



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

October 1, 2020

File No: 2020-20-GH16

Dear Property Owner:

Re: Notice of rezoning application in the Golden Horn Development Area and Proposed Amendment of the Golden Horn Local Area Plan

We are providing notice and consulting with property owners on an application for rezoning in the Golden Horn Development Area and a proposed amendment to the Golden Horn Local Area Plan.

Lot 172 is an approximately 0.75 hectare (1.85 acre) parcel zoned and designated as Commercial. There is a dwelling, workshop, and garage present on the lot. The purpose of this proposed amendment is to rezone and re-designate to Rural Residential-1. The specific amendment is as follows:

Rezone Lot 172, Plan 70532 LTO YT in the Golden Horn Development Area Regulation from Commercial (C) to Rural Residential-1 (RR-1). Change the designation of Lot 172 from Commercial to Rural Residential-1 in the Golden Horn Local Area Plan.

Principal uses permitted in the Commercial (C) zone include retail use, service commercial use and commercial recreational use. Accessory uses permitted in the Commercial (C) zone include one dwelling unit and accessory buildings.

Principal uses permitted in the Rural Residential-1 (RR-1) zone include one dwelling unit. Accessory uses permitted in the Rural Residential-1 (RR-1) include accessory buildings, minor agricultural pursuits, home based business, bed and breakfast lodging and one guest cabin.

The decision on this application will be made by Cabinet because it will require a Local Area Plan amendment.

Please refer to the attached sketch for the location of the subject property.

If you have comments or concerns, please submit them in writing by **December 4, 2020** to:

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

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Email: Christopher.Belanger@gov.yk.ca

If you have any questions or require further information, please call 867-667-3155 or toll-free at 1-800-661-0408 ext. 3155.

Application details are also available at yukon.ca/en/housing-and-property/view-land-planning-applications. You can search GH16 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

