

Silver Trail Development Area Regulation

Draft Zoning Outline

The proposed area development (zoning) regulation will consist of three zones: Agriculture (AG), Rural Residential (RR) and Hinterland (H). Listed below are the main features to be included in the regulation. Please note that these draft regulations will undergo changes and adjustments during the further development, consultation and approval process of this legislation.

1. AGRICULTURE (AG)

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

- Agriculture uses

Accessory Uses

- One or two single family dwellings
- Accessory buildings
- Home-based business
- Agriculture related sales outlets
- Agricultural tourism
- Boarding and riding stables
- Bed and breakfast (up to 4 units)
- Guest cabins (up to 2 units)
- Family day home
- Public utilities

Discretionary Uses

- Abattoir
- Intensive livestock operations
- Travel guiding and wilderness tourism
- Bed and breakfasts (more than 4 units)
- Guest cabins (more than 2 units)
- Dog mushing or kennels (personal or commercial use; 4 or more dogs)

Other Provisions

- Minimum lot size: 6 hectares
- Minimum required setbacks: 15 metres
- Minimum lot frontage: 20 metres

2. RURAL RESIDENTIAL ZONE (RR)

The purpose of this zone is to provide for single family residential development with accessory uses that maintain the rural nature of the area.

Principal use

- One or two single-family dwellings

Accessory uses

- Accessory buildings
- Home-based business
- Bed and breakfast lodging (up to 2 units)
- Family day home
- Minor agricultural pursuits
- Public utilities

Discretionary uses

- Bed and breakfast lodging (up to 4 units)
- Child care centre
- Dog mushing or kennels (personal or commercial use; 4 or more dogs)

Other Provisions

- Minimum lot size: 1.5 hectares
- Minimum required setbacks: 5 metres
- Minimum lot frontage: 20 metres

3. HINTERLAND (H)

The purpose of this zone is to conserve areas of public land for the recreational enjoyment of the public and to facilitate compatible future development for recreational and public safety purposes in an orderly fashion, which involves public consultation.

Principal use

- Public open space recreational pursuits
- Public utilities

Discretionary uses

- Trails and walkways
- Parks and playgrounds
- Interpretive displays

For more information, please contact Land Planning Branch at 667-3531 or visit our website at goto.gov.yk.ca/silvertrailzoning.

