

CITY OF WHITEHORSE
REGULAR Council Meeting #2021-16

DATE: Monday, August 9, 2021
TIME: 5:30 p.m.

Mayor Dan Curtis
Deputy Mayor Samson Hartland
Reserve Deputy Mayor Stephen Roddick

AGENDA

CALL TO ORDER 5:30 p.m.

AGENDA Adoption

PROCLAMATIONS

MINUTES Regular Council meeting dated July 26, 2021

DELEGATIONS

PUBLIC HEARING

STANDING COMMITTEE REPORTS

Development Services Committee – *Councillors Curteanu and Roddick*

Corporate Services Committee – *Councillors Roddick and Curteanu*

City Planning Committee – *Councillors Hartland and Cabott*

Development Approval Process Improvements – For Information Only

City Operations Committee – *Councillors Cabott and Hartland*

Community Services Committee – *Councillors Boyd and Stick*

Implementation Plan – Modernized Transit Routes

Public Health and Safety Committee – *Councillors Stick and Boyd*

NEW AND UNFINISHED BUSINESS

BYLAWS

2021-34 Amend Election Procedures (List of Electors/Board of Revision) 3rd Reading
2021-24 Zoning Amendment (Development Application Improvements) 2nd & 3rd Reading

ADJOURNMENT

MINUTES of **REGULAR** Meeting #2021-15 of the Council of the City of Whitehorse called for 5:30 p.m. on Monday, July 26, 2021, in Council Chambers, City Hall.

PRESENT: Mayor Dan Curtis
Councillors Dan Boyd
Laura Cabott
Samson Hartland
Jan Stick

ABSENT: Councillors Jocelyn Curteanu
Stephen Roddick

ALSO PRESENT: Acting City Manager Jeff O'Farrell
Acting Director of Community Services Landon Kulych
Director of Corporate Services Valerie Braga
Director of Development Services Mike Gau
Acting Director of Operations Karen Furlong
Manager of Legislative Services Wendy Donnithorne
Assistant City Clerk Norma Felker

Mayor Curtis called the meeting to order at 5:30 p.m.

CALL TO ORDER

2021-15-01

It was duly moved and seconded
THAT the agenda be adopted as presented.

AGENDA

Carried Unanimously

2021-15-02

It was duly moved and seconded
THAT the minutes of the regular Council meeting dated July 12, 2021
be adopted as presented.

MINUTES

July 12, 2021

Carried Unanimously

PUBLIC HEARING

Mayor Curtis advised that, since the meeting was closed to in-person public participation due to the COVID-19 pandemic, pre-arranged audio-only presentations from delegates would be used. Otherwise, Council would rely on written submissions.

PUBLIC HEARING
PROCEDURE

For Information Only

Mayor Curtis called three times for any submissions to address Bylaw 2021-33, a bylaw to amend the Zoning Bylaw to establish the zoning for Whistle Bend Phase 8 and adjacent lands.

BYLAW 2021-33

ZONING AMENDMENT
Whistle Bend Phase 8 Plus

There were no audio-only participants to speak to Bylaw 2021-33, and no written submissions were received.

No Submissions

Mayor Curtis declared the public hearing for Zoning Amendment Bylaw 2021-33 closed and advised that no further submissions would be received on the subject except the report from Administration. That report is scheduled to come forward in September 2021.

Public Hearing Closed

COMMITTEE REPORTS

Development Services Committee

There was no report from the Development Services Committee.

No Report

Corporate Services Committee

Key progress reports were received for the period April through June on the Council priorities of environmental stewardship, transportation, infrastructure renewal, public safety, and housing.

SECOND QUARTER
PROGRESS REPORTS

Anticipated focus reports for the period of July through September 2021 were received from all departments in the Community Services, Corporate Services, Corporate HR, Development Services, and Operations divisions.

For Information Only

2021-15-03

It was duly moved and seconded THAT *Election Procedures Bylaw 2021-34*, a bylaw to dispense with the requirement for a List of Electors and Board of Revision for the 2021 Municipal Election in the City of Whitehorse, be brought forward for consideration under the bylaw process.

