

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: September 20, 2022
RE: Public Hearing Report – 26 Azure Road

ISSUE

Public Hearing Report on a bylaw to amend the zoning of a portion of 26 Azure Road from RP – Residential Mobile Home Park to RS – Residential Single Detached to construct a single family dwelling.

REFERENCES

- [Zoning Bylaw 2012-20](#)
- Proposed Zoning Amendment Bylaw 2022-30

HISTORY

The owners of 26 Azure Road, known as Benchmark Trailer Park, have applied to rezone a portion of the property from RP – Residential Mobile Home Park to RS – Residential Single Detached. The owners intend on subdividing the subject site to develop a single family dwelling on the new parcel which will be approximately 1,400 square metres in area. The owners intend to rezone and subdivide the subject site for mortgage lending purposes as it is difficult to obtain a mortgage on leased land. A free standing titled property will facilitate securing a mortgage.

Bylaw 2022-30 received First Reading on August 8, 2022. Public Hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Whitehorse Star and Yukon News on August 12 and August 19, 2022;
- Email notifications were sent to the Government of Yukon Land Management Branch, Kwanlin Dün First Nation, and Ta'an Kwäch'än Council;
- Mail notifications were sent to approximately 99 property owners within 100 metres of the subject site; and
- A notice sign was placed on the subject site.

A public hearing for this item was held on September 12, 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 proponent can proceed with the Subdivision Approval process. Subsequently, during the City's Development Permit process, the reclamation of the subject site and slope setback requirements will be addressed through a development permit agreement.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2022-30, a bylaw to amend the zoning of a portion of 26 Azure Road for the purpose of constructing a single family dwelling, be brought forward for second and third reading under the bylaw process.