

Silver Trail Development Area Regulation Background

Land Planning Branch is developing new zoning regulation to promote the orderly development of a new agricultural and rural residential subdivision located five kilometres north of the Village of Mayo along the Silver Trail Highway. The new subdivision will consist of nineteen residential lots and five agricultural parcels. The rural residential lots will be sold through a lottery process, and agricultural parcels will be awarded through the Agricultural Planned Land Application Process.

Zoning regulations outline how specific parcels of land may be used to promote compatible land use and limit conflict between neighbouring parcels. They govern such things as use, lot size, building setbacks, building heights and other site-specific factors. Once approved, any proposed development must conform to the zoning through the development permitting process.

Land Planning Branch is seeking input on a draft zoning outline which has been developed for the new subdivision. The proposed zoning regulation consists of three zones: Agriculture (AG), Rural Residential (RR) and Hinterland (H). Permitted land uses in each zone are categorized as follows:

- **Principal use:** the primary purpose for which the lot is being used.
- **Accessory use:** uses that may be permitted once a principal use is established and are incidental and subordinate (smaller in scale) to the principal use.
- **Discretionary use:** uses that may be permitted, subject to a public consultation process.

Please review the attached draft zoning outline and provide your completed questionnaire to:

Mail: Energy, Mines and Resources
Land Planning Branch (K-320LP)
Box 2703
Whitehorse, YT Y1A 2C6

Fax: 867-393-6340

Email: roy.neilson@gov.yk.ca

Feedback will be received until January 12, 2018.

For more information, please visit our website at goto.gov.yk.ca/silvertrailzoning.

Silver Trail Development Area Regulation Questionnaire

1. Where do you live?

2. What is your interest in the Silver Trail Development Area?

Residential lots

Agricultural lots

Recreational use of the area

Other:

3. What do you think of the proposed Agricultural zoning?

4. What do you think of the proposed Rural Residential zoning?

5. What do you think of the proposed Hinterland zoning?

6. Do you have any other thoughts or comments?
