

**CITY OF WHITEHORSE**  
**BYLAW 2023-10**

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 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:

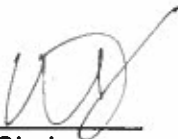
- (2) The minimum lot area is 0.5 ha for Lot 1160-10, Lot 1160-12, and Lot 1160-13, Quad 105D/11, known municipally as 18, 19, 20 Metropolit Lane.
- (3) The minimum lot area is 0.38 ha for Lot 1160-11, Quad 105D/11, known municipally as 22 Metropolit Lane.

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.

<b>FIRST READING:</b>	February 13, 2023
<b>PUBLIC NOTICE:</b>	February 24, and March 3, 2023
<b>PUBLIC HEARING:</b>	March 13, 2023
<b>SECOND READING:</b>	April 11, 2023
<b>THIRD READING and ADOPTION:</b>	April 11, 2023

  
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Laura Cabott, Mayor

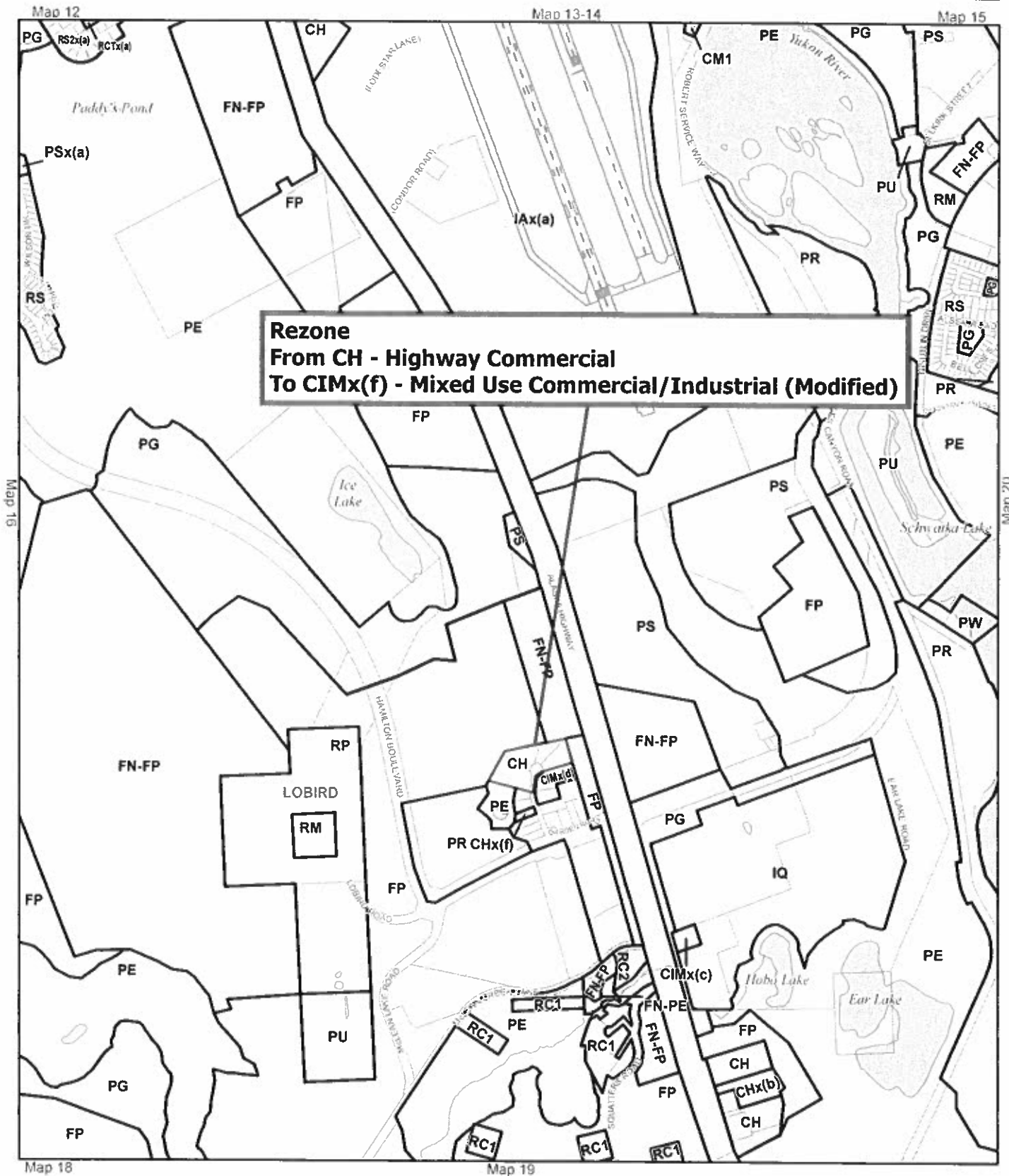
  
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Wendy Donnithorne, City Clerk



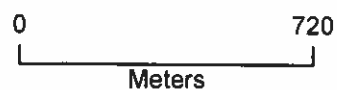
# MAP 17

Appendix A, Bylaw Map  
Bylaw 2023-10

AIRPORT, LOBIRD  
ROBERT SERVICE WAY



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