leaseholders will need to apply for and receive a Development Permit and a Building Permit prior to constructing or relocating a house on the C-4 Tr'ondëk Subdivision

### **Development Permit**

A Development Permit is provided by the City of Dawson and ensures that the proposed construction complies with the permitted types of development, as well as the size and position of buildings on the lot.

Leasehold lots on the Tr'ondëk Subdivision are currently zoned "R1 (Single Detached and Duplex Residential)." The City of Dawson Zoning Bylaw can be found here: <https://www.cityofdawson.ca/p/zoning-bylaw>. Regulations for the R1 zone can be found on page 52.

City of Dawson planning staff can provide additional information on applying for a Development Permit in the City of Dawson. You can contact their office using the following email addresses: Community Development & Planning Officer ([cdo@cityofdawson.ca](mailto:cdo@cityofdawson.ca)) or Planning and Development Assistant ([planningassist@cityofdawson.ca](mailto:planningassist@cityofdawson.ca)).

### **Building Permit**

A Building Permit is provided by the Yukon Government and ensures that the proposed building is structurally sound and constructed in line with the building code and other applicable laws. The Yukon Government website has additional information and forms for applying for a Building Permit in the Yukon: <https://yukon.ca/en/apply-building-permit>.

The Dawson area Building/Plumbing Inspector can provide additional information regarding the building permit process and can be reached at [Andy.Isaac@yukon.ca](mailto:Andy.Isaac@yukon.ca) or (867) 993-5803.

## **CONSTRUCTION FINANCING**

Due to restrictions on re-sale of leased lots to non-citizens, leaseholders will not be able to access conventional mortgages. Tr'ondëk Hwëch'in is working to make backed construction loans available for citizens with residential leases on Settlement Land. This program is still under development and backed loans are not yet available – please reach out at the contact information below for more information.

## **FOR MORE INFORMATION CONTACT:**

- Peter Marangu, Director of Housing and Infrastructure  
[peter.marangu@trondek.ca](mailto:peter.marangu@trondek.ca) or (867) 993-7100 extension 162
- Kirsten Scott, Lands and Resources Manager  
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