

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

October 29, 2020

File No: 2020-25-IV25

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 for rezoning and a local area plan amendment in, and adjacent to, the Ibex Valley Development Area.

Agriculture application 108-2 REM is a 60.5 hectare area of Yukon land located south of the Alaska Highway and east of the Kusawa Lake Road. The Government of Yukon entered into an offer for sale with the applicant in 2002 to use this land, as well as Lot 1088 to the south, for agricultural purposes. The purpose of this application is to bring the area associated with the offer for sale under the Ibex Valley local area plan and regulation for use for agriculture. There are currently no structures in the area affected by the application.

This proposed amendment will adjust the boundary of the Ibex Valley Local Area Plan and the *Ibex Valley Development Area Regulation* to include the western portions of agriculture application 108-2 REM and Lot 1088. The western portion of agriculture application 108-2 REM is not zoned and the western portion of Lot 1088 is zoned Agriculture under the *Agriculture Development Area Regulation*.

The portion of agriculture application 108-2 REM in the Ibex Valley Development Area 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. A small portion of agriculture application 108-2 is currently designated Resource under the local area plan.

The proposed Agriculture (AG) zone under the *Ibex Valley Development Area Regulation* 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.

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

Proposed zoning amendment

- A. Amend the boundary of the *Ibex Valley Development Area Regulation* to include an approximately 8 hectare and a 5 hectare portion of Lot 1088, Plan 2014-0096 LTO 105 D/13. Rezone these two areas from Agriculture under the *Agricultural Area Development Regulations* to Agriculture under the *Ibex Valley Development Area Regulation*.

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- B. Amend the boundary of the Ibex Valley Development Area Regulation to include an approximately 36 hectare portion of agriculture application 108-2 REM. Zone this area Agriculture (AG).
- C. Rezone an approximately 24 hectare portion of agriculture application 108-2 REM from Hinterland (H) to Agriculture (AG) in the Ibex Valley Development Area.

Proposed plan amendment

- D. Amend the boundary of the Ibex Valley Local Area Plan to include an approximately 8 hectare and a 5 hectare portion of Lot 1088, Plan 2014-0096 LTO 105 D/13. Designate this area as Agriculture.
- E. Amend the boundary of the Ibex Valley Local Area Plan to include an approximate 36 hectare portion of agriculture application 108-2 REM. Designate this area Agriculture.
- F. Amend the Ibex Valley Local Area Plan to re-designate an approximately 6.5 hectares portion of agriculture application 108-2 REM from Resource to Agriculture.

If you have comments on this application, please submit them in writing by **November 30, 2020** to:

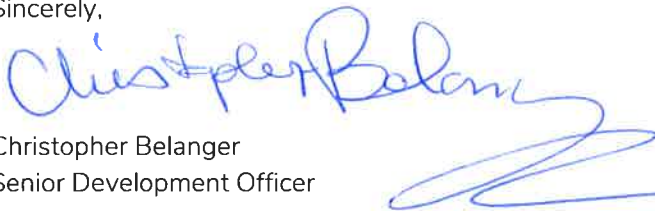
Mail: Land Planning Branch (K-320LP)
Department of Energy, Mines and Resources
Box 2703, Whitehorse, YT Y1A 2C6
Email: christopher.belanger@gov.yk.ca

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 IV25 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

Enclosure: Sketches of proposed amendments