



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

January 15, 2021

File No: 2020-25-RR10

Dear property owner or interested party:

Re: Notice of rezoning application in the Ross River Development Area

Please be advised that the Land Planning Branch has received an application for rezoning in the Ross River Development Area and a proposed amendment to the Ross River Community Plan.

The purpose of the rezoning and community plan amendment is to allow the storage of aggregate and firewood on Lot 277 and on the proposed lot enlargement known as Application Number: 2016-0080. Lot 277 is approximately a 0.7 hectare parcel and the lot enlargement area is approximately 0.4 hectares. Both are located on Fourth Street West and Second Avenue North in Ross River. There is currently a house and accessory buildings on Lot 277. There is no development on the proposed lot enlargement known as Application Number: 2016-0080. Please refer to the attached sketch for the location of the property.

The proposed amendment is as follows:

- 1) Rezone Lot 277, Plan 99-0026 LTO YT from Residential (R-1) to Industrial (M) in the Ross River Development Area Regulation and re-designate the same parcel from Residential to Industrial in the Ross River Community Plan.
- 2) Rezone the proposed lot enlargement known as Application Number: 2016-0080 from Park and Recreation (PO) to Industrial (M) in the Ross River Development Area Regulation and re-designate the same area from Residential to Industrial in the Ross River Community Plan.

The current Residential (R-1) zoning permits a single-family dwelling, mobile home, duplex, multiple family development and accessory buildings.

The proposed Industrial (M) zoning permits warehousing, construction outlets, metal work, automotive parts and sales, light manufacturing, plumbing and heating shops, buildings materials (exterior storage and sales), public works garages, maintenance yards, truck terminals, heliports, any other typical industrial uses and one single family dwelling unit adjacent to and complementary with the principal building or use.

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Page 2

January 15, 2021

If you have comments or concerns, please submit them in writing by **February 15, 2021** to:

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

Email: rebecca.irish@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 RR10 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,



Rebecca Irish
Land and Resource Planner
Land Planning Branch

Enclosure: Location sketch of Lot 277 and the proposed adjacent lot enlargement