

# **CITY OF WHITEHORSE – STANDING COMMITTEES**

Monday, June 6, 2022 – 5:30 p.m.

Council Chambers, City Hall

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## **CALL TO ORDER**

## **ADOPTION OF AGENDA**

## **PROCLAMATIONS**

National Pride Month – June  
Motorcycle Ride for Dad Day – June 11

## **DELEGATIONS**

Keith Lay – Active Trails Whitehorse Association  
Matthew Trickett – Climate Change

## **PUBLIC HEALTH AND SAFETY COMMITTEE**

1. New Business

## **CORPORATE SERVICES COMMITTEE**

1. Municipal Charges and Community Service Grants
2. Selkirk Pump House Multi-Barrier Treatment Design Project
3. New Business

## **CITY PLANNING COMMITTEE**

1. Zoning Amendment – Interim Mt. Sima Quarry
2. Quartz Claim Staking Moratorium
3. Land Disposition – 5<sup>th</sup> and Rogers
4. Public Input Report – Conditional Use Application – 1.5 Chadburn Lake Road
5. Public Input Report – Conditional Use Application – 44A Stope Way
6. New Business

## **DEVELOPMENT SERVICES COMMITTEE**

1. New Business

## **CITY OPERATIONS COMMITTEE**

1. New Business

## **COMMUNITY SERVICES COMMITTEE**

1. New Business



# **PROCLAMATION**

## **NATIONAL PRIDE MONTH**

### **June 2022**

WHEREAS National Pride Month supports and promotes events and activities that help to build a strong and vibrant community; and

WHEREAS the City of Whitehorse is committed to supporting and respecting our LGBTQ2S+ community members and employees; and

WHEREAS National Pride Month invites Yukoners from all communities across the Territory to be part of Pride celebrations;

NOW THEREFORE I, Mayor Laura Cabott, do hereby proclaim the month of June 2022 to be ***National Pride Month*** in the City of Whitehorse.

Laura Cabott  
Mayor



## **PROCLAMATION**

### **MOTORCYCLE RIDE FOR DAD DAY**

**June 11, 2022**

WHEREAS prostate cancer is the most common cancer to affect Canadian men; and

WHEREAS the ***Motorcycle Ride for Dad*** on June 11<sup>th</sup> promotes awareness and helps to raise funds to fight prostate cancer in our community; and

WHEREAS the Council of the City of Whitehorse supports increased awareness of this disease;

NOW THEREFORE I, Mayor Laura Cabott, do hereby proclaim June 11<sup>th</sup>, 2022 as ***Motorcycle Ride for Dad Day*** in the City of Whitehorse.

Laura Cabott  
Mayor

**CITY OF WHITEHORSE**  
**PUBLIC HEALTH AND SAFETY COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Kirk Cameron

**Vice-Chair:** Jocelyn Curteanu

June 6, 2022

Meeting #2022-13

- 
1. New Business

**CITY OF WHITEHORSE**  
**CORPORATE SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Michelle Friesen

**Vice-Chair:** Kirk Cameron

June 6, 2022

Meeting #2022-13

- 
1. Municipal Charges and Community Service Grants  
Presented by Manager Svetlana Erickson
  2. Selkirk Pump House Multi-Barrier Treatment Design Project  
Presented by Director Tracy Allen
  3. New Business

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Corporate Services Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	June 6, 2022
<b>RE:</b>	Municipal Charges and Community Service Grants

### **ISSUE**

Authorization of 2022 Municipal Charges and Community Services Grants (MC&CSG)

### **REFERENCE**

- 2022 Operating Budget Bylaw #2022-01
- City Grant-making Policy
- Municipal Charges and Community Service Grants Policy
- Proposed Bylaw 2022-20

### **HISTORY**

Through the annual budget process for 2022, Council has allocated funds totalling \$180,000 under the MC&CSG Policy to assist organizations in the payment of municipal property taxes and other specific municipal charges.

Recommended grants vary for each organization based on the policy's tiered criteria, and range between 50% and 100% of the property taxes owed by the organization. Applicants are required to submit their latest available financial statements in order for their applications to be assessed against the criteria. The City Grant-making Policy also stipulates a \$50,000 cap for all grants to any one organization in a given year. No applicants have attained that threshold this year.

### **ALTERNATIVES**

1. Approve the list of recipients and the recommended amounts.
2. Do not approve.

### **ANALYSIS**

All applications were reviewed and recommendations were made consistent with the policies. The recommended grants total \$158,366.74. The full amount of taxes owing for these organizations is \$218,140.46.

The total recommended grants for 2022 is lower than 2021 by \$7,579.11

- A total of 17 applications were received in 2022 compared to 22 applications in 2021.
- There were three new applicants this year but only one application met the eligibility criteria under the Municipal Charges and Community Service Grants Policy.

- Whitehorse Rifle and Pistol Club did not apply for this grant in 2021. However, the Club is considered eligible to receive a grant in 2022
- Eight organizations that received grants in 2021 did not apply this year. These organizations are:
  - Biathlon Yukon
  - Boys and Girls Club of Yukon
  - Canadian Mental Health Association (Yukon Division)
  - Food Bank Society of Whitehorse
  - Tennis Yukon
  - Victoria Faulkner Women’s Centre
  - Yukon Cross Motorcycle Association
  - Yukon Film Society.
- The City’s lease agreement with Softball Yukon (2015 to 2025) includes a commitment to annually grant an amount equal to the taxes and water and sewer charges in consideration of the community services performed by Softball Yukon. As this lease was previously approved by Council, the associated grant is included in Appendix A of Bylaw 2022-20.

#### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2022-20, a bylaw to authorize municipal charges and community services grants in the amount of \$158,366.74 for the year 2022, be brought forward for consideration under the bylaw process.

# **CITY OF WHITEHORSE**

## **BYLAW 2022-20**

A bylaw to provide for community service grants and grants for property taxes and other municipal charges for the year 2022

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WHEREAS section 245 of the *Municipal Act* (R.S.Y. 2002) provides that council may by bylaw make grants to any person or association of persons; and

WHEREAS council adopted a policy to provide grants with respect to municipal taxes or rent paid in lieu of taxes to charitable, non-profit, recreational and religious Whitehorse organizations that are primarily concerned with providing services to disadvantaged members of the community; and

WHEREAS the policy also provides for grants with respect to municipal taxes or rent paid in lieu of taxes to eligible Whitehorse organizations that provide general services to the community, including but not limited to animal shelter facilities, museums, and organizations that lease municipally-owned property; and

WHEREAS council has established a policy of granting other specific municipal charges to non-profit charitable and recreational organizations that lease municipally-owned property;

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Grants for property taxes and other municipal charges in the amount of \$158,366.74 are hereby authorized as detailed in Appendix "A" attached hereto and forming part of this bylaw.
2. This bylaw shall come into full force and effect upon the final passing thereof.

**FIRST and SECOND READING:**

**THIRD READING and ADOPTION:**

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Mayor

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City Clerk



## Community Service & Municipal Charges Grants Bylaw 2022-20

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### Appendix "A"

Roll Number	Applicant	Grant
3011450400	Downtown Urban Gardens Society ( <b>DUGS</b> )	\$480.10
3015060202	Golden Age Society	\$5,164.41
3100169300	Guild Society	\$18,429.49
3010380800	Hospice Yukon Society	\$1,948.97
3460007600	Humane Society Yukon	\$6,291.71
3015051300	Kaushee's Place Housing Society	\$13,791.93
3460007500	LDAY (Learning Disabilities Association Yukon)	\$1,240.35
3010071800	MacBride Museum Society	\$44,489.01
3011230200	Maryhouse	\$2,647.54
3010461100	Royal Canadian Legion - Whitehorse Legion Branch 254	\$10,016.78
3110110800	Softball Yukon	\$24,987.40
3180523100	Softball Yukon: Ball Diamond Robert Service	\$741.17
3900010090	Valleyview Community Association	\$100.00
3013050700	Whitehorse Aboriginal Women's Circle	\$8,945.42
3701011140	Whitehorse Rifle and Pistol Club	\$5,751.09
3114041200	Yukon Broomball Association	\$4,725.66
3015050600	Yukon Women's Transition Home Society	\$8,615.71
<b>Total</b>		<b>\$158,366.74</b>

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Corporate Services Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	June 6, 2022
<b>RE:</b>	Selkirk Pump House Multi-Barrier Treatment Design Project

### **ISSUE**

Council approval is required to commence the procurement for the Preliminary and Detailed Engineering Design portion of the Selkirk Pump House Multi-Barrier Treatment project.

### **REFERENCE**

- Procurement Policy
- 2022-2025 Capital Expenditure Plan – Project 650c00421 Selkirk Pump House Second Barrier Treatment Project.

### **HISTORY**

Drinking water in the Yukon is regulated under the *Public Health and Safety Act* by the Yukon Government (Environmental Health Services). The City operates with a permit issued under the associated *Drinking Water Regulations*.

Since 2010 the City has extracted 100% of its drinking water supply from the Selkirk Aquifer through seven production wells. The water is then treated through chlorination before it is distributed to residents. This treatment process can be classified as a “single barrier treatment method”.

In recent years, the City has noted changes in the groundwater chemistry and quality in the aquifer water, including higher pH levels (making chlorination less efficient) and higher concentrations of iron and manganese (producing discolored water at the taps). Further, there are indications that at least two of the wells maybe considered “Groundwater Under the Direct Influence” of surface water (GUDI).

To aid in the protection from some of the potential GUDI influences, the City has completed a series of actions including pest management, decommissioning of old monitoring wells, pressure testing and repairs of sewer lines, and completing additional monitoring of water quality from all wells.

As a result of the monitoring and in accordance with the requirements under the *Drinking Water Regulations*, Administration has completed a pre-design report to identify the optimal treatment system required to meet the most current drinking water regulations and overall treatment objectives.

The recommendation from the pre-design report was for the design and construction of a multi-barrier treatment system at the existing Selkirk Pump House. The next stage of this process is to complete preliminary and detailed engineering design. The contract will be structured such that the City will have the ability to pause or terminate services at any phase and only pay for services completed.

