

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

January 31, 2024

File No: 2020-25-IV23

Dear property owner or interested party:

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

Please be advised that this application to rezone has been updated by reducing the total amount of proposed agricultural land. The consultation period for this proposed application has been extended until March 11, 2024. The purpose of this extended consultation is to obtain public input on a proposal to create new agriculture land and to add additional Protected Open Space zone areas for environmental and recreational uses in and around this agricultural subdivision.

This area is known as Phase 2 of Murray Lands (Agriculture Application 2011-1921). This is located on the north side of the Alaska Highway near kilometre 1462.

The specific amendments are shown in the attached proposed Zoning and Plan amendment sketches and are described as follows:

- A. Rezone an approximately 93 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 161 hectare area of Yukon land from Hinterland (H) to Protected Open Space (POS) in the Ibex Valley Development Area.**
- C. Amend the Ibex Valley Local Area Plan to re-designate 167.8 hectares of Yukon Land from Agriculture to Natural Resource.**

The purpose of the Hinterland (H) zone is to conserve areas of vacant public land for the recreational enjoyment of the public and to facilitate future development in an orderly fashion.

The 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.

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The purpose of the Protected Open Space zone is to protect and preserve areas of environmental or recreational significance from incompatible development.

We will be present at the next Ibex Valley Local Advisory Council meeting on Tuesday, February 13, 2024 to answer questions specific to this proposed rezoning application.

If you have comments on this application, please submit them in writing by **March 11, 2024** to:


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

If you have any questions or require further information, please call 667-3155 or email [christopher.belanger@Yukon.ca](mailto:christopher.belanger@Yukon.ca)

Application details are also available at [www.yukon.ca/land-planning-applications](http://www.yukon.ca/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