

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

October 23, 2020

File No: 2020-25-IV23

Dear property owner or interested party:

Re: Notice of rezoning application in the Ibex Valley Development Area and amendment to the Ibex Valley Local Area Plan

Please be advised that the Land Planning Branch has received an application from the Agriculture Branch for rezoning and a local area plan amendment in the Ibex Valley Development Area. The purpose of this application is for the Government of Yukon to make agriculture land available for sale and to preserve a nearby area for environmental and recreational uses.

This area is known as phase 2 of Agriculture Application 2011-1921. This is a 110 hectare area of Yukon land located north of the Alaska Highway near kilometre 1462. The application also considers a 10 hectare area of Yukon land abutting Agriculture Application 2011-1921 to east and a 25 hectare area of Yukon land located southeast of Agriculture Application 2011-1921.

The specific amendments are shown in the attached sketch and are described as follows:

- A. Rezone an approximately 110 hectare area of Yukon land known as Agriculture Application 2011-1921 from Hinterland (H) to Agriculture (AG) in the Ibex Valley Development Area.
- B. Rezone an approximately 10 hectare area of Yukon land from Hinterland (H) to Protected Open Space (POS) in the Ibex Valley Development Area. Amend the Ibex Valley Local Area Plan to re-designate approximately 10 hectares of Yukon land from Agriculture to Resource.
- C. Rezone an approximately 25 hectare area of Yukon land from Hinterland (H) to Protected Open Space (POS) in the Ibex Valley Development Area. Amend the Ibex Valley Local Area Plan to re-designate approximately 25 hectares of Yukon land from Agriculture to Resource.

Agriculture Application 2011-1921 is currently zoned Hinterland (H). This zoning permits grazing, hunting, parks and playgrounds, trapping, forest management activities, public utilities, fishing, guiding, recreational pursuits, fuel wood harvesting, mineral exploration, an explosives storage site and activities within the registered Foothills Pipeline Right-of-way.

The proposed Agriculture (AG) zone permits agricultural land uses, a maximum of two residences, up to four guest cabins, up to four bed and breakfast units, agricultural tourism, travel guiding and outdoor recreation equipment suppliers as accessory uses.

The 10 hectare and 25 hectare nearby parcels are also currently zoned Hinterland (H). The purpose of the proposed Protected Open Space (POS) zone is to protect and preserve areas of environmental or recreational significance from incompatible development. This zoning permits non-motorized recreation, public open space recreational pursuits, trails, road and walkways already existing when this regulation came into force, and viewing areas. Discretionary uses which require public consultation to approve include: construction of trails, roads, and walkways (limited access); interpretive displays, buffers, firebreaks and fire smart activities; and micro-hydro projects for domestic use.

If you have comments on this application, please submit them in writing by **November 23, 2020** to:

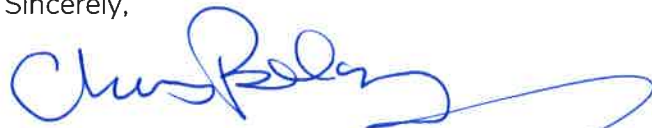
Mail: Land Planning Branch (K-320LP)
Department of Energy, Mines and Resources
Box 2703, Whitehorse, YT Y1A 2C6
Email: christopher.belanger@gov.yk.ca

If you have any questions or require further information, please call 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 IV23 to find this application.

If you would like 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 provided above.

Sincerely,



Christopher Belanger
Senior Development Officer