## **ALTERNATIVES**

1. Authorize Administration to commence the procurement for the preliminary and detailed design of the Selkirk Pump House Multi-Barrier Treatment project.
2. Refer the matter back to Administration.

## **ANALYSIS**

The ongoing monitoring and testing results combined with the *Drinking Water Regulations* indicate that additional treatment barriers will be required to protect the integrity of the system over the long term.

A multi- barrier treatment system will also be able to treat groundwater and surface water (Schwatka Lake) under current regulations, providing critical redundancy for the City's potable water system.

By completing the preliminary and detailed design, the City will be able to confirm the optimal treatment system, including location, and refine overall construction and operating cost estimates. The current cost estimate for capital construction is \$60 million with operating costs of \$2 million per year.

The deterioration of the aquifer could continue over the following years due to climate change and/or over-exploitation. The risk of not proceeding with the project could translate to the inability of the City to provide safe and quality drinking water to its population. Boiling water advisories could become prevalent.

Trying to implement a rushed solution would be costlier and challenging than implementing a proactive solution.

## **Purchasing**

A Request for Proposals will be issued in the City's public procurement platform and the proponent with the best overall score (proponent team, experience, methodology, and price) will be eligible for contract award.

## **Procurement Policy Principles**

The procurement will address the following principles from the Procurement Policy:

- **Compliance**: The intended work will fulfill requirements of the City's Permit to Operate a Large Public Drinking Water System, under the *Yukon Public Health and Safety Act* – Drinking Water Regulation.
- **Best Value**: The intended project will follow the established procurement practices to obtain the best value for public funding for the work.
- **Local Procurement**: Although it is expected that the expertise to perform this work would be located in engineering consulting offices outside the Yukon, the procurement of this project would provide points/value to those firms having a local office.

### **Tentative Project Schedule**

<b><u>Item</u></b>	<b><u>Proposed dates</u></b>
Issue solicitation document	July 2022
Issue Purchase Order/Contract	August 2022
Start of Design	September 2022
Completion of Design	December 2024

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council authorize Administration to commence the procurement for the preliminary and detailed engineering design of the Selkirk Pump House Multi-Barrier Treatment project.

**CITY OF WHITEHORSE**  
**CITY PLANNING COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Dan Boyd

**Vice-Chair:** Ted Laking

June 6, 2022

Meeting #2022-13

- 
1. Zoning Amendment – Interim Mt. Sima Quarry  
Presented by Senior Planner Mathieu Marois
  2. Quartz Claim Staking Moratorium  
Presented by Manager Pat Ross
  3. Land Disposition – 5<sup>th</sup> and Rogers  
Presented by Manager Pat Ross
  4. Public Input Report – Conditional Use Application – 1.5 Chadburn Lake Road  
Presented by Manager Pat Ross
  5. Public Input Report – Conditional Use Application –44A Stope Way  
Presented by Manager Pat Ross
  6. New Business

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Planning Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	June 6, 2022
<b>RE:</b>	Zoning Amendment – Interim Mt. Sima Quarry

### **ISSUE**

An application to amend the zoning of a parcel of vacant Commissioner's Land on Copper Haul Road from FP–Future Planning to IQx–Quarries (modified) to allow for an interim quarry use.

To ensure the interim use does not restrict future development of the area, the proposed special modification to the IQ zone will restrict the quarry use to a five-year interval with the possibility to extend the use for four additional five-year intervals to a maximum of 25 years. An updated final grading plan will be required for each extension to ensure a developable area is kept available for future use prior to closure of the quarry.

### **REFERENCE**

- Location Map (Appendix A)
- Proposed Zoning Amendment Bylaw 2022-23
- 2017-0058 Yukon Environmental & Socio-economic Assessment Act (YESAA) Decision Document
- 2017-0058 Yukon Environmental and Socio-economic Assessment Board (YESAB) Designated Office Evaluation Report
- 2019 Tetra Tech Travolion Gravel Lease Assessment
- 2021 Travolion Industries Ltd. Quarrying – Operation and Rehabilitation Plan
- 2010 Official Community Plan (OCP)
- Zoning Bylaw 2012-20
- 2020 Commercial and Industrial Land Study (CILS)

### **HISTORY**

The proponent has applied to rezone 12.4 hectares of vacant Commissioner's land to allow for a 25-year quarry operation as an interim land use before long-term industrial development of the area. The subject area is located at the northeast corner of Copper Haul Road and Mount Sima Road, directly west of the former Whitehorse Copper Mine site (Appendix A).

The potential quarry site was identified through a test pit program completed in 2015. The lease area was based on the topography and investigation of the site. Tetra Tech completed a geotechnical assessment in 2019 and considered a quarry a compatible land use for the area.

The quarry is estimated to contain 375,000 m<sup>3</sup> of aggregate. The proponent expects to extract and store approximately 15,000 m<sup>3</sup> of material at the outset of production and

maintain this quantity annually. An aggregate base will however be established, maintained, and informed by current demand and future planning.

On-site activities will include active quarrying of stone, sand, and gravel, as well as crushing, stockpiling, use of heavy equipment, and transport of aggregate off-site. Activity on-site would generally occur between April 1 and October 31 each year, but crushing would be limited to a two to three-week period. Hauling would occur throughout the annual operation period as demand for material necessitates.

No permanent buildings or structures will be on-site and the proposed site access is from an existing cleared access route off Mount Sima Road.

An initial area will be quarried in the southeast section of the parcel to limit overall site development in favour of annual assessment and staged development. The operation will progressively move northward, with site reclamation also occurring progressively as the quarry is developed.

To ensure the interim use does not restrict future development of the area, and notwithstanding the provisions of section 4.11.1(c) of the Zoning Bylaw which restricts an interim land use to less than one year, the proposed IQ zone will have a special modification which restricts the use to a five-year interval with the possibility to extend the use for four additional five-year intervals to a maximum of 25 years.

The special modification will require an updated final grading plan for each extension to ensure a developable area is kept available for future use prior to closure of the quarry. The final grading concept will include a level floor (i.e. slopes of 3% or less) which will align with the existing adjacent quarry operations to maximize future developable area. The quarry's operation and rehabilitation plan will also be updated every five years in concert with the on-site field reviews required by the YG quarry lease.

## **YESAB**

The YESAB Whitehorse Designated Office's evaluation of the project (Evaluation Report 2017-0058) determined that the quarry will not have significant adverse effects on environmental quality, but is likely to have significant negative socio-economic effects on other land users, specifically those that use the Trans Canada Trail.

The adverse effects on other land users could be eliminated or reduced by a 30 m buffer between the Trans Canada Trail and the quarry operations. The quarry will exceed this requirement by having its boundary set back 45 m from the Trans Canada Trail. Lease area boundaries will be surveyed and established through cut lines to create a visual boundary. A decision document (Decision Document 2017-0058) was issued on July 5, 2017, to allow the project to proceed, subject to specified terms and conditions.

## **Development Review Committee Review**

The proposed rezoning was reviewed by the Development Review Committee (DRC) on June 3, 2020 and May 4, 2022. Several issues were raised at both DRC meetings which were addressed by the applicant, namely the parcel size, rehabilitation, and setbacks from the adjacent roads and lake.

The proposed schedule for the amendment is as follows:

Planning Committee	June 6, 2022
1 <sup>st</sup> Reading	June 13, 2022
Newspaper Advertisements	June 17 and 24, 2022
Public Hearing	July 11, 2022
Report to Committee	August 1, 2022
2 <sup>nd</sup> and 3 <sup>rd</sup> Reading	August 8, 2022

## **ALTERNATIVES**

1. Proceed with the zoning amendment under the bylaw process.
2. Do not proceed with the zoning amendment.

## **ANALYSIS**

The area surrounding the Whitehorse Copper Mine site is considered ideal for quarry activities since it is relatively central and easily accessible from the Alaska Highway, as well as located away from residential areas, significant wildlife corridors, and other conflicting land uses. There are also numerous other quarry operations nearby. A quarry therefore fits in the surrounding context. Two quarry leases situated approximately one km north of the subject area on Copper Haul Road are also similar in size (11 ha and 19 ha) to the requested quarry area (12.4 ha).

### **Official Community Plan**

The subject land is designated Industrial in the current Official Community Plan. Section 8.1.3 of the OCP states that rock and sand quarries are permitted within this designation, potentially serving as an interim land use, before long-term industrial development

As per section 8.2.3, natural resource areas must be more than 300 m from any Residential designation. The nearest land designated for residential development is the Canyon Crescent neighbourhood, more than two km away from the subject area.

Sections 8.3.2, 8.3.3 and 8.3.7 require that appropriate environmental and socio-economic studies and management plans are conducted and reviewed before any gravel extraction. The project was reviewed by YESAB, and included a spill response plan, wildlife and vegetation assessment, a geotechnical investigation, heritage assessment, and a reclamation plan.

Section 8.3.5 also contains several policies that restrict quarry operations and require mitigation measures to reduce potential impacts on nearby land uses. This includes dust abatement practices, the placement of signs, gates and fences, restrictions on hours of operation and noise exposure, and the requirement for a natural treed buffer between the quarry and the haul road. The applicant will be required to submit detailed information confirming compliance with these items to obtain a development permit.

The proposed quarry lease will also be set back more than 30 m from an adjacent lake, as required under section 1.3.1 of the OCP.



## **Zoning Bylaw**

The current zoning for the subject land is FP–Future Planning. It is proposed to rezone the subject land to IQ–Quarries. This zone allows for natural resource extraction and concrete plants as principal uses. Accessory buildings and caretaker residences are also permitted as secondary uses, and asphalt plants and land treatment facilities are permitted as conditional uses.

The IQ zone is considered an appropriate interim zone in this instance until further planning occurs to determine the appropriate zoning for long-term industrial development.

Section 6.15 of the Zoning Bylaw also applies conditions to quarry developments, similar to the OCP section 8.3.5 policies, and requires a reclamation plan and a YESAB decision document before any gravel extraction. These conditions and requirements have all been sufficiently addressed by the proponent at this stage.

