



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

September 27, 2021

File No: 2020-25-TH25

Dear property owner or interested party:

Re: Notice of rezoning application in the Hotsprings Road Development Area

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

The purpose of the rezoning and local area plan amendment is to facilitate a land exchange of 3.5 hectares of public land better suited for agriculture for 3.5 hectares of wetlands on a privately titled property. This project is also known as agriculture application #999 and was assessed as project #2020-0088 by the Yukon *Environmental and Socio-economic Assessment Act* and was recommended to proceed.

The area is located along the Takhini River and Old John's Slough and includes a portion of Lot 1525 as well as a portion of public land adjacent. There are no structures present on the proposed area. Please refer to the attached sketch for the location of the property.

The proposed amendment is as follows:

- 1) Rezone 3.5 hectares of Lot 1525 from Agriculture (AG) to Environmental Open Space (EOS) and 3.5 hectares of Yukon land from Environmental Open Space to Agriculture.
- 2) Re-designate 0.39 hectares of Lot 1525 from Agriculture to Environmental Open Space in the Hotsprings Road Local Area Plan and re-designate 3.5 hectares of Yukon land from Environmental Open Space to Agriculture to in the Hotsprings Road Local Area Plan.

The Agriculture (AG) zoning permits agricultural uses, horticultural uses, game farming, grazing, tree farming, sod farming, fish farming, minor agricultural pursuits and public utilities.

The Environmental Open Space (EOS) zoning permits public open space recreational pursuits, domestic fuel wood harvesting, forest management activities, mineral exploration activities and public utilities.

If approved, this rezoning will result in a realignment of survey lines of Lot 1525 and the newly created public land adjacent to 1525.

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If you have comments or concerns, please submit them in writing by **October 29, 2021** to:

Mail: Land Planning Branch (K-320LP)
Department of Energy, Mines and Resources
Box 2703, Whitehorse, YT Y1A 2C6
Email: christopher.belanger@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 TH25 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



Enclosure: Location sketch of area known as Agriculture Application #999