



**Energy, Mines and Resources
PO Box 2703, Whitehorse, Yukon Y1A 2C6**

April 11, 2022

File No: 2020-25 GV10

Dear property owner or interested party:

Re: Notice of rezoning application in the Grizzly Valley Development Area

Please be advised that the Land Planning Branch has received an application from the Department of Community Services for rezoning in the Grizzly Valley Development Area. The purpose of this proposal is to change the zoning on eight lots from Rural Residential Dog Mushing to Rural Residential. Please refer to the attached sketch for the location and proposed configuration of the lots. The specific amendment is as follows:

Rezone Rural Residential Dog Mushing (RRD) Lots 37-42, 65, 66, in the Grizzly Valley Development Area to enable the redesign and sale of up to 15 Rural Residential (RR) lots.

In the original 2006 Grizzly Valley planning process, most lots in the subdivision were zoned as Rural Residential with a minimum lot size of three hectares. This zoning permits a single detached dwelling unit, as well as accessory uses of up to four bed and breakfast units; professional offices; child care facilities; metal, welding and woodworking shops; automotive and equipment repair shops; minor agricultural pursuits; home occupations; personal services; equipment construction and building contracting; and accessory buildings. In addition, discretionary uses include public parks and playgrounds, as well as more than four bed and breakfast units.

The 11 lots at the north end of the development area are currently zoned Rural Residential Dog Mushing, with a minimum size of eight hectares. That zoning permits the same uses listed above for rural residential lots, as well as dog kennels for up to 30 dogs and dog mushing trails as accessory uses. Discretionary uses include dog kennels for over 30 dogs, and more than four lodging units, outside of the principal dwelling.

In 2019, the Department of Community Services engaged with the Grizzly Valley community about the future of the 11 unreleased lots. It was found that roughly half of participants were in support of keeping the current Rural Residential Dog Mushing zoning. About the same number were in favour of changing the zoning, based on concerns of potential negative impacts of dog mushing activities, such as noise and safety. That Department has considered this, as well as the current demand for residential lots, the original rationale for creating the 11 lots, and their location with respect to topography and existing infrastructure. As a result, they are now proposing the rezoning of eight (of the eleven) Rural Residential

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Dog Mushing lots to Rural Residential. They are also proposing the reconfiguration of these eight to create as many as 15 lots (with a minimum size of three hectares), which would then then be sold via a public process.

Consideration of the zoning and sale of the remaining three Rural Residential Dog Mushing lots nearest the highway will happen at a later date.

Rezoning application details for GV10 are available at <https://yukon.ca/en/housing-and-property/view-land-planning-applications#zoning-applications>.

If you have any questions or require further information, please call 867-393-7043 or toll-free at 1-800-661-0408 extension 7043. If you have comments or concerns, please submit them in writing by May 13, 2022 to:

Mail: Land Planning Branch (K-320LP)
Department of Energy, Mines and Resources
Box 2703, Whitehorse, YT Y1A 2C6

Email: Jocelyn.Mcdowell@yukon.ca

The decision on these applications will be made by the Minister of Energy, Mines and Resources under the *Ministerial Rezoning Regulation*. Should you wish to be notified of the outcome of this rezoning application process, please make a written request to the Land Planning Branch using the contact information above.

Sincerely,

Jocelyn McDowell
Land and Resource Planner
Land Planning Branch

Enclosure: Location sketch of rezoning application GV10