



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

June 7, 2023

File No: 2020-25-LM07

Dear Property Owner:

Re: Notice of application to amend the Mount Lorne and Carcross Road Area Plan and change the zoning of land under the Mount Lorne Development Area Regulation

Please be advised that the Land Planning Branch has received an application from the Forest Management Branch for an amendment to the Mount Lorne and Carcross Road Area Plan and the *Mount Lorne Development Area Regulation*.

The proposed local area plan amendment and rezoning would allow for the staging and processing of wood. The proposed location, within an existing quarry pit accessed off of the Klondike Highway, is shown on the enclosed map. The specific proposed amendments are as follows:

Re-designate an approximately 5.9 hectare area of land in the Mount Lorne and Carcross Road Area Plan from the Greenbelt land use designation to the Industrial Limited land use designation.

The Greenbelt land use designation in the area plan applies to areas that are intended to be protected from development. The proposed new Industrial Limited land use designation would allow industrial development such as wood processing, but only at this site.

Rezone the same area of land in the Mount Lorne Development Area Regulation from the Highway Corridor zone to the Highway Corridor Modified zone.

The purpose of the Highway Corridor zone is to protect, in its natural state, the lands adjacent to roads and highways. Public utilities, quarries, road access and trails are allowed as discretionary land uses. The proposed new Highway Corridor Modified zone would allow wood processing as a principal land use, and no other uses.

The proposed project was reviewed by the Yukon Environmental and Socio-Economic Assessment Board, and a recommendation was issued. A Decision Document has not yet been issued.

There will be an Open House to discuss these proposed amendments on **Wednesday July 5, 2023** at the Mount Lorne Community Centre from 3:30pm to 6:00pm. Forest Management Branch will be in attendance to answer technical questions about the proposed project.

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If you have comments or concerns, please submit them in writing by **July 12, 2023** to:

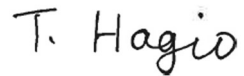
Mail: Land Planning Branch (K-320LP)
Department of Energy, Mines and Resources
Box 2703, Whitehorse, YT Y1A 2C6

Email: Tomoko.Hagio@Yukon.ca

Application details are also available at yukon.ca/land-planning-applications under application LM07.

If you have any questions or require further information, please email or call me at 867-334-5425.

Sincerely,

A handwritten signature in black ink that reads "T. Hagio". The letters are cursive and slightly slanted to the right.

Tomoko Hagio
Land and Resource Planner
Land Planning Branch