BRING FORWARD A
BYLAW TO DISPENSE
WITH A BOARD OF
REVISION FOR THE 2021
MUNICIPAL ELECTION

Carried Unanimously

City Planning Committee

2021-15-04

It was duly moved and seconded THAT Bylaw 2021-26, a bylaw to amend zoning at 105 Titanium Way in the Marwell area to allow for three additional live/work caretaker suites, be brought forward for consideration under the bylaw process.

BRING FORWARD
ZONING AMENDMENT
105 Titanium Way
Additional Caretaker Suites

Carried Unanimously

A Council member reiterated previous questions regarding the use of the term “caretaker suite” with respect to this bylaw.

Discussion

2021-15-05

It was duly moved and seconded
THAT an RCM2—Comprehensive Residential Multiple Family 2 Zone
Housing Development Incentive be approved with respect to the
construction of 42 apartment housing units at 213 Keno Way in Whistle
Bend.

APPROVE HOUSING
DEVELOPMENT
INCENTIVE
213 Keno Way

Carried Unanimously

Council members spoke in support of the incentive for this project. The
public was reminded that the Housing Development Incentives Policy
was adopted by Council to support these types of projects in an effort to
increase the availability of housing options within the City, and that such
incentives are open to any developer that meets the criteria.

Discussion

A Committee member stated the opinion that the current housing
situation is at a critical point, and suggested that the City consider
options such as Airbnb regulations and a community land trust.

HOUSING CRISIS
For Information Only

City Operations Committee

There was no report from the City Operations Committee.

No Report

Community Services Committee

2021-15-06

It was duly moved and seconded
THAT amendments to the Recreation Grant Policy be adopted as
recommended.

AMEND RECREATION
GRANT POLICY

Carried Unanimously

Public Health and Safety Committee

Whitehorse citizens were encouraged to sign up for “Whitehorse
Alert”, the City’s free emergency public notification system.

WHITEHORSE ALERT
For Information Only

BYLAWS

2021-15-07

It was duly moved and seconded
THAT Bylaw 2021-37, a bylaw to authorize the acquisition of a parcel of
escarpment land at 7220 7th Avenue, having been read a first and
second time, now be given third reading.

BYLAW 2021-37
LAND ACQUISITION
7220- 7th Avenue
THIRD READING

Carried (3 – 2)

Council members reiterated their reasons for supporting or opposing this bylaw. Those opposed stated that they were objecting due to the price of this acquisition and not in opposition to the escarpment land acquisition program.

Discussion

IN FAVOUR Mayor Curtis, Councillors Cabott, and Stick
OPPOSED Deputy Mayor Hartland and Councillor Boyd

Recorded Vote

2021-15-08

It was duly moved and seconded
THAT *Election Procedures Bylaw 2021-34*, a bylaw to dispense with the requirement for a List of Electors and Board of Revision for the 2021 Municipal Election in the City of Whitehorse, be given first reading.

BYLAW 2021-34
ELECTION PROCEDURE
Board of Revision
FIRST READING

Carried Unanimously

2021-15-09

It was duly moved and seconded
THAT Bylaw 2021-34 be given second reading.

BYLAW 2021-34
SECOND READING

Carried Unanimously

2021-15-10

It was duly moved and seconded
THAT Bylaw 2021-26, a bylaw to amend zoning at 105 Titanium Way in the Marwell area to allow for additional live/work caretaker suites, be given first reading.

BYLAW 2021-26
ZONING AMENDMENT
105 Titanium Way
FIRST READING

Carried Unanimously

There being no further business, the meeting adjourned at 6:03 p.m.

ADJOURNMENT



Minutes of the meeting of the Development Services Committee

Date	August 2, 2021	2021-16
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Stephen Roddick – Chair Mayor Dan Curtis Deputy Mayor Samson Hartland Councillor Dan Boyd – Electronic Participation Councillor Laura Cabott Councillor Jan Stick	
Absent	Councillor Jocelyn Curteanu	
Staff Present	Jeff O’Farrell, Acting City Manager Landon Kulych, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Jason Everitt, Acting Director of Operations Wendy Donnithorne, Manager of Legislative Services Norma Felker, Assistant City Clerk	

Your Worship, there is no report from the Development Services Committee.