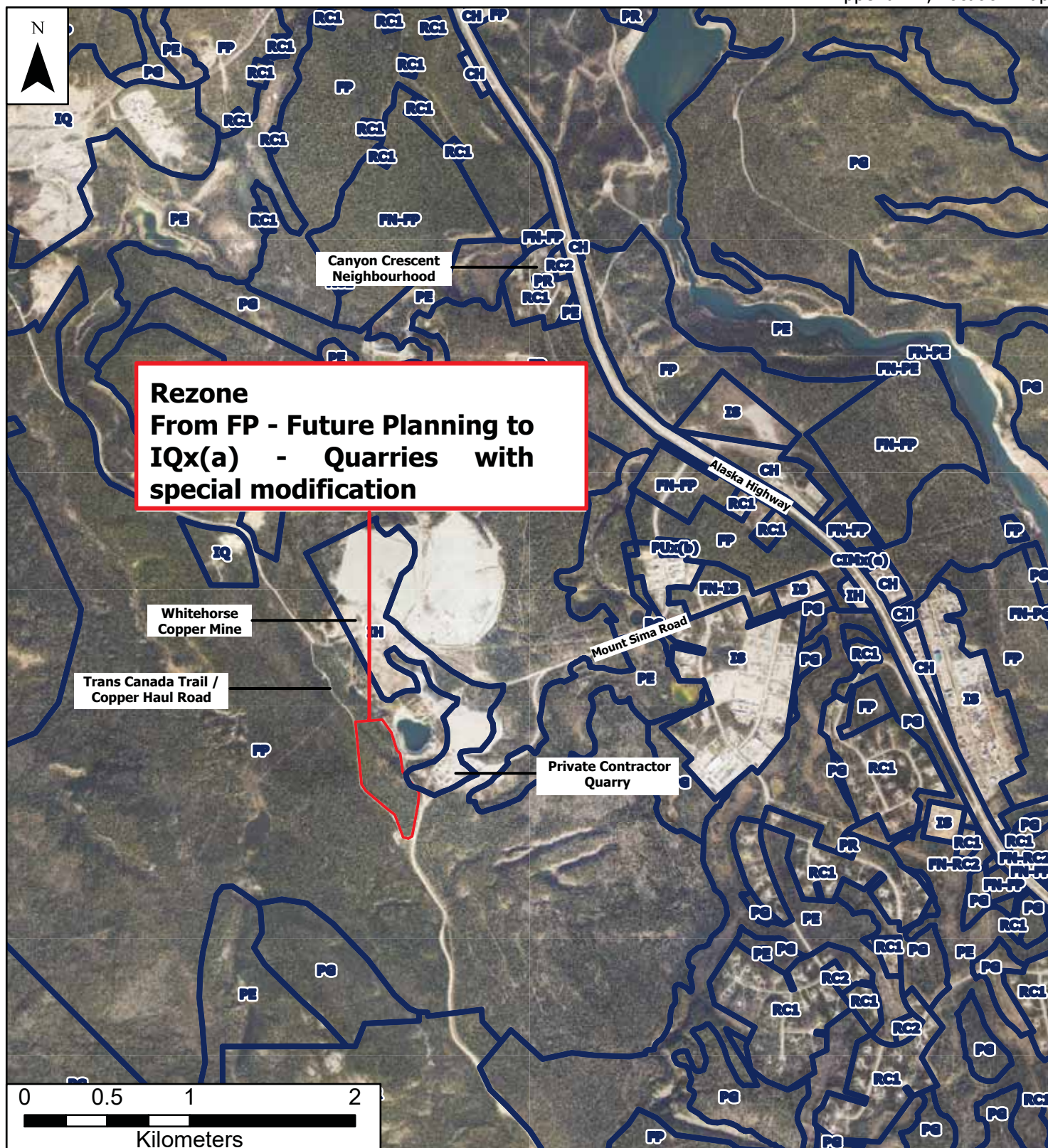
## **Commercial and Industrial Land Study**

The proposed quarry location is identified in the CILS as an area potentially suitable for future commercial and industrial development. The desired terrain types described in the study were considered in the proponent’s operation and reclamation plan. The post quarry development terrain will mostly remain classified as an ‘Area with Good Development Potential’ as per the intent of the study.

The City’s Engineering Services department reviewed the conceptual final grading and advised it will not restrict future access and development of the parcel for long-term industrial use.


## **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2022-23, a bylaw to amend the zoning of a parcel of vacant Commissioner’s Land on Copper Haul Road to allow for an interim quarry use, be brought forward for consideration under the bylaw process.



DATE:  
June 6, 2022

FILE NO:  
Z-09-2020

 Subject Site

## CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

### Bylaw 2022-23

A Bylaw to amend the zoning of vacant Commissioner's land from FP - Future Planning to IQx(a) - Quarries with special modification, to allow for an interim quarry use.



# CITY OF WHITEHORSE

## **BYLAW 2022-23**

A bylaw to amend Zoning Bylaw 2012-20

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WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the Whitehorse Zoning Bylaw be amended to allow for the development of an interim quarry on a parcel of vacant Commissioner's Land on Copper Haul Road;

NOW THEREFORE the Council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of a parcel of vacant Commissioner's land located at km 3.2 on Copper Haul Road from FP–Future Planning to IQx–Quarries (modified), as indicated on Attachment 1 and forming part of this bylaw.
2. Section 11.3 of Zoning Bylaw 2010-20 is hereby amended by adding a new subsection 11.3.7 as follows:

“11.3.7 Special Modifications

- (a) A parcel of vacant Commissioner's Land located at km 3.2 on Copper Haul Road is hereby designated IQx(a) with the special modification being that, notwithstanding section 4.11.1(c) of this bylaw, natural resource extraction is permitted as a principal use for a period of five years. At the end of the five years, the temporary use can be renewed for another five years or it will expire. The temporary use can be renewed for four five-year intervals to a maximum of 25 years. Prior to any development permit approval and subsequent renewal, the applicant shall provide a final grading plan with a level floor, consisting of slopes of 3% or less, which aligns with the adjacent land to the east.

3. This bylaw shall come into force and effect upon the final passing thereof.

**FIRST READING:**

**PUBLIC NOTICE:**

**PUBLIC HEARING:**

**SECOND READING:**

**THIRD READING and ADOPTION:**

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Mayor

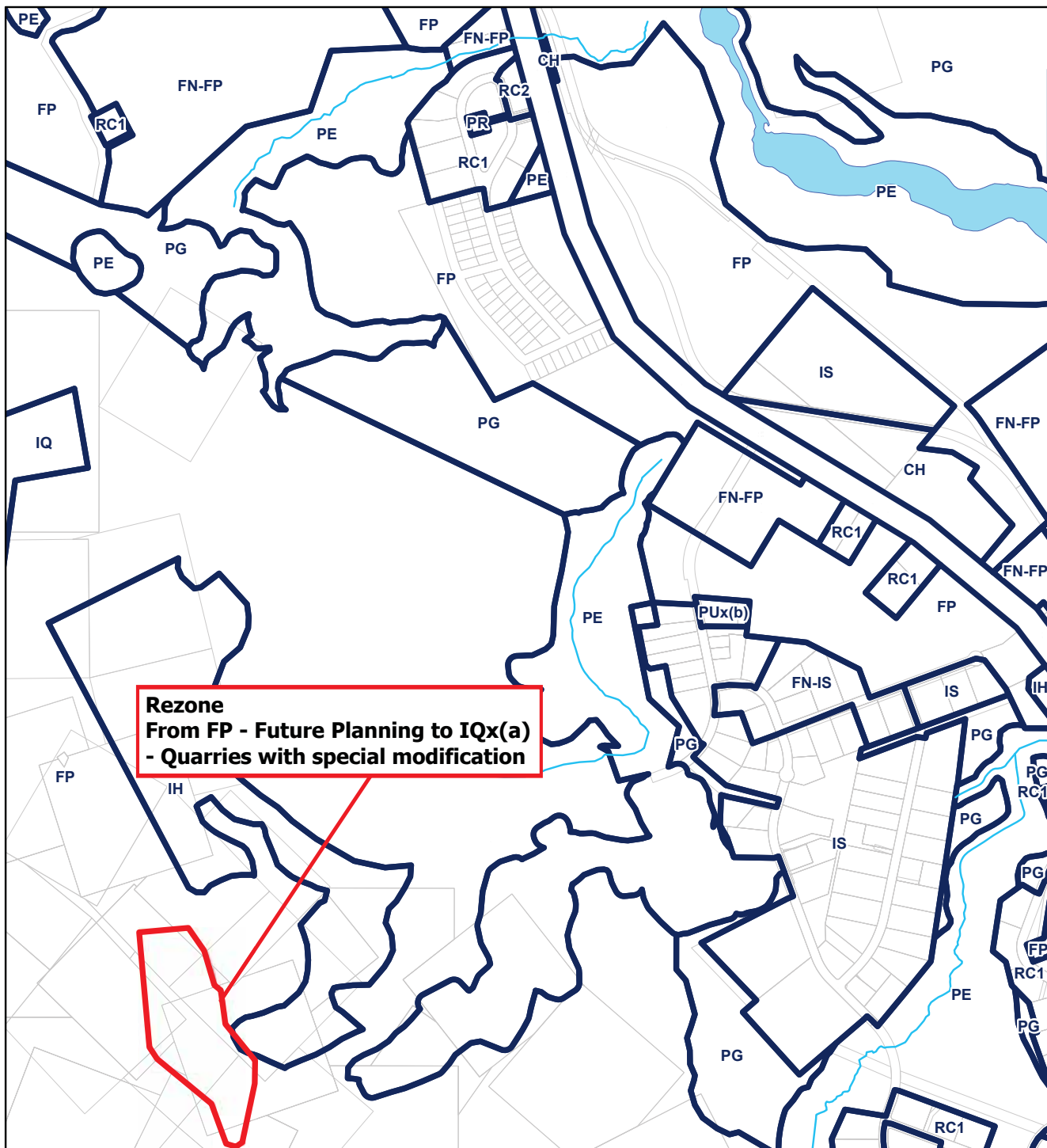
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City Clerk



CANYON CRESCENT  
MT. SIMA

## MAP 19



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



0 462.5 925  
Meters

Consolidation Date:  
December 17, 2021

Map scale and location is not identical to Map 6 in the December 17, 2021 Office Consolidation

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Planning Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	June 6, 2022
<b>RE:</b>	Quartz Claim Staking Moratorium

### **ISSUE**

A decision is required on whether or not to request the Government of Yukon to extend the existing prohibition order (O.I.C. 2012/145) in advance of the expiry date – July 19, 2022.

