



Proposed zoning regulation outline for West Dawson and Sunnydale

The following is a brief outline of the proposed zoning regulation for the West Dawson and Sunnydale area. It is based on the policies from the West Dawson and Sunnydale Local Area Plan, results from public surveys, input at public meetings, current regulation and regulations from other development areas in Yukon and outside the territory.

Residential	
Purpose	The purpose of the residential zone is to provide for low-density residential development.
Principal use	<ul style="list-style-type: none"> • One single detached dwelling
Accessory use	<ul style="list-style-type: none"> • One secondary detached dwelling (on lots 2.0 hectares or larger) • Bed and breakfast lodging within the single detached dwelling (up to 2 units) • One guest cabin • Accessory buildings • Home occupation • Minor agricultural pursuits (e.g. small-scale commercial or non-commercial agricultural operations such as greenhouses or livestock for personal use)
Other provisions	<ul style="list-style-type: none"> • Minimum lot size: 1.0 hectare (applies to both West Dawson and Sunnydale) • Subdivision of existing lots into more than one lot is not permitted in this zone • Building height: 12 metres • Minimum required setbacks: 5 metres

Agriculture	
Purpose	The purpose of the agriculture zone is to accommodate the development of agricultural land uses and to permit a broad range of complementary activities.
Principal use	<ul style="list-style-type: none"> • Agricultural uses
Accessory use	<ul style="list-style-type: none"> • Two single detached dwellings • Agricultural tourism (e.g. tour of a farm) • Bed and breakfast lodging within the single detached dwellings (up to 3 units) • One or two guest cabins • Home occupation • Accessory buildings
Discretionary use	Golf course
Other provisions	<ul style="list-style-type: none"> • Minimum lot size: 3.0 hectares • Building height: 12 metres • Minimum required setbacks: 5 metres

Institutional/Community Use	
Purpose	The purpose of institutional/community use is to provide for community facilities for recreation, utilities and public service.
Principal use	<ul style="list-style-type: none"> • Parks and playgrounds • Religious institutions • Community centres • Indoor/outdoor recreational facilities • Schools • Libraries • Museums • Firehalls • Public health care facilities • Cemeteries • Public utilities
Accessory use	<ul style="list-style-type: none"> • Accessory buildings
Other provisions	<ul style="list-style-type: none"> • Minimum lot size: none • Building height: 12 metres

Industrial	
Purpose	The purpose of the industrial zone is to provide for industrial activities.
Principal use	<ul style="list-style-type: none"> • Gravel extraction
Accessory use	<ul style="list-style-type: none"> • Accessory buildings or structures • Outdoor Storage
Other provisions	<ul style="list-style-type: none"> • Minimum lot size: none • Minimum required setbacks: 15 metres • Building height 12 metres

Hinterland/Recreation	
Purpose	The purpose of the hinterland/recreation zone is to conserve areas of public land for the recreational enjoyment of the public and to facilitate future development for recreational and public safety purposes.
Principal Use	<ul style="list-style-type: none"> • Public open space recreational pursuits • Forest management activities • Public utilities and roads

Environmental/Recreational Space	
Purpose	The purpose of the environmental/recreational zone is to conserve areas of vacant public land for the recreational enjoyment of the public while protecting and preserving areas of environmental or recreational significance from incompatible development.
Principal use	<ul style="list-style-type: none"> • Public open space recreational pursuits • Forest management activities • Public utilities
Discretionary Use	<ul style="list-style-type: none"> • Accessory buildings and structures • Construction of trails, roads and walkways • Parks and playgrounds • Interpretive displays • Wildlife viewing areas

Future development	
Purpose	The purpose of the future development zone is to hold lands in their existing state for future residential or agricultural development.
Principal Use	<ul style="list-style-type: none">• Public open space recreational pursuits• Forest management activities• Public utilities and roads

First Nations land use	
Purpose	The purpose of the First Nations land use zone is to identify those lands owned or selected by the First Nation with no other planned or designated use until such time as the land may be re-designed for other uses pursuant to First Nation self-government agreements and First Nation's laws. First Nations land use designated lands may include Settlement Land, lands set aside and interim protected land.