Minutes of the meeting of the Corporate Services Committee

Date	August 2, 2021	2021-16
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Stephen Roddick – Chair Mayor Dan Curtis Deputy Mayor Samson Hartland Councillor Dan Boyd – Electronic Participation Councillor Laura Cabott Councillor Jan Stick	
Absent	Councillor Jocelyn Curteanu	
Staff Present	Jeff O'Farrell, Acting City Manager Landon Kulych, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Jason Everitt, Acting Director of Operations Wendy Donnithorne, Manager of Legislative Services Norma Felker, Assistant City Clerk	

Your Worship, there is no report from the Corporate Services Committee.



Minutes of the meeting of the City Planning Committee

Date	August 2, 2021	2021-16
Location	Council Chambers, City Hall	
Committee Members Present	Deputy Mayor Samson Hartland – Chair Councillor Laura Cabott – Vice-Chair Mayor Dan Curtis Councillor Dan Boyd – Electronic Participation Councillor Stephen Roddick Councillor Jan Stick	
Absent	Councillor Jocelyn Curteanu	
Staff Present	Jeff O’Farrell, Acting City Manager Landon Kulych, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Jason Everitt, Acting Director of Operations Patrick Ross, Manager of Land and Building Services Wendy Donnithorne, Manager of Legislative Services Norma Felker, Assistant City Clerk	

Your Worship, the City Planning Committee respectfully submits the following report:

1. Development Approval Process Improvements – For Information Only

The Development Approval Process service review was completed in 2019 with the goal of developing best practices for serving the public, increasing efficiencies in process, and reducing liabilities through changes to the existing protocols and systems.

To date, several process improvements have been implemented, such as an online option for fee payments, an online option for requesting hard-surfacing and landscaping inspection requests, and the introduction of technical review reports issued to developers that clearly lay out requirements and recommendations to be addressed prior to the issue of a development permit.

Consultation with industry and key stakeholders will be carried out prior to the implementation of changes that impact standard development application processes. Administration recognizes that successful operational and process changes involve consultation with general contractors and residential homebuilders in the community.

This will continue to include targeted consultation with the Yukon Contractor's Association, professional survey firms, civil engineering firms and local professional architects.

Committee members discussed the need for changes to the way information is made available in order to improve communications. It was suggested that a consultation plan should be developed, and also that an industry or business advisory committee could be considered.

A member shared comments from the Whitehorse Chamber of Commerce about the lack of adequate time available for review of matters before Council, with agenda packages being distributed on the Friday before a Monday meeting.

2. Housing Availability – For Information Only

In response to questions raised, Administration advised that the Yukon government's recent cancellation of tenders for Whistle Bend Phase 7 was done to allow additional time to work on boundary realignments for Phases 7 and 8. It is anticipated that Phase 7 construction work will be tendered over the winter and construction will begin in the spring of 2022. Delays in the release of new housing lots are not expected.



Minutes of the meeting of the City Operations Committee

Date	August 2, 2021	2021-16
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Laura Cabott – Chair Deputy Mayor Samson Hartland – Vice Chair Mayor Dan Curtis Councillor Dan Boyd – Electronic Participation Councillor Stephen Roddick Councillor Jan Stick	
Absent	Councillor Jocelyn Curteanu	
Staff Present	Jeff O’Farrell, Acting City Manager Landon Kulych, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Jason Everitt, Acting Director of Operations Wendy Donnithorne, Manager of Legislative Services Norma Felker, Assistant City Clerk	

Your Worship, there is no report from the City Operations Committee.



Minutes of the meeting of the Community Services Committee

Date	August 2, 2021	2021-16
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Jan Stick – Chair Mayor Dan Curtis Deputy Mayor Samson Hartland Councillor Dan Boyd – Electronic Participation Councillor Laura Cabott Councillor Stephen Roddick	
Absent	Councillor Jocelyn Curteanu	
Staff Present	Jeff O’Farrell, Acting City Manager Landon Kulych, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Lindsay Schneider, Director of Human Resources Jason Everitt, Acting Director of Operations Wendy Donnithorne, Manager of Legislative Services Jason Bradshaw, Manager of Transit Services Norma Felker, Assistant City Clerk	

Your Worship, the Community Services Committee respectfully submits the following report:

1. Implementation Plan for Modernizing Transit Routes

The 2018 Transit Master Plan recommended that existing routes and schedules be aligned to better match demand. A phased implementation approach is proposed, with the first phase being the introduction of improved transit services to Whistle Bend. The remaining phases will be considered during upcoming budget discussions, as the recommended improvements would impact both the capital and operating budgets

Improving service to Whistle Bend will provide a significant enhancement to the existing route system in terms of achieving equitable service to all urban neighbourhoods as well as achieving sustainability goals in Whistle Bend. The improvements proposed for 2021 can be accommodated within existing budgets.