### **REFERENCE**

- Order In Council 2012/145 and 2017-124
- Prohibition area map

### **HISTORY**

In 2009, YG Mineral Resources Branch, the Yukon Geological Survey and City of Whitehorse Planning staff worked together to determine the boundaries of the areas that might be withdrawn from mineral staking. This information was then incorporated into city-wide public consultation that was conducted as part of the 2010 OCP process. The 2010 OCP was adopted with mineral staking related policy (Policy 1.5.1) which states:

*“There may be significant mineral resources within City boundaries found within areas with recreational values. The City may request the Government of Yukon to place a moratorium on future mineral staking within City Limits in order to determine if a partial or total withdrawal of future mineral staking should be implemented.”*

On June 12, 2012, City Council met with the Minister of EMR, to discuss the details of a potential prohibition order on staking for specific areas within the city being created by Yukon. On June 18, 2012, a letter from the Mayor was sent to the Minister requesting that the Minister proceed with the prohibition order.

A prohibition order (OIC 2012/145) was approved July 19, 2012 and was drafted to expire after five years. The 5-year time period was established to provide the parties with the opportunity to assess how the management of the excluded area was working and any other conditions that could result in a change to the boundaries.

On May 23, 2017, Council passed a resolution supporting a request to the Government of Yukon for a 5-year extension to the existing prohibition order (OIC 2012/145), restricting quartz claim mineral staking in the City of Whitehorse. OIC 2017/124 was approved on July 14, 2017 extending the staking prohibition to July 19, 2022.

### **ALTERNATIVES**

1. Request YG to extend the prohibition order for an additional five years.
2. Do not support a request for an extension to the prohibition order.

## **ANALYSIS**

The proposed extension to the current prohibition order will serve to provide clarity around staking activity in the city until further consultation is conducted through future land use planning initiatives with the Government of Yukon, First Nations governments and industry stakeholders. The extension would also allow time for the City's current OCP review and update process to be completed. This document will provide guidance and certainty on future land use decisions within the municipal boundaries.

The consequence of not requesting an extension is that there would be a period of time where staking could occur throughout the city, subject to the provisions of the *Quartz Mining Act*.

Administration has notified staff from the Kwanlin Dün First Nation and Ta'an Kwäch'än Council with respect to this initiative. No concerns were expressed with respect to the prohibition order extension.

Administration has also notified the Yukon Chamber of Mines and the Yukon Prospector's Association.

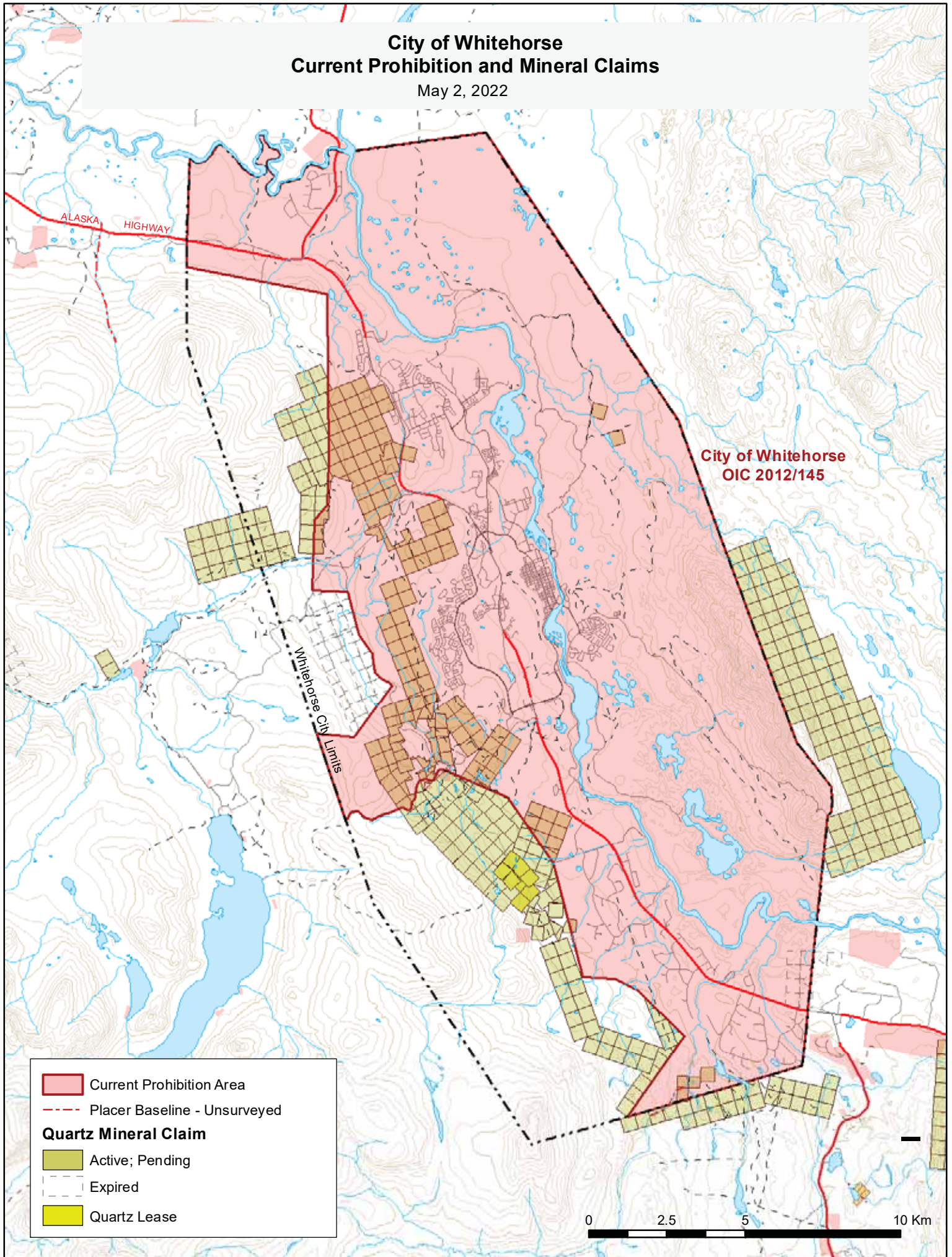
## **ADMINISTRATIVE RECOMMENDATION**

THAT Council authorize a request to the Government of Yukon for a five-year extension to the current prohibition order (OIC 2017/124) restricting quartz claim mineral staking in the City of Whitehorse.



# City of Whitehorse Current Prohibition and Mineral Claims

May 2, 2022



YUKON

CANADA

ORDER-IN-COUNCIL 2012/ 145

QUARTZ MINING ACT

Pursuant to section 15 of the *Quartz Mining Act*, the Commissioner in Executive Council orders as follows

1 The attached *Prohibition of Entry on Certain Lands (City of Whitehorse) Order* is made.

2 This Order expires 5 years from the date it is made.

Dated at Whitehorse, Yukon,

19 July

2012.

YUKON

CANADA

DÉCRET 2012/145

LOI SUR L'EXTRACTION DU QUARTZ

Le commissaire en conseil exécutif, conformément à l'article 15 de la *Loi sur l'extraction du quartz*, ordonne ce qui suit :

1 Le Décret interdisant l'accès à certaines terres (ville de Whitehorse) paraissant en annexe est établi.

2 Le présent décret cesse d'avoir effet 5 ans après la date de sa mise en vigueur.

Fait à Whitehorse, au Yukon,

le 19 juillet

2012.

  
Commissioner of Yukon/Commissaire du Yukon



## QUARTZ MINING ACT

PROHIBITION OF ENTRY ON CERTAIN LANDS  
(CITY OF WHITEHORSE) ORDER

## Interpretation

1 In this Order,

"municipal lands" means the lands described in the attached Schedule A and shown outlined in bold on the map attached as Schedule B; and « *terres municipales* »

"recorded claim" means a recorded mineral claim that is in good standing acquired under the *Yukon Quartz Mining Act* (Canada) and continued under the *Quartz Mining Act*, or acquired under the *Quartz Mining Act*. « *claim inscrit* »

## Purpose

2 The purpose of this Order is to prohibit entry on the municipal lands for the reason that such lands are required for a municipality established under the *Municipal Act*.

## Prohibition

3 No person shall enter on the municipal lands for the purpose of locating a claim or prospecting or mining for minerals under the *Quartz Mining Act*.

## Recorded claims

4 Section 3 does not apply to entry on a recorded claim by the owner or holder of the recorded claim.

## LOI SUR L'EXTRACTION DU QUARTZ

DÉCRET INTERDISANT L'ACCÈS À CERTAINES  
TERRES (VILLE DE WHITEHORSE)

## Définition

1 Les définitions suivantes s'appliquent :

« *claim inscrit* » S'entend d'un claim minier inscrit et en règle, acquis sous le régime de la *Loi sur l'extraction du quartz dans le Yukon* (Canada) et qui a été maintenu sous le régime de la *Loi sur l'extraction du quartz* ou acquis en vertu de cette loi. "*recorded claim*"

« *terres municipales* » S'entend des terres décrites dans l'annexe A et paraissant soulignées en gras sur la carte dans l'annexe B. "*municipal lands*"

## Objet

2 Le présent décret a pour objet d'interdire l'accès aux terres municipales au motif que les terres sont nécessaires à une municipalité établie en vertu de la *Loi sur les municipalités*.

