

CITY OF WHITEHORSE
BYLAW 2022-49

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 a boundary realignment and consolidation of five lots to be sold by the Government of Yukon for commercial and residential uses.

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

1. Section 10.9 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 10.9.7 c) as follows:

"c) Lots 19-23, Plan 29528 LTO, and a portion of Lot 309, Plan 21330 LTO, located at 2 Klondike Road in the Riverdale area, is designated CNCx(c) with the special modifications being:

- (1) Gas bars are not permitted;
- (2) Housing: supportive is permitted as a secondary use;
- (3) Commercial uses are not permitted above the first storey, except for home-based businesses in residential uses; and
- (4) Any commercial use must be accompanied with the development of an allowable residential use."

2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of a portion of Lot 309, Plan 21330 LTO from PG-Greenbelt to CNCx(c)-Comprehensive Neighbourhood Commercial, and Lots 19-23, Plan 29528 LTO from PS-Public Services to CNCx(c)-Comprehensive Neighbourhood Commercial, modified as indicated on Appendix A and forming part of this bylaw.

3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING: November 28, 2022

PUBLIC NOTICES: December 2, and December 9, 2022
February 24, and March 3, 2023

PUBLIC HEARINGS: January 16, 2023
March 13, 2023

SECOND READING: May 8, 2023

THIRD READING and ADOPTION: May 8, 2023



Laura Cabott, Mayor



Wendy Donnithorne, City Clerk