Committee members noted that transit service throughout the country is very heavily subsidized by taxpayers, and therefore it may be prudent to think beyond cost-neutral

options in order to make public transit easy to use and a more appealing and satisfactory option for the average citizen.

The recommendation of the Community Services Committee is

THAT improvements to transit service to the Whistle Bend neighbourhood starting in August 2021 be approved as recommended.

2. Shifting Transportation Modes to Transit – For Information Only

A Committee member suggested that more work needs to be done to encourage citizens to use the transit system and incentivize alternative transportation as recommended in the Transportation Demand Management Plan. It was also suggested that large employers should be actively encouraged to implement programs to promote the use of public transit by their employees.



Minutes of the meeting of the Public Health and Safety Committee

Date	August 2, 2021	2021-16
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Jan Stick – Chair Mayor Dan Curtis Deputy Mayor Samson Hartland Councillor Dan Boyd – Electronic Participation Councillor Laura Cabott Councillor Stephen Roddick	
Absent	Councillor Jocelyn Curteanu	
Staff Present	Jeff O'Farrell, Acting City Manager Landon Kulych, Acting Director of Community and Recreation Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Lindsay Schneider, Director of Human Resources Jason Everitt, Acting Director of Operations Wendy Donnithorne, Manager of Legislative Services Norma Felker, Assistant City Clerk	

Your Worship, there is no report from the Public Health and Safety Committee.

CITY OF WHITEHORSE

BYLAW 2021-34

A bylaw to amend *Election 2021 Procedures Bylaw 2021-16* to dispense with a List of Electors and Board of Revision

WHEREAS section 60 of the *Municipal Act* provides that Council may by bylaw dispense with the requirement for a list of electors for an election and prescribe procedures and forms governing the conduct of the election; and

WHEREAS section 61 of the *Municipal Act* provides that Council may enter into an agreement with the Chief Electoral Officer of Yukon to obtain data to be used for the registration of persons entitled to vote at an election; and

WHEREAS voter information obtained from Elections Yukon pursuant to the Act is sufficient to meet the needs of the 2021 municipal election in the City of Whitehorse, and negates the need for a Board of Revision;

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 hereby dispenses with the requirement for a List of Electors for the 2021 Municipal Election.
2. Sections 48 to 50 of *Election 2021 Procedures Bylaw 2021-16* are hereby deleted and replaced by a new section 48 as follows, with the remaining sections of the bylaw being re-numbered accordingly:
"48 Pursuant to the provisions of section 60(2) of the *Municipal Act*, the City of Whitehorse hereby dispenses with the requirement for a Board of Revision for the 2021 Municipal Election."
3. Except as otherwise provided in this bylaw, in *Automated Vote Counting System Bylaw 2018-01*, and *Election 2021 Procedures Bylaw 2021-16*, the 2021 Municipal Election in the City of Whitehorse shall be conducted in accordance with the provisions of Part 3 of the *Municipal Act*.
4. The forms and procedures prescribed for the registration and verification of electors shall be as described in *Election 2021 Procedures Bylaw 2021-16*.
5. This bylaw shall come into full force and effect on and from the final passing thereof.

FIRST and SECOND READING: July 26, 2021

THIRD READING and ADOPTION:

Mayor

Assistant City Clerk

CITY OF WHITEHORSE
BYLAW 2021-24

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 *City of Whitehorse Zoning Bylaw* be amended to improve the development application process and manage drainage requirements more effectively;

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

1. Section 2.2 of *Zoning Bylaw 2012-20* is hereby amended by deleting the existing definition of lot grading certificate and substituting therefore a new definition as follows:

“LOT GRADING CERTIFICATE” means a plan representing the existing surface elevations and surface grades of a lot and which complies with the requirements set out in the *City of Whitehorse Development Guidelines*. A Lot Grading Certificate is prepared and duly signed and certified by a registered Surveyor or Professional Engineer.”