## Interdiction

3 Il est interdit de se rendre sur les terres de la municipalité afin d'y localiser un claim, d'y prospecter ou d'y creuser pour en extraire des minéraux en vertu de la *Loi sur l'extraction du quartz*.

## Claims inscrits

4 L'article 3 ne s'applique pas à l'accès à un claim inscrit par le propriétaire ou le détenteur de ce dernier.

## SCHEDULE A

## DESCRIPTION OF MUNICIPAL LANDS

In Yukon, lying within Quad 105D/10, Quad 105D/11, Quad 105D/14 and Quad 105D/15, the lands located within the boundary of the City of Whitehorse as set out in Order-in-Council 1984/22 under the *Municipal Act*, saving and excepting the lands described below as "Parcel A" and "Parcel B", containing by admeasurement approximately 313.13 square kilometres and shown on the map attached as Schedule B.

"Parcel A" is that portion of land shown as Parcel A on the map attached as Schedule B, more particularly described as follows

Commencing at a triangulation station on Mount McIntyre at elevation 1597 metres, said station being described in Schedule 3 of Order-in-Council 1984/22 under the *Municipal Act* as marking a deflection point in the boundary of the City of Whitehorse;

Thence northerly along said boundary on a bearing of 339°15'27", a distance of 2721.0 metres more or less to a point on the centre line of an unnamed road;

Thence north-easterly along the centre line of said unnamed road to a point, said point being the intersection of the centre line of the road and UTM Easting 493890.0;

Thence on a bearing of 110°56'08", a distance of 2320.0 metres to a point;

Thence on a bearing of 142°07'21", a distance of 2595.0 metres more or less to a CLS77 post marked R-4 being the beginning of a curve for the southerly boundary of the Mount Sima Road R/W as shown on Plan 85912 CLSR, 2002-0119 LTO;

Thence on a bearing of 163°38'30", a distance of 3762.7 metres more or less to a point on the

## ANNEXE A

## DESCRIPTION DES TERRES MUNICIPALES

Au Yukon, dans les quadrilatères 105D/10, 105D/11, 105D/14 et 105D/15, les terres comprises à l'intérieur des limites de la ville de Whitehorse, comme déterminées dans le *Décret 1984/22* en vertu de la *Loi sur les municipalités*, à l'exception des terres décrites ci-dessous, à titre de « parcelle A » et « parcelle B », d'une superficie d'environ 313,13 kilomètres carrés, paraissant sur la carte de l'annexe B.

La « parcelle A » est la portion de terres paraissant dans l'annexe B ci-jointe, plus exactement décrite comme suit :

elle commence à une station de triangulation sur le mont McIntyre, à 1 597 mètres d'altitude, ladite station étant indiquée dans l'annexe 3 du *Décret 1984/22*, pris en vertu de la *Loi sur les municipalités*, marquant le point de déviation dans la limite de la ville de Whitehorse;

de là, vers le nord suivant ladite limite, sur un relèvement de 339°15'27", pour une distance d'environ 2 721,0 mètres jusqu'à un point sur la ligne médiane d'une route sans nom;

de là, vers le nord-est suivant la ligne médiane de la route sans nom, jusqu'à un point, ledit point étant l'intersection de la ligne médiane de la route et de l'abscisse UTM 493890,0;

de là, sur un relèvement de 110°56'08", pour une distance de 2 320,0 mètres jusqu'à un point;

de là, sur un relèvement de 142°07'21", pour une distance d'environ 2 595,0 mètres jusqu'à la borne A.T.C. 77 marquée R-4, étant le début d'une courbe pour la limite sud de l'emprise du chemin mont Sima, tel que paraissant sur le plan 85912 des AATC, 2002-0119 BTBF;

de là, sur un relèvement de 163°38'30", pour une distance d'environ 3 762,7 mètres jusqu'à



southerly boundary of the Foothills Pipeline Easement, said point being the boundary deflection point for station 435+310 as shown on the Foothills Pipeline Plan and Profile Sheet 062 registered under 67550 LTO;

Thence south-easterly along the southerly boundary of the Foothills Pipeline Easement for approximately 3916 metres to a boundary deflection point for station 438+962.7 as shown on the Foothills Pipeline Plan and Profile Sheet 063 registered under 67550 LTO;

Thence on a bearing of 212°57'44", a distance of 3171.3 metres more or less to its intersection with the southerly boundary of the City of Whitehorse;

Thence westerly along said southerly boundary on a bearing of 251°31'05", a distance of 3200.0 metres more or less to a triangulation station on Golden Horn Mountain at elevation 1712 metres described in Schedule 3 of Order-in-Council 1984/22 under the *Municipal Act* as marking the south westerly corner of the boundary of the City of Whitehorse;

Thence north-westerly along said boundary on a bearing of 324°37'35", a distance of 9243.5 metres more or less to the point of commencement.

"Parcel B" is that portion of land shown as Parcel B on the map attached as Schedule B, more particularly described as follows

Commencing at a triangulation station on Haeckel Hill at elevation 1487 metres, said station being described in Schedule 3 of Order-in-Council 1984/22 under the *Municipal Act* as marking a deflection point in the boundary of the City of Whitehorse;

Thence northerly along said boundary on a bearing of 357°46'44", a distance of 2520.0 metres more or less to a point;

un point sur la limite sud de la servitude du pipeline Foothills, ledit point étant la limite du point de déviation pour la station 435+310, tel que paraissant sur le plan du pipeline Foothills et la feuille de profil 062 enregistrés sous le numéro 67550 BTBF;

de là, vers le sud-est en suivant la limite sud de la servitude du pipeline Foothills pour environ 3 916 mètres jusqu'à la limite du point de déviation pour la station 438+962.7 tel que paraissant sur le plan du pipeline Foothills et la feuille de profil 063 enregistrés sous le numéro 67550 BTBF;

de là, sur un relèvement de 212°57'44", pour une distance d'environ 3 171,3 mètres jusqu'à son intersection avec le limite sud de la ville de Whitehorse;

de là, vers l'ouest suivant la limite sud sur un relèvement de 251°31'05", pour une distance d'environ 3 200,0 mètres, jusqu'à une station de triangulation sur la montagne Golden Horn à 1 712 mètres d'altitude, décrite dans l'annexe 3 du *Décret 1984/22* en vertu de la *Loi sur les municipalités*, marquant le coin sud-ouest de la limite de la ville de Whitehorse;

de là, vers le nord-ouest en suivant la limite sur le relèvement 324°37'35", pour une distance d'environ 9 243.5 mètres jusqu'au point de départ.

La « parcelle B » est la portion de terres paraissant sur la carte ci-jointe au titre d'annexe B, plus exactement décrite comme suit:

elle commence à la station de triangulation de de la colline Haeckel à environ 1 487 mètres d'altitude, ladite station étant décrite dans l'annexe 3 du *Décret 1984/22* en vertu de la *Loi sur les municipalités* comme marquant un point de déviation dans la limite de la ville de Whitehorse;

de là, vers le nord suivant ladite limite sur un relèvement de 357°46'44", pour une distance d'environ 2 520,0 mètres jusqu'à un point;

Thence on a bearing of 98°44'53", a distance of 4590.0 metres to a point;

Thence on a bearing of 177°10'35", a distance of 5350.0 metres to a point;

Thence on a bearing of 180°00'00", a distance of 1410.0 metres to a point;

Thence on a bearing of 218°29'03", a distance of 623.76 metres to a point;

Thence on a bearing of 180°00'00", a distance of 2250 metres to a point;

Thence on a bearing of 90°00'00", a distance of 1145 metres more or less to a point on the centre line of the Whitehorse Copper Road;

Thence southerly along said road centre line for approximately 3.3 kilometres to a point, said point being on a bearing of 33°45'00" from CLS77 post 4L1242 marking the south east corner of Lot 1242, Quad 105D/11, KDFN R-40A as shown on Plan 98437 CLSR, 2011-0050 LTO;

Thence on a bearing of 213°45'00", a distance of 2250 metres to said CLS77 post 4L1242;

Thence westerly along the southerly boundary of Lot 1242 on a bearing of 272°33'29", a distance of 1190.7 metres more or less to its intersection with the westerly boundary of the City of Whitehorse;

Thence north-westerly along said westerly boundary on a bearing of 339°15'23", a distance of 13129.7 metres more or less to the point of commencement.

de là, sur un relèvement de 98°44'53", pour une distance de 4 590,0 mètres jusqu'à un point;

de là, sur un relèvement de 177°10'35", pour une distance de 5 350,0 mètres jusqu'à un point;

de là, sur un relèvement de 180°00'00", pour une distance de 1 410,0 mètres jusqu'à un point;

de là, sur un relèvement de 218°29'03", pour une distance de 623,76 mètres jusqu'à un point;

de là, sur un relèvement de 180°00'00", pour une distance de 2 250 mètres jusqu'à un point;

de là, sur un relèvement de 90°00'00", pour une distance d'environ 1 145 mètres jusqu'à un point sur la ligne médiane du chemin Whitehorse Copper;

