CITY OF WHITEHORSE

BYLAW 2023-10

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 a greater number and variety of uses and development potential at Lot 1160-10, Lot 1160-11, Lot 1160-12, and Lot 1160-13, Quad 105D/11, municipally known as 18, 19, 20, and 22 Metropolit Lane;

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

1. Section 10.4.8 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 10.4.8 f) as follows:

   "f) Lot 1160-10, Lot 1160-11, Lot 1160-12, and Lot 1160-13, Quad 105D/11, municipally known as 18, 19, 20, and 22 Metropolit Lane, are designated CIMx(f) with the special modifications being:

   (1) Retail Services, Restricted shall not be permitted; and

   Notwithstanding section 10.4.5 b) of this bylaw, the following provisions apply:

   (2) The minimum lot area is 0.5 ha for Lot 1160-10, Lot 1160-12, and Lot 1160-13, Quad 105D/11, known municipally as 18, 19, 20 Metropolit Lane.

   (3) The minimum lot area is 0.38 ha for Lot 1160-11, Quad 105D/11, known municipally as 22 Metropolit Lane.

2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 18, 19, 20, and 22 Metropolit Lane from CH—Highway Commercial to CIMx(f)—Mixed Use Commercial/Industrial (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: February 13, 2023
PUBLIC NOTICE: February 24, and March 3, 2023
PUBLIC HEARING: March 13, 2023
SECOND READING: April 11, 2023
THIRD READING and ADOPTION: April 11, 2023

Laura Cabott, Mayor

Wendy Donnithorne, City Clerk
Rezone
From CH - Highway Commercial
To CIMx(f) - Mixed Use Commercial/Industrial (Modified)

Where a letter appears in brackets following a zoning
designation, e.g. RSx(a), the letter corresponds to the
'special restrictions' subsection for that zone.

Consolidation date:
December 17, 2021

Projection: NAD 1983 UTM Zone 8