2. Section 4.4 of *Zoning Bylaw 2012-20* is hereby amended by deleting the existing subsection 4.4.1 f) and substituting therefore a new subsection 4.4.1 f) as follows:

“4.4.1 f) be accompanied by a set of plans in duplicate, at an appropriate metric scale containing:

- (1) a north arrow and the scale of each drawing;
- (2) the legal property description and municipal address;
- (3) lot dimensions and other reference features such as the location of easements, existing buildings, and fences relative to property lines;
- (4) the location of public sidewalks, hydro poles, light standards, boulevard trees, fire hydrants and other related features;
- (5) the location of all existing and proposed improvements on the lot including site access and egress, front, side and rear yard dimensions, location and dimensions of buildings, parking, loading and garbage collection areas;

Zoning Amendment Bylaw 2021-24

- (6) the location of all existing and proposed landscaping features including trees, shrubs, and groundcover throughout the site, and any natural features to be retained;
 - (7) drainage details including existing and proposed elevations at lot corners, building perimeter, grade breaks, and edge of surface treatments, direction and percentage of grades, main floor/top of slab elevation(s), location of downspouts and direction of discharge, and the location of all proposed structures to manage drainage including swales, ditches, retaining walls, rock sumps, connection to existing storm mains, and/or storm sewer interceptors for areas with high contamination potential;
 - (8) the location, size, and material of all existing and proposed services on the property;
 - (9) floor plans and elevation drawings of all proposed buildings, and structures including any additions;
 - (10) the location, size, and placement of signs and future signs in all commercial, institutional and industrial zones;
 - (11) proposed impacts or improvements to the boulevard including remediation, revegetation, landscaping, construction of drainage infrastructure, paving, or other treatment; and
 - (12) any other information required by the Development Officer.”
3. Section 4.5 of *Zoning Bylaw 2012-20* is hereby amended by deleting the existing subsection 4.5.1 b) and renumbering the remaining subsections accordingly.
4. Section 4.5 of *Zoning Bylaw 2012-20* is hereby amended by deleting the existing subsection 4.5.1 f) and substituting therefore a new subsection 4.5.1 f) as follows:
“4.5.1 f) as-built or record drawings for any existing infrastructure, servicing, or other site elements;
5. Section 4.5 of *Zoning Bylaw 2012-20* is hereby amended by deleting existing subsection 4.5.1 i) and substituting therefore a new subsection 4.5.1 i) as follows:
“4.5.1 i) any other information required by the Development Officer, such as fire-flow calculations, water model report, or transportation impact assessment; and”

Zoning Amendment Bylaw 2021-24

6. Section 4.6 of *Zoning Bylaw 2012-20* is hereby amended by deleting existing subsection 4.6.4 and substituting therefore a new subsection 4.6.4 as follows:

“4.6.4 Where in the opinion of a Development Officer, an application has been substantially revised by the applicant, prior to reconsideration of the application, the applicant shall withdraw the application and submit a new application. A substantial revision includes, but is not limited to, an increase or decrease of the proposed Gross Floor Area by 10% or more. Refunds for withdrawn applications shall be issued in accordance with the formula prescribed in the *Fees and Charges Bylaw*.”

7. Section 4.14 of *Zoning Bylaw 2012-20* is hereby amended by deleting existing subsection 4.14.1 f) and substituting therefore a new subsection 4.14.1 f) as follows:

“4.14.1 f) the required maintenance of open space, preservation of sun exposure to abutting properties, lot grading and landscaping, including but not limited to, the planting or preservation of trees or other site features to mitigate development impacts, location of fencing and screening, choice of fencing and screening material and location of garbage receptacles and lights;”

8. Section 5.5.2 of *Zoning Bylaw 2012-20* is hereby amended by deleting existing subsection 5.5.2.3 and substituting therefore a new subsection 5.5.2.3 as follows:

“5.5.2.3 The proposed lot grading shall respect the natural contour of the land to the extent possible, minimize the necessity to use retaining walls, and ensure drainage away from buildings and abutting properties. Erosion control measures shall be used during construction to prevent the pollution, degradation, or siltation of natural areas, watercourses and roads.