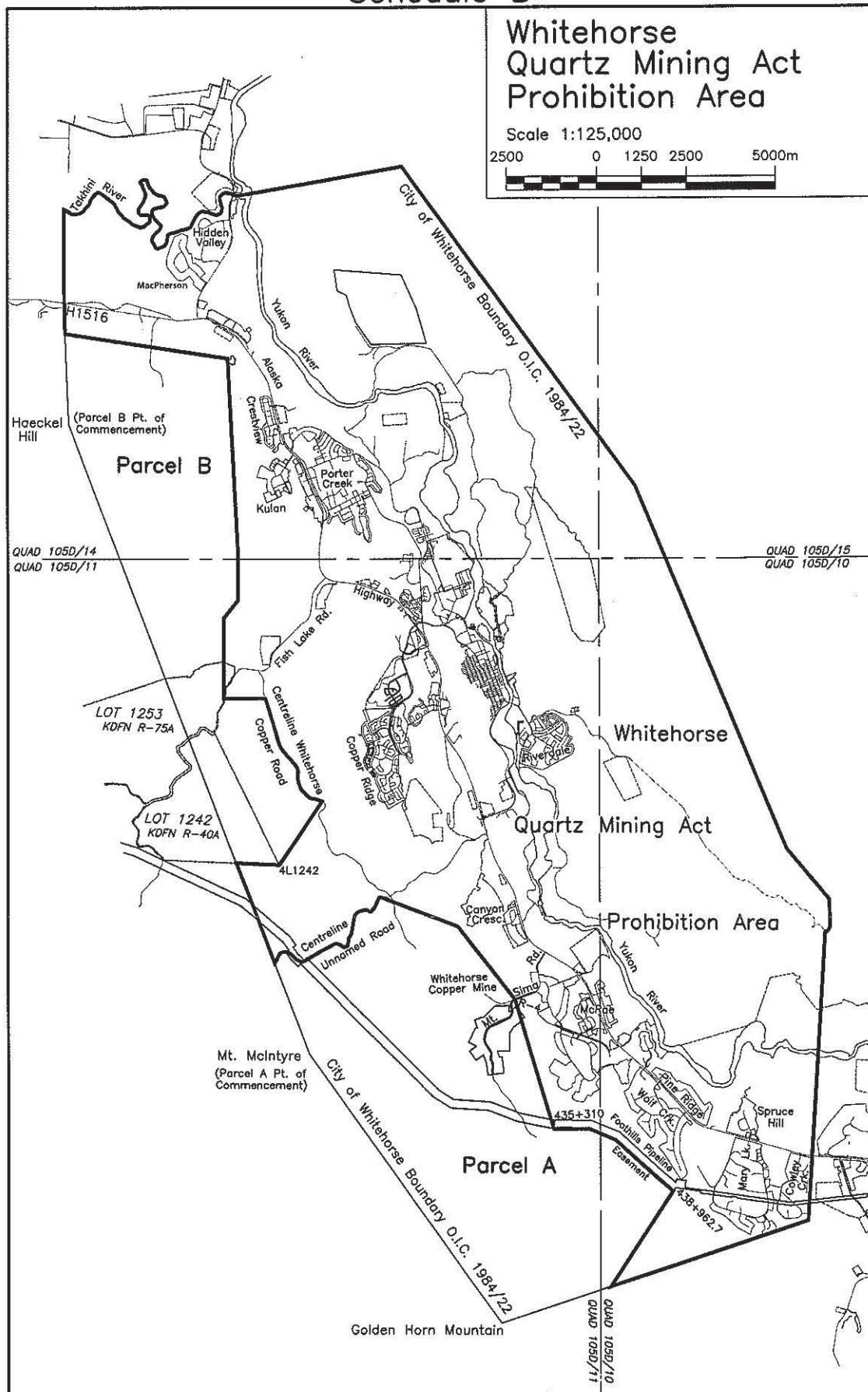
de là, vers le sud le long de la ligne médiane dudit chemin pour environ 3,3 kilomètres jusqu'à un point, ledit point étant sur le relèvement 33°45'00" à partir de la borne A.T.C. 77 4L1242 marquant le coin sud-est du lot 1242, quadrilatère 105D/11, PNKD R-40A tel que paraissant sur le plan 98437 des AATC, 2011-0050 BTBF;

de là, sur un relèvement de 213°45'00", pour une distance de 2 250 mètres jusqu'à ladite borne A.T.C. 77 4L1242;

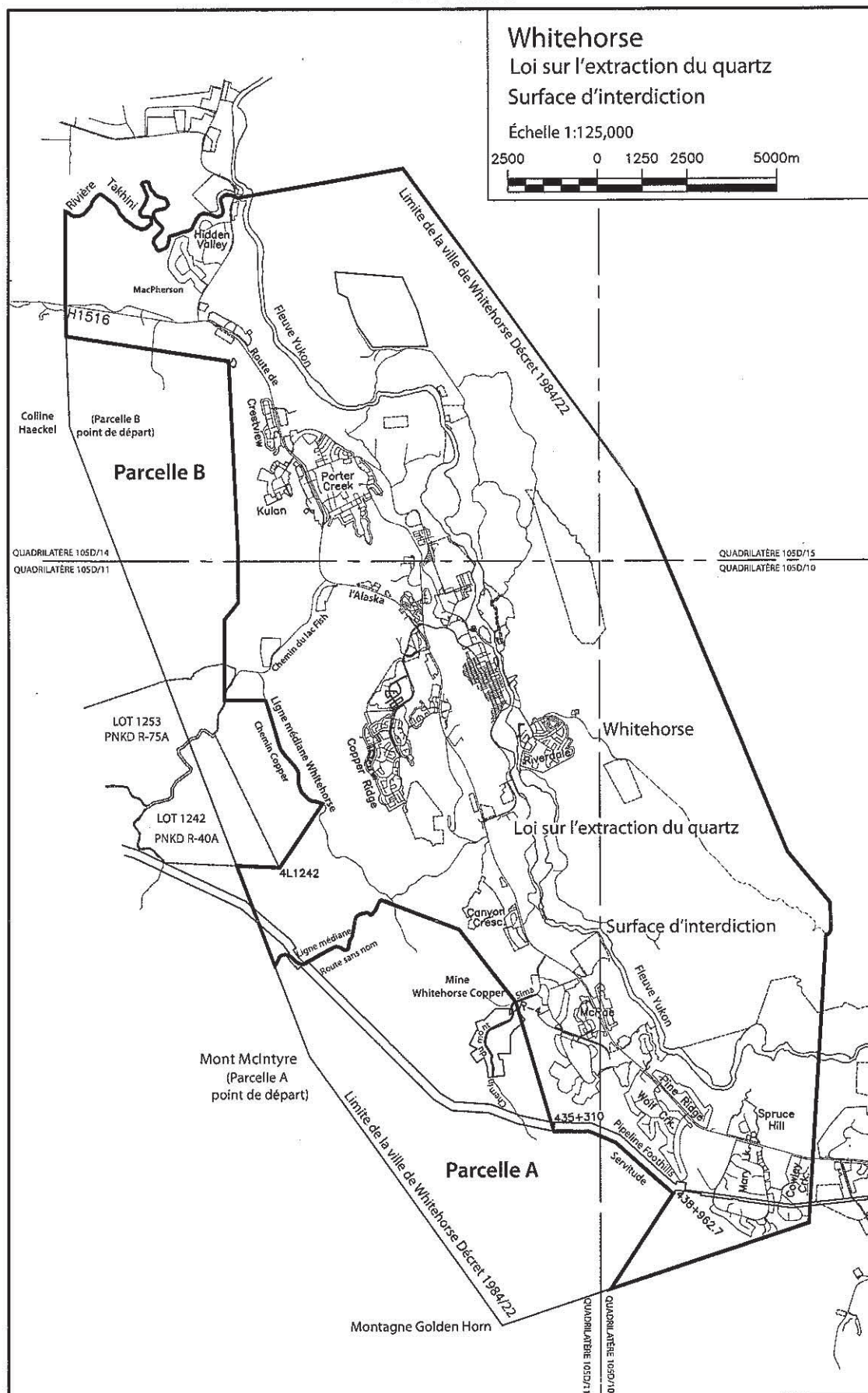
de là, vers l'ouest le long de la limite sud du lot 1 242 sur le relèvement 272°33'29", pour une distance d'environ 1 190,7 mètres jusqu'à l'intersection avec la limite ouest de la ville de Whitehorse;

de là, vers le nord-ouest le long de ladite limite ouest sur un relèvement de 339°15'23", pour une distance d'environ 13 129,7 mètres jusqu'au point de départ.

## Schedule B



## Annexe B





**YUKON**

**CANADA**

ORDER-IN-COUNCIL 2017/124

QUARTZ MINING ACT

Pursuant to section 15 of the *Quartz Mining Act*, the Commissioner in Executive Council orders

**1 Section 2 of Order-in-Council 2012/145 is repealed.**

**2 The *Prohibition of Entry on Certain Lands (City of Whitehorse) Order* made by Order-in-Council 2012/145 is amended by adding the following section immediately after section 4**

Order Expires

**5 This order expires on July 19, 2022.**

Dated at Whitehorse, Yukon,

*July 14*

2017.

**YUKON**

**CANADA**

DÉCRET 2017/ 124

LOI SUR L'EXTRACTION DU  
QUARTZ

Le commissaire en conseil exécutif, conformément à l'article 15 de la *Loi sur l'extraction du Quartz*, décrète :

**1 L'article 2 du Décret 2012/145 est abrogé.**

**2 Le *Décret interdisant l'accès à certaines terres (ville de Whitehorse)*, établi par le Décret 2012/145, est modifié par adjonction de ce qui suit après l'article 4 :**

Expiration

**5 Le présent décret cesse d'avoir effet le 19 juillet 2022.**

Fait à Whitehorse, au Yukon,

le *14 juillet*

2017.



Commissioner of Yukon/Commissaire du Yukon

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Planning Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	June 6, 2022
<b>RE:</b>	Land Disposition – 5 <sup>th</sup> and Rogers

### **ISSUE**

Council consideration of a bylaw to authorize the disposition of City-owned land to the Government of Yukon (YG).

### **REFERENCE**

- Zoning Bylaw 2012-20
- Land Disposition Policy
- Proposed Land Disposition Bylaw 2022-22
- Location Sketch
- Proposed Plan of Subdivision

### **HISTORY**

In 2011, the City completed the Downtown South Master Plan, which identified the land along 5<sup>th</sup> Avenue between Rogers Street and Hoge Street for high density residential development. YG has also undertaken further work to identify the development potential for the site, including environmental site assessments and master planning exercises.

In 2014, the City approved a consolidation of lots in the area to prepare the development parcel for disposition. In 2021, YG applied to subdivide the larger parcel into Proposed Lot A (development parcel), Proposed Lot B (geotechnical berm), Proposed Lot C (St. Elias Group Home), and a lane connection to Jeckell Street.

As part of the subdivision process it was determined that portions of Hoge Street and an existing lane were titled to the City. Administration is now bringing forward a disposition bylaw to authorize the transfer of those portions of road and lane to YG to allow the current subdivision application and future disposition of the development parcel to proceed.

