

# CITY OF WHITEHORSE

## BYLAW 2022-43

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 the zoning for Phases 12 and 13 of the Whistle Bend Subdivision was established as part of the future planning work for multiple phases, and detailed planning has indicated that certain changes are desirable with respect to various zones and zone boundaries; and

WHEREAS Phases 12 and 13 of Whistle Bend is vacant and all properties are owned by the Government of Yukon, thus minimizing the impact of zoning changes at this time; and

WHEREAS it is deemed desirable that the City of Whitehorse Zoning Bylaw be amended to establish new zoning for the area known as Whistle Bend Phases 12 and 13;

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

1. Section 10.6 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 10.6.7 i) as follows:
  - “i) The 2.2-hectare area located south of Lots 542-548, Plan 2019-0003 LTO YT in the Whistle Bend area, is designated CM2x(i) with the special modification being that density for residential developments is limited to 30 units per hectare, applied per lot.”
2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by deleting the existing zoning for Whistle Bend Phases 12 and 13, located in the area adjacent to Casca Boulevard, and substituting therefore new zoning as indicated on Attachment “1” attached hereto and forming part of this bylaw.
3. For the purposes of clarity, a sketch showing the existing zoning for the Whistle Bend Phases 12 and 13 areas is attached hereto as Attachment “2” and forms part of this bylaw.
4. 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