Drainage control measures, retaining walls and lot grading shall be built in accordance with the current version of the *National Building Code of Canada* and the *City of Whitehorse Development Guidelines*.

If the property is located in a subdivision in which an engineered Subdivision Grading Plan has been approved by the City as part of subdivision approval, the lot must be graded to the design elevations corresponding to such approved plan to the satisfaction of the Development Officer.

To confirm the elevations and grading of the lot, a Development Officer may require the property owner to produce the as-built main floor elevation(s) and/or a Lot Grading Certificate or Record Drawings in the form and substance acceptable to the Development Officer, prior to issuance of the first occupancy approval for the property, or another time frame stipulated by the Development Officer.

Zoning Amendment Bylaw 2021-24

Where a Lot Grading Certificate is required and cannot be provided prior to issuance of the first occupancy approval for a reason accepted by the Development Officer, the property owner shall provide a security in accordance with section 4.19 to ensure the required Lot Grading Certificate is provided within the time frame specified by the Development Officer.

The value of the security shall be equal to \$3,000 plus \$1/m² of lot area.

Where a Lot Grading Certificate satisfactory to the Development Officer is not provided within the time frame stipulated by the Development Officer, the security is forfeited pursuant to section 4.19.”

9. Section 5.5.5 of *Zoning Bylaw 2012-20* is hereby amended by deleting existing subsection 5.5.5.2 and substituting therefore a new subsection 5.5.5.2 as follows:

“5.5.5.2 The value of the landscaping security shall be calculated based on the minimum number of trees or shrubs required for the development. The security shall be equal to \$1,250 per tree and \$750 per shrub. For single detached and duplex housing, and townhouse developments where each unit is on a separate fee simple lot, the security shall be a flat rate of \$1,000 per lot.”

10. Section 5.5 of *Zoning Bylaw 2012-20* is hereby amended by deleting existing subsection 5.5.8 and substituting therefore a new subsection 5.5.8 as follows:

“5.5.8 Record Drawing Security

Installation of all civil works on a development shall be done in accordance with the current version of the *National Building Code of Canada*, the *City of Whitehorse Servicing Standards Manual*, all applicable bylaws, and the *City of Whitehorse Development Guidelines*, to the satisfaction of the City Engineer.

A Development Officer may require that the property owner provide Record Drawings in the form and substance acceptable to the City Engineer within 60 days of the issuance of the first occupancy approval for the development, or another time frame stipulated by the Development Officer.”

11. Section 5.5.8 of *Zoning Bylaw 2012-20* is hereby amended by deleting existing subsection 5.5.8.2 and substituting therefore a new subsection 5.5.8.2 as follows:

5.5.8.2 The value of the security shall be equal to \$1,000 plus \$1.00 per square metre of lot area.

Zoning Amendment Bylaw 2021-24

12. Section 7.2 of *Zoning Bylaw 2012-20* is hereby amended by deleting existing subsection 7.2.9 and substituting therefore a new subsection 7.2.9 as follows:

“7.2.9 The value of the security shall be equal to \$2,800 per required parking space. For developments where parking spaces are provided within an enclosed building (excluding residential garages), the security may be calculated based on 125% of the projected cost to install all hard-surfacing required outside of the building.

If, in the opinion of the Development Officer, the projected hard-surfacing costs are low, the Development Officer may establish an appropriate hard-surfacing cost figure for the purposes of determining the value of the hard-surfacing and the Development Officer’s calculation shall be determinative. For single detached and duplex housing, and townhouse developments where each unit is on a separate fee simple lot, the hard-surfacing security shall be a flat rate of \$1,000 per lot.”

13. This bylaw shall come into full force and effect upon final passage thereof.

FIRST READING:	April 13, 2021
PUBLIC NOTICE:	April 16 and 23, 2021
PUBLIC HEARING:	May 10, 2021
SECOND READING:	
THIRD READING and ADOPTION:	

Mayor

Assistant City Clerk