### **ALTERNATIVES**

1. Bring forward a bylaw to authorize disposition of land for nominal value.
2. Bring forward a bylaw to authorize disposition of land for appraised market value.
2. Do not proceed with the bylaw process and retain City ownership.

### **ANALYSIS**

#### **Land Parcels**

The land being considered for disposition consists of two small portions of City-owned road/lane. The first parcel is a portion of original surveyed road located at the end of Hoge Street measuring approximately 6.4m x 25m (±160m<sup>2</sup>). The parcel is adjacent to the existing cul-de-sac constructed within the Hoge Street right-of-way and is currently occupied by a portion of the St. Elias group home.



The second parcel is a portion of an adjacent laneway measuring approximately 6m x 30.5m ( $\pm 183\text{m}^2$ ). This laneway is currently double the width of other existing laneways in the Downtown area and a portion of the laneway is currently used as parking for the St. Elias Group Home. Neither of the parcels being proposed for disposition are required for City operations or the maintenance of Hoge Street or the laneway.

### Land Value and Disposition

The Land Disposition Policy states that land will be sold at market value as determined by an appraisal completed by an independent appraiser unless otherwise directed by Council. As such, Administration requested that YG obtain a market value appraisal for the two subject parcels. Based on comparable land sale data, the land value was appraised at \$311 per  $\text{m}^2$ , resulting in a total market value of \$107,000 for the two parcels.

As Council's strategic priorities are aimed at providing additional affordable housing units to the market, it is desirable to reduce costs for residential development, where practical. Land in the 5<sup>th</sup> and Rogers area has been and remains subject to significant development costs associated with: the cleanup of historical hydro-carbon contamination found in the area; the construction of geotechnical berms to address escarpment erosion impacts; the relocation of existing overhead transmission power lines; and the demolition of existing buildings that are being decommissioned by YG. These costs, in combination with social value considerations, will affect the residual land value determination of the development parcel (Proposed Lot A) being prepared for release to the public by YG and will result in a below-market land valuation. Therefore, Administration recommends that in this case, Council authorize the disposition of the subject land to YG for a nominal value.

The Land Disposition Policy is unclear on the process for disposing of land to other governments where there is no bid or lottery process, as well as on valuation of land where the City is partnering with other levels of government on land development projects. However, under section 11 of the policy, it is stated that *"Council may decide to use prices below market value for the purposes of facilitating a below-market price development or to expedite the sale of any land."*

### Next Steps

Should Council approve this land disposition, Administration will proceed with transfer of the subject parcels to YG at nominal value (\$1), to be incorporated into the 5<sup>th</sup> and Rogers development area.

Not approving the land sale will result in delays in releasing the 5<sup>th</sup> and Rogers parcel for development in addition to increased development costs for YG.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2022-22, a bylaw to authorize the disposition of portions of road and lane located in the 5<sup>th</sup> and Rogers development area, be brought forward for consideration under the bylaw process.





SCALE:  
1: 2,000

DATE:  
June 6, 2022

FILE:  
S-02-2021

DWN BY:  
KK

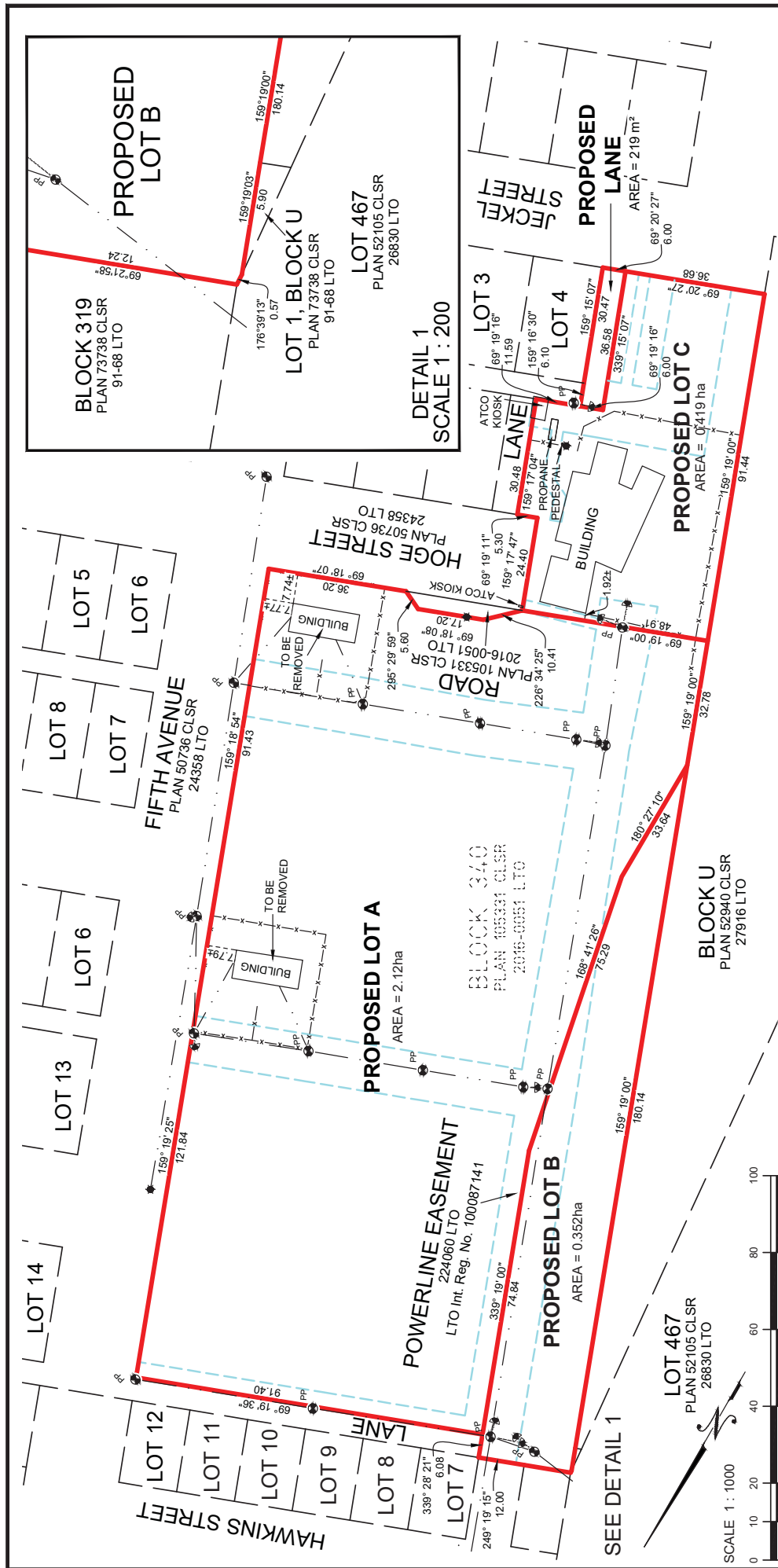
REV NO:  
1

## CITY OF WHITEHORSE - LAND AND BUILDING SERVICES

Proposed Land Disposition - Location Sketch  
Disposition of approximately 343m<sup>2</sup> of City owned land to Government of Yukon.








SKETCH OF  
**PROPOSED SUBDIVISION**  
OF BLOCK 340  
( PLAN 105331 CLSR, 2016-0051 LTO )  
CITY OF WHITEHORSE  
YUKON

**SUBJECT TO THE LIMITATIONS HEREON:**  
1. THIS SKETCH IS NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.

DRAWN BY : N CONROY	JOB#: 37885
CHECKED BY : C BLACKWOOD	
2021-05-17	

Copyright CHALLENGER GEOMATICS LTD. 2021

37885 2021-05-17 Proposed Sub'd recover.dwg PROP SUB'D SKETCH




City of Whitehorse

Planning & Development Services

Subdivision Sketch Plan Approval

FILE NUMBER: S-02-2021

DATE: May 28, 2021

APPROVED BY: 

Kristin Kosciuk (Development Officer)

# **CITY OF WHITEHORSE**

## **BYLAW 2022-22**

A bylaw to authorize the sale and disposition of land to the Government of Yukon in the area known as the 5<sup>th</sup> and Rogers Development Parcel.

---

WHEREAS section 265 of the *Municipal Act* (R.S.Y. 2002) provides that Council may by bylaw authorize the sale and disposition of any real property; and

WHEREAS it is deemed desirable that undeveloped portions of Hoge Street and an adjacent lane located in Downtown Whitehorse be sold and disposed;

NOW THEREFORE the Council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. The City of Whitehorse is hereby authorized to sell and dispose portions of Road, Plan 24358 LTO and Lane, Plan 2014-0054 LTO, Whitehorse, Yukon, comprising a total area of approximately 343 m<sup>2</sup>, as shown on the sketch attached hereto as Appendix "A" and forming part of this bylaw;
2. The two parcels will be offered for sale at nominal value (\$1.00) to the Government of Yukon.
3. The Mayor and City Clerk are hereby authorized to execute on behalf of the City of Whitehorse all documentation required for the completion of the sale and transfer of ownership of the said lands in an expeditious manner; and
4. This bylaw shall come into full force and effect on the final passing thereof.

**FIRST and SECOND READING:**

**THIRD READING and ADOPTION:**

---

Mayor

---

City Clerk






**Bylaw 2022-22**

A bylaw to authorize the sale and disposition of portions of road and lane, approximately 343 m2 in area, located in the 5th and Rogers development area.

**LEGEND**

 **SUBJECT AREA**



## **ADMINISTRATIVE REPORT**

**TO:** Planning Committee  
**FROM:** Administration  
**DATE:** June 6, 2022  
**RE:** Public Input Report – Conditional Use Application –1.5 Chadburn Lake Road

### **ISSUE**

Application for Conditional Use approval to allow an expansion of an existing Outdoor Participant Recreation Services use at km 1.5 Chadburn Lake Road.

