

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: August 1, 2022
RE: Public Hearing Report – Interim Mt. Sima Quarry

ISSUE

Public Hearing Report on a bylaw 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.

REFERENCES

- Proposed Zoning Amendment Bylaw 2022-23
- [2010 Official Community Plan \(OCP\)](#)
- [Zoning Bylaw 2012-20](#)

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.

To ensure the interim use does not restrict future development of the area, 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. An updated final grading plan will be required for each extension to the use to ensure a developable area is kept available for future use prior to closure of the quarry.

Bylaw 2022-23 received 1st Reading on June 6, 2022. Public Hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted on June 17 and 24, 2022.
- Email notifications were sent to the Government of Yukon (YG) Lands Department, Kwanlin Dün First Nation, Ta'an Kwäch'än Council and the Whitehorse Copper Neighbourhood Association.
- Mail notifications were not sent as there are no property owners, other than YG, within 1 km of the proposed rezoned area.
- A notice sign was placed on the subject site.

A public hearing for this item was held on July 11, 2022. No delegates registered for, or spoke to, the item at the public hearing.

ALTERNATIVES

1. Proceed with the second and third readings under the bylaw process; or
2. Do not proceed with the second and third readings.

ANALYSIS

No issues with this item were raised as part of the public hearing process and no changes to the amendment were made following the public hearing.

If Council approves this amendment, the Government of Yukon can finalize the lease agreement with the applicant for the quarry operation. During the City's Development Permit process, the applicant will be required to submit proper documentation and meet the items identified in the OCP and Zoning Bylaw.

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 second and third reading under the bylaw process.