



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

March 19, 2024

File No: 2020-25-IV27

Dear Property Owner:

Re: Notice of proposed amendment to the Ibx Valley Local Area Plan and Ibx Valley Development Area Regulation

Please be advised that the Land Planning Branch has received an application from the Forest Management Branch for a proposed amendment to the Ibx Valley Local Area Plan and Ibx Valley Development Area Regulation.

The proposed Plan and zoning amendment would allow for the staging, processing and sales of fuelwood, and would create a new Industrial Limited zone and plan designation. The proposed plan designation would allow this industrial use in the short term as this project has a 10-year lifespan, but note that it is considered a temporary allowance and the future of this site should be reviewed. The subject area is located near Alaska Highway KM Post 1451- approximately 25 kilometers northwest of Whitehorse. The proposed location is shown on the enclosed map. The proposed amendments are as follows:

Re-designate a 10 hectares area of land in the Ibx Valley Local Plan from Resource to Industrial Limited.

The proposed new **Industrial Limited** land use designation would allow wood processing, storage and sales of fuelwood as principal uses. No other uses would be permitted.

Rezone the same area of land in the Ibx Valley Development Area Regulation from the Hinterland zone to the Industrial Limited zone.

The purpose of the **Hinterland 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 proposed new **Industrial Limited** zone would allow wood processing, storage and sales of fuel wood as a principal land use. No other uses would be permitted.

There will be an opportunity to discuss this proposed zoning amendment at an open house gathering on **April 17, 2024 from 5:00pm to 7:30pm** at the Ibx Valley Fire Hall. Forest Management Branch will also be in attendance to answer technical questions about the proposed project.

If you have comments or concerns, please submit them in writing by **May 5, 2024** to:

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

Application details are also available at yukon.ca/land-planning-applications under application IV27.

If you have any questions or require further information, please email or call me at 867-667-3155.

Sincerely,



Christopher Belanger
Senior Development Officer
Land Planning Branch