

CITY OF WHITEHORSE
BYLAW 2022-17

A bylaw to amend Zoning Bylaw 2012-20

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 office building at Lot 38, Block 316, Plan 2008-0034 LTO YT, municipally known as 151 Black Street;

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

1. Section 10.7 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 10.7.8 c) as follows:

“c) Lot 38, Block 316, Plan 2008-0034 LTO YT, located at 151 Black Street in the Downtown area, is designated CMWx(c) with the special modifications being:

Notwithstanding section 10.7.6 of this bylaw, the following provisions apply:

- (1) Office use may occupy 100% of the ground floor.
 - (2) If the second principal use is a park, it will be a minimum of 250 square metres in area and located at the corner of Second Avenue and Black Street.
2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 151 Black Street from CMW – Mixed Use Waterfront to CMWx(c) – Mixed Use Waterfront Modified as indicated on Attachment 1 and forming part of this bylaw.
 3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:	May 16, 2022
PUBLIC NOTICE:	June 10, 2022; June 17, 2022
PUBLIC HEARING:	June 27, 2022
SECOND READING:	
THIRD READING and ADOPTION:	

Mayor

City Clerk