



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

June 2, 2022

File No: 2020-25-IV26

Dear property owner or interested party:

Notice of Rezoning Application – Ibex Valley Development Area Regulation

Please be advised that the Land Planning Branch has received an application for rezoning in the Ibex Valley Development Area.

The purpose of the rezoning is to change the current zoning of Lot 1045, 2005-0111 LTO from the Hinterland zone (H) to the Rural Residential zone (RR).

Lot 1045 is approximately 2.3 hectares in size and is located approximately one kilometre north of the Alaska Highway near highway kilometer post 1476. Presently, there is a dwelling, a garage, and three yurts on Lot 1045. The lot is designated Rural Residential under the Ibex Valley Local Area Plan.

The proposed amendment is as follows:

Rezone Lot 1045, Plan 2005-0111 LTO YT in the Ibex Valley Development Area from Hinterland (H) to Rural Residential (RR).

The permitted uses of the Hinterland zone include grazing, hunting, parks and playgrounds, trapping,) forest management activities, public utilities, fishing, guiding, public open space recreational pursuits, fuel wood harvesting, and mineral exploration.

The permitted uses of the Rural Residential zone include one or two single-family dwellings, bed and breakfast lodging of four units, home occupation, family day home, recreational dog mushing, travel guiding, minor agricultural pursuits and accessory buildings.

If approved, the zoning for Lot 1045 would change from Hinterland to Rural Residential.

If you have comments or concerns, please submit them in writing by July 4, 2022 to:

Property owner or interested party

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

Email: christopher.belanger@yukon.ca

If you have any questions or require further information, please call 867-667-3515 or toll-free at 1-800-661-0408 extension 3515.

Application details are available at yukon.ca/en/housing-and-property/view-land-planning-applications. You can search IV26 to find this application.

Should you wish to be notified of the outcome of this rezoning application process, please make a written request to the Land Planning Branch at the contact information outlined above.

Sincerely,



Christopher Belanger
Senior Development Officer
Land Planning Branch

Enclosure: Location sketch of Lot 1045.