### **REFERENCE**

- [2010 Official Community Plan \(OCP\)](#)
- [Chadburn Lake Park Management Plan](#)
- [Zoning Bylaw 2012-20](#)
- Location sketch, cover letter, site plan, site photos

### **HISTORY**

An application has been received to expand an existing use at km 1.5 Chadburn Lake Road. Yukon Breeze Sailing Society wishes to install three additional shipping containers and a fenced area within their existing licence area in order to accommodate growth in their programming. Section 4.10.4 of the Zoning Bylaw states that intensification of an existing conditional use must be approved by Council.

Government of Yukon Land Client Services, Kwanlin Dün First Nation and Ta'an Kwäch'än Council were notified by mail and email. A notice of the proposed development was placed in the local newspapers on May 6, 2022.

A public input session was held on May 24, 2022. Six written submissions were received. All were opposed to the proposed expansion.

### **ALTERNATIVES**

1. Approve the Conditional Use application.
2. Approve the Conditional Use application with conditions.
3. Do not approve the Conditional Use application.

### **ANALYSIS**

Concerns raised in the submissions included themes of aesthetic impacts, making exclusive use of public land, and parking.

#### **Aesthetic Impacts**

The public input included concerns about the aesthetic impacts of placing shipping containers and chain link fencing in a natural setting. Submissions stated that the two existing shipping containers do not complement the natural setting, and that placing an

additional three containers and a fenced area would detract further from public enjoyment of the area. Submissions noted that shipping containers are industrial objects that more appropriately belong in industrial areas. Additional concerns were raised that chain link fencing is not an appropriate type of fencing material in a natural setting.

While the Society has proposed that the containers would be painted with murals, one submission noted that adequate information was not provided to evaluate whether murals could in fact reduce the negative visual impact of the containers. The submission further noted that murals were also proposed in the original 2015 application, but never materialized.

Shipping containers, by virtue of their shape, material, and texture, are not congruent with the natural setting. Some additional design features, such as changing the roof line, and installing cladding in a different material, texture, and/or colour, could help create a building that is more complementary to the setting.

### **Exclusive Use of Public Land**

Submissions noted that fencing in an open space within the licence area effectively makes it an exclusive use area that is no longer available for the public to enjoy.

The purpose of licences of occupation issued by Government of Yukon is to allow the licensee to establish a presence at the site, including placing some equipment and non-permanent improvements on the site. However, licences are not intended to provide exclusive tenure to the licensee. The proposed fenced area does not encompass the entire licence area. However, it does remove some of the area from enjoyment by the public.

### **Parking**

One submission noted that all parking in the area is informal and has not been developed for the purpose of providing an appropriate and orderly parking area. Any additional intensification of use of the area, whether it is programmed activities at the sailing site or a broader increase in use of the area by the public, will require further consideration of developing an appropriate parking area to reduce the negative impacts of informal parking, especially near the lake shore. Coordination between the City, Government of Yukon, and the various park users would be required in order to establish a formal parking facility in the area.

### **Summary**

While City plans and policies are generally supportive of recreational uses of the area, there are several aspects of the proposal which do not satisfy the City's objectives. The OCP and Chadburn Lake Management Plan both require that any development in the area be complementary to the natural setting. The administrative recommendation is based on the proposal as submitted, which Administration feels does not adequately mitigate the negative impacts of the proposed development.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council deny the application for Conditional Use approval to allow an expansion of an existing Outdoor Participant Recreation Services use at km 1.5 Chadburn Lake Road.

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SCALE:  
1:1,000

DATE:  
March 8, 2022

FILE NO:  
PB-02-2022

Conditional Use\2022

DWN BY:  
DWM

REV NO:  
0

## CITY OF WHITEHORSE - LAND & BUILDING SERVICES

### LOCATION SKETCH WITH IMAGE

Sketch for Development Permit Application  
Government of Yukon Licence of Occupation  
Disposition Number 2018-2760  
Municipal Address: Chadburn Lake Road km 1.5





## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Planning Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	June 6, 2022
<b>RE:</b>	Public Input Report – Conditional Use Application – 44A Stope Way

### **ISSUE**

Application for Conditional Use approval to allow a major home-based business at 44A Stope Way in Copper Ridge.

### **REFERENCE**

- 2010 Official Community Plan (OCP)
- Zoning Bylaw 2012-20
- Location Sketch

### **HISTORY**

The owners of the subject property have applied to have a Major Home-Based Business at 44A Stope Way to allow the use of the residential garage for storage and sorting for their business. A home-based business in a garage is classified as a 'Major Home-Based Business' in the Zoning Bylaw.

A total of 64 letters were sent to property owners within a 100 metre radius of the site. Government of Yukon, Kwanlin Dün First Nation and the Ta'an Kwäch'än Council were also notified by mail and email. A notice of the proposed development was placed in local newspapers on May 6<sup>th</sup>, 2022

A public input session was held on May 24, 2022. No submissions were received.

### **ALTERNATIVES**

1. Approve the Conditional Use application.
2. Approve the application with conditions.
3. Do not approve the Conditional Use application.

### **ANALYSIS**

The application is consistent with the Official Community Plan and Zoning Bylaw. Since no concerns were raised through the conditional use application process or from Administration, no conditions are recommended.

### **ADMINISTRATIVE RECOMMENDATION**

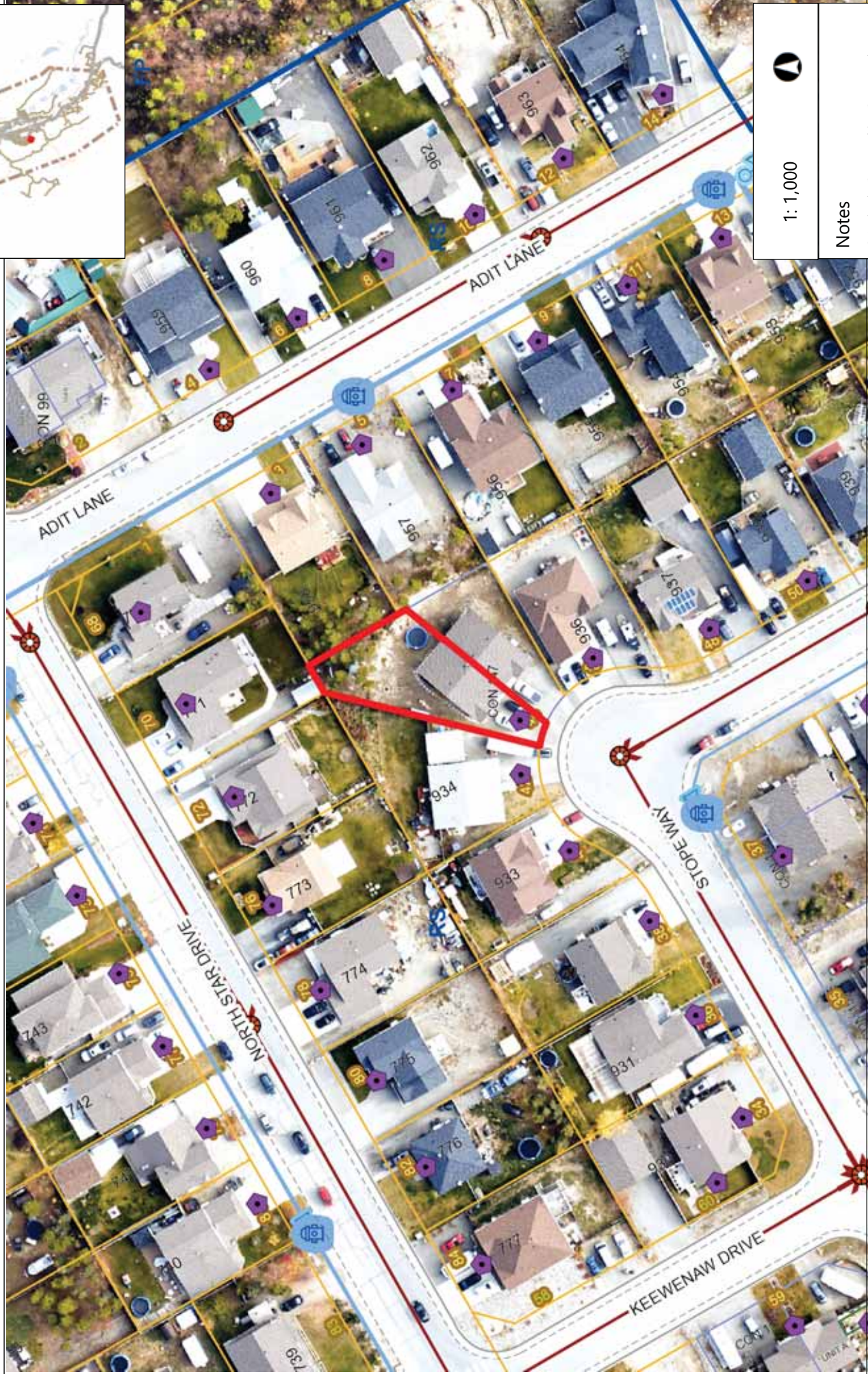
THAT Council approve the Conditional Use application to allow a Major Home-Based Business at 44A Stope Way in Copper Ridge.





## 44A Stope Way

Generated:  
5/6/2022



1: 1,000



### Notes

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

50.8 Meters

25.40

0

50.8

NAD\_1983\_UTM\_Zone\_8N



**CITY OF WHITEHORSE**  
**DEVELOPMENT SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Jocelyn Curteanu

**Vice-Chair:** Mellisa Murray

June 6, 2022

Meeting #2022-13

- 
1. New Business

**CITY OF WHITEHORSE**  
**CITY OPERATIONS COMMITTEE**  
Council Chambers, City Hall



**Chair:** Ted Laking

**Vice-Chair:** Dan Boyd

June 6, 2022

Meeting #2022-13

- 
1. New Business

**CITY OF WHITEHORSE**  
**COMMUNITY SERVICES COMMITTEE**  
Council Chambers, City Hall



**Chair:** Mellisa Murray

**Vice-Chair:** Michelle Friesen

June 6, 2022

Meeting #2022-13

